

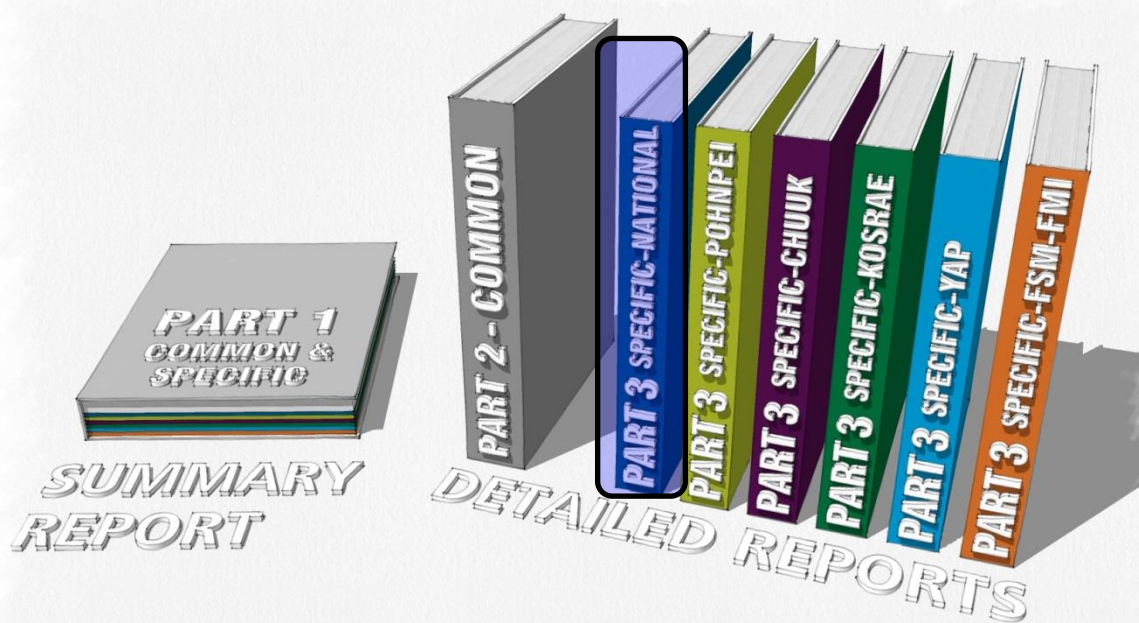
Report

College of Micronesia - FSM Space Utilization and Facilities Master Plan Study, Part 3 - Detailed Report for the National Campus

Prepared for the College of Micronesia - FSM

Prepared by Beca International Consultants Ltd (Beca)





28 February 2014



Revision History

| Revision N ^o | Prepared By | Description | Date |
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| 2 | Annette Jones | Final issue for Board of Regents meeting on the 2 nd December 2013 | 28/11/2013 |
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Document Acceptance

| Action | Name | Signed | Date |
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Appendices

Appendix A

Topographical Survey Plan & Title Information

Appendix B

Building Condition Assessments

Appendix C

Indicative Asset Renewal and Maintenance Cost Plan

Appendix D

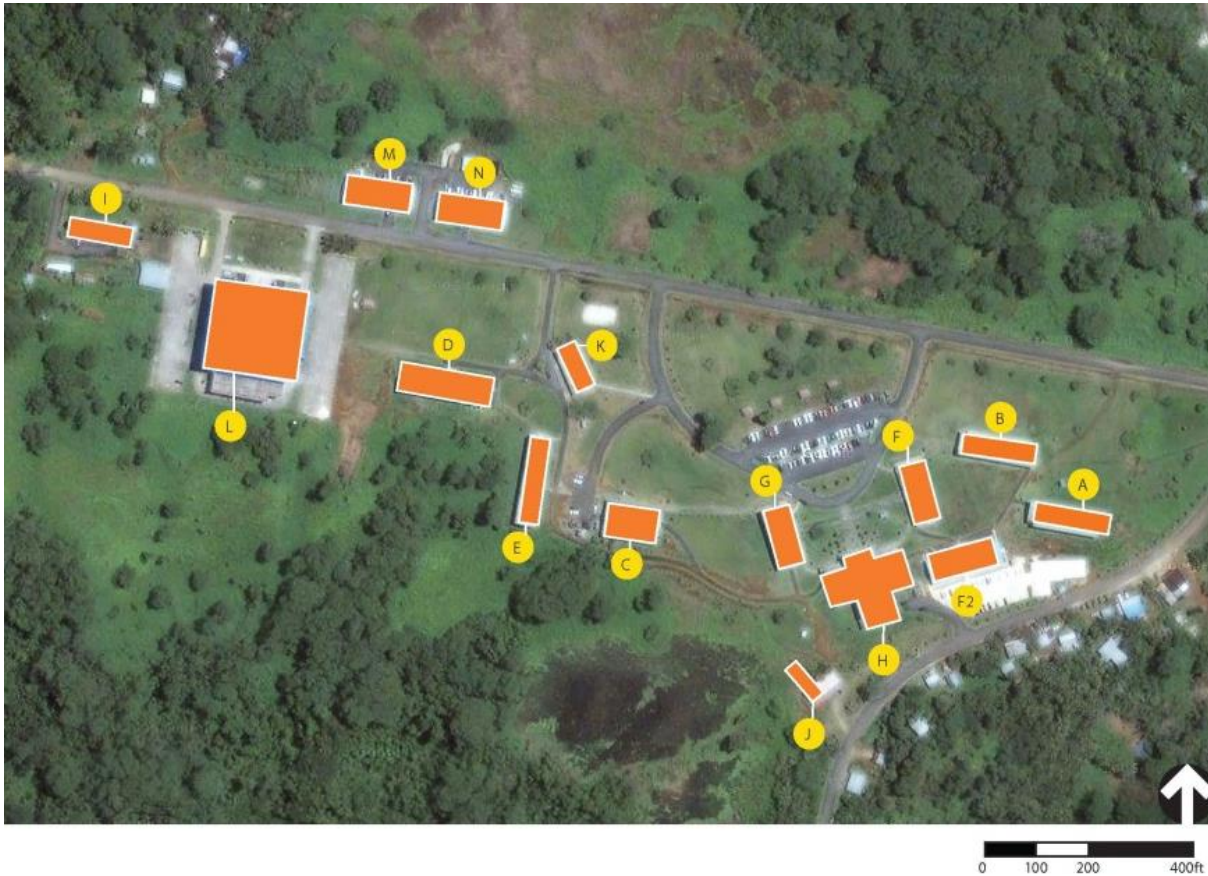
Energy Use Analysis

Appendix E

Planting Palette

1 National Campus Development

1.1 National Campus 2013



The National campus is located on 73 acres near Pailikir in Pohnpei. The campus provides degree courses and has a boarding facility on site. The campus is 6 miles from the Pohnpei Career and Technical Education Center in Kolonia.

The Fall 2013 National campus enrolment (headcount) is 1017. The maximum number enrolled occurred in Fall 2011 at 1018 with this figure not reached since then.

A headcount of 1136 has been provided by the space utilization study as the projected headcount in 2018. This 5 year projection figure has been used as the basis for the design figure for assessing future facilities requirements.

| No. | Building Description | Remarks |
|-----|-------------------------------------|------------|
| A | Specialized classrooms (Building A) | Two levels |
| B | Standard classrooms (Building B) | Two levels |

| No. | Building Description | Remarks |
|-----|------------------------------------|---|
| C | Dining Hall | |
| D | Men's Residence Hall | Two levels |
| E | Women's Residence Hall | Two levels |
| F | Faculty Offices (old) | |
| F2 | Faculty Office (new) | |
| G | Administration | Two levels |
| H | Learning Resources Center & MITC | Two levels with a lift |
| I | Agriculture | |
| J | A + Center & Art Classroom | Converted into Public Health education for Fall 2013 semester |
| K | Bookstore, Dispensary | Student services added from Fall 2013 semester |
| L | FSM-China Friendship Sports Center | |
| M | Security, Weights Room, IT Shop | |
| N | Maintenance CRE, Music Classroom | |

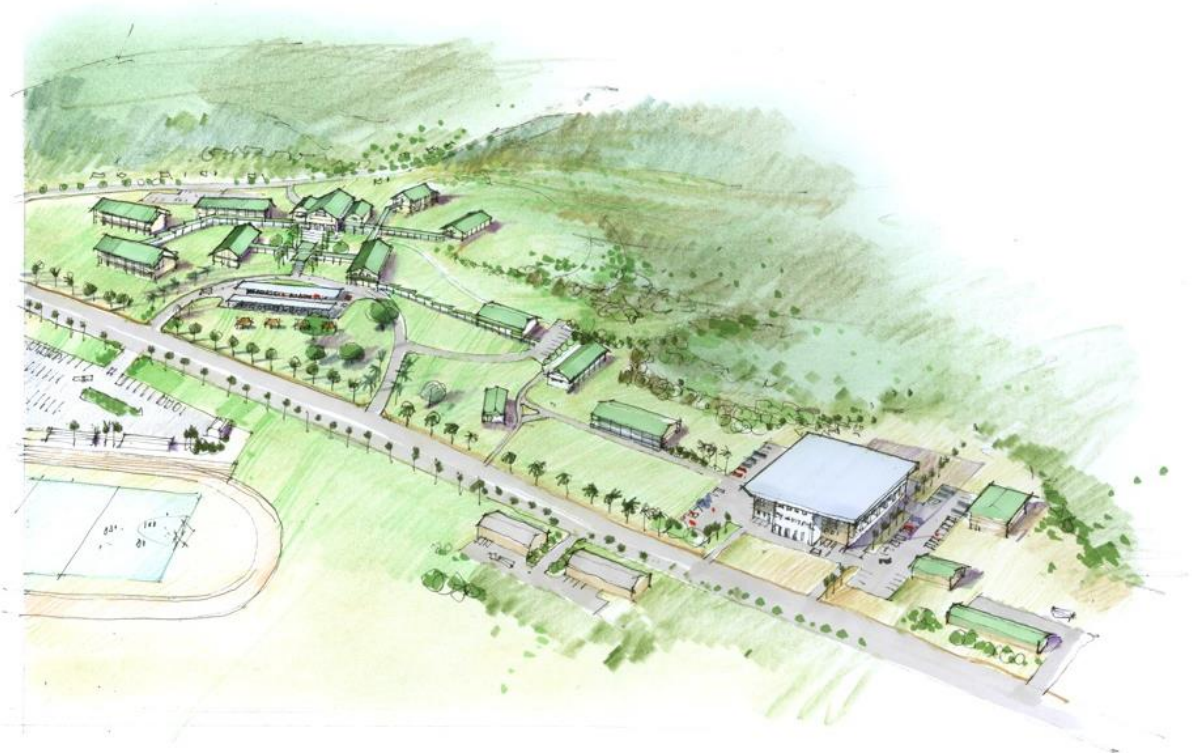
1.2 Long Term Vision

The National campus will have facilities to support the following;

- Increased sharing of courses and facilities with the Technical and Education Center in Kolonia - moving towards being one campus – two locations
- A place on the campus where students can go to during the day that supports campus life
- A strengthened community interface on the southern boundary
- Buildings that have a reduced maintenance and operational cost through design and selection of materials
- Renewable energy and incorporate sustainability measures

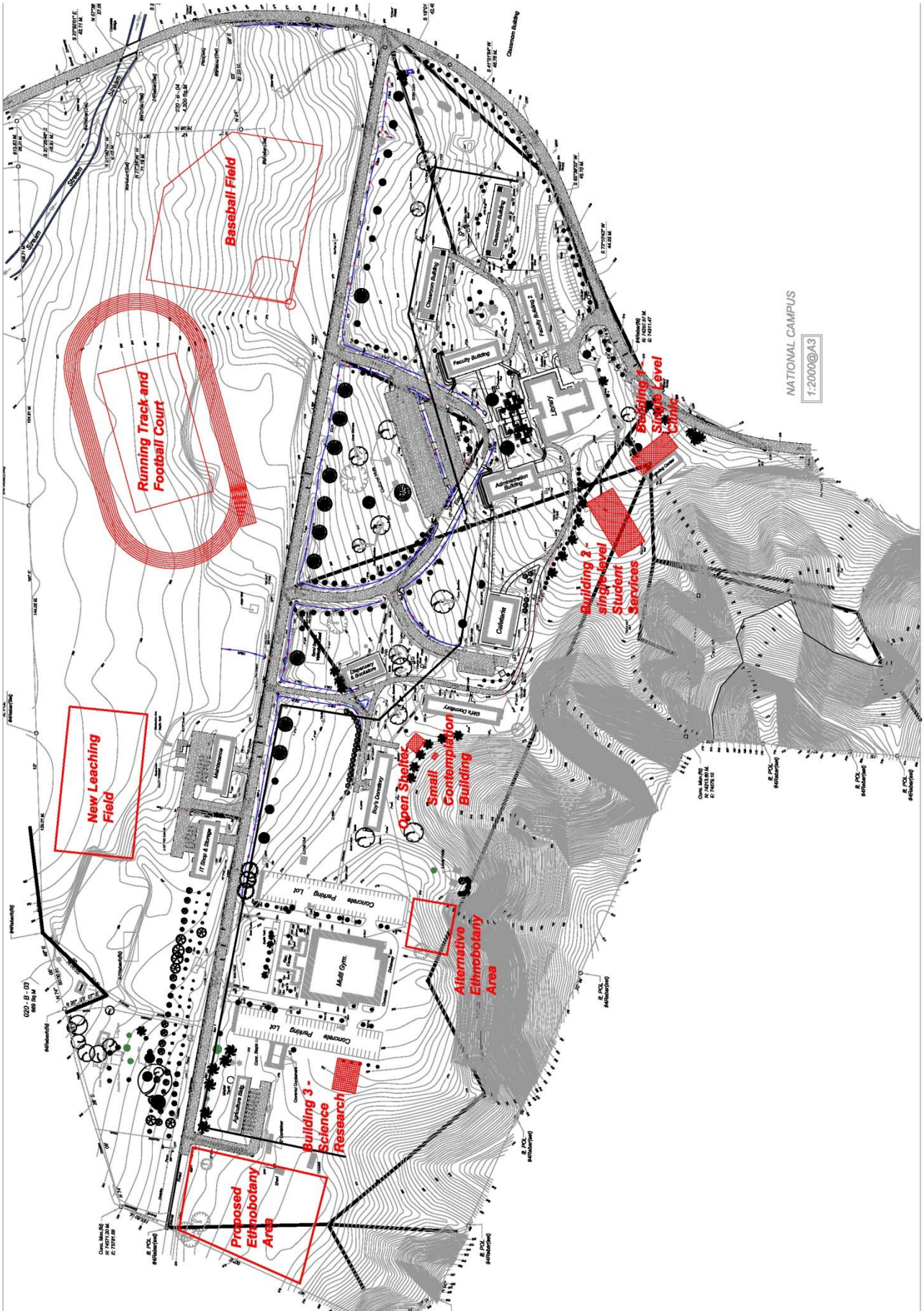
Key Moves

1. Review the impact on the National campus facilities with a one campus - two location approach
2. Support campus life, the student experience and learning outcomes with increased focussed study areas, student centre, communal outdoor area for the residential facilities
3. Look at ways to gain space efficiencies by moving functions within existing buildings – for example swapping Public Health and Student Services in Fall 2013, using mobile shelving or an additional storage building to gain more space for administration staff
4. Increase the recreational facilities with completion of athletics track and baseball pitch in the long term



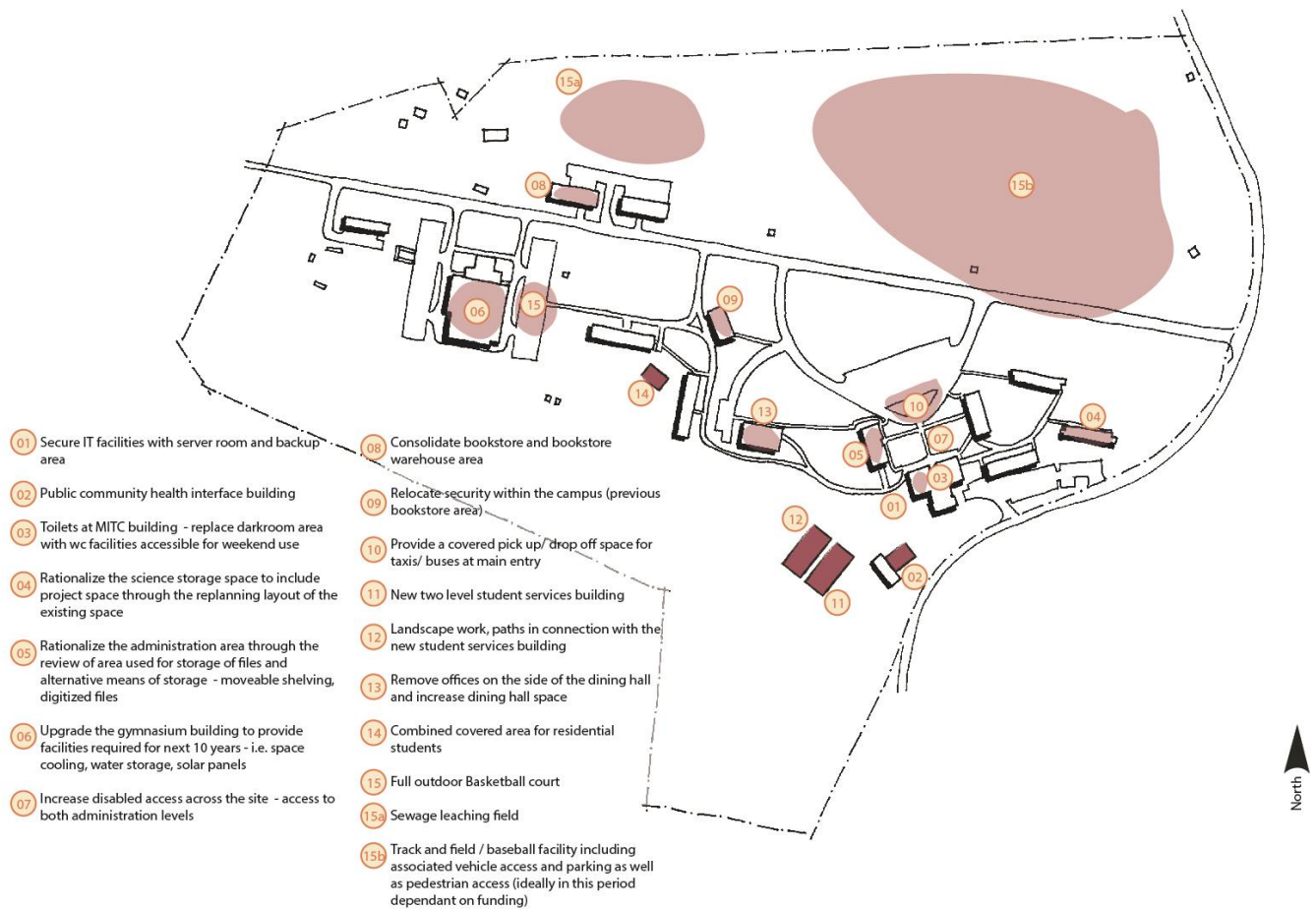
The following plan depicts the proposed layout with the new buildings identified in red. The accommodation schedules listing the functions and areas for the spaces within these buildings are contained in Chapter 3.4.2.

The stages to reach this long term vision are described in the staging plans and the program at the end of this chapter.



1.3 5 year period – to 2018

5 year period to 2018



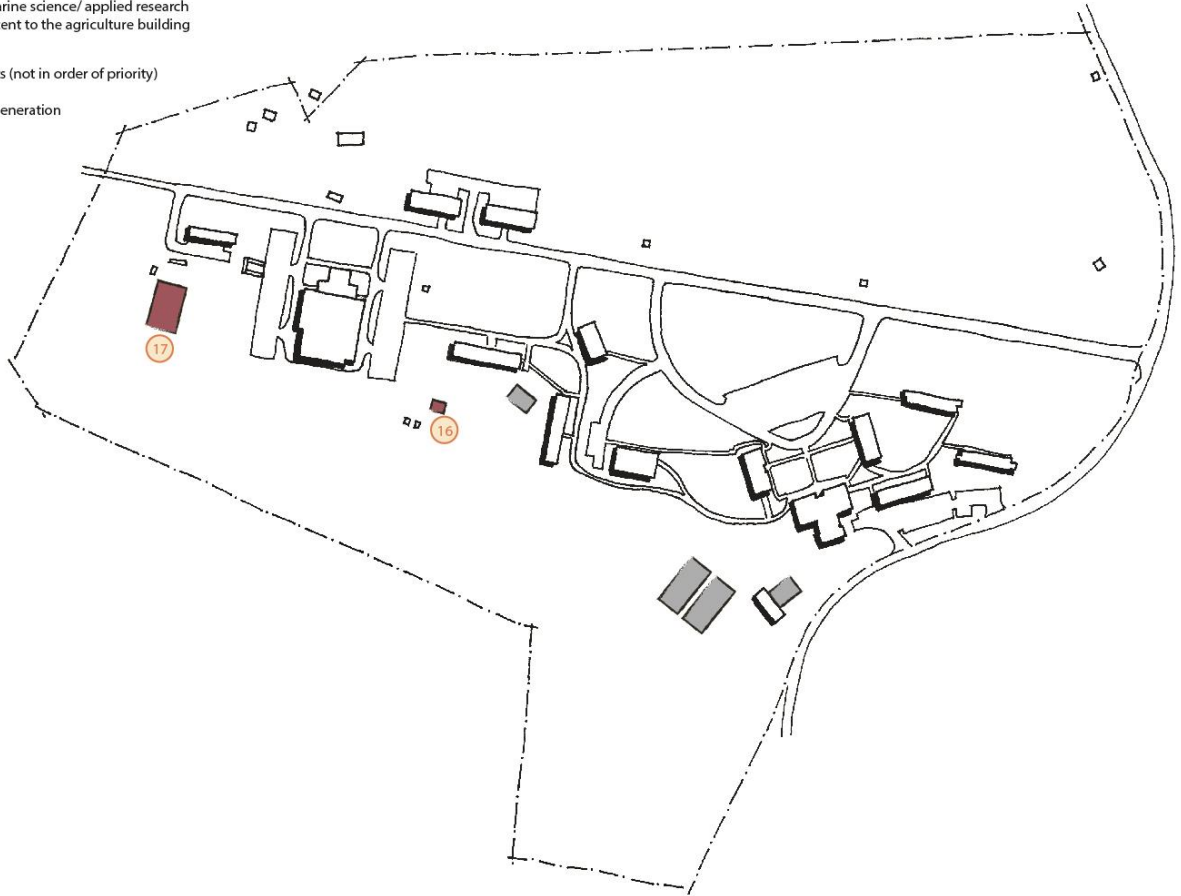
1.4 10 year period – to 2023

10 year period to 2023

- 16 Quiet contemplation place for residential students - pastoral care
- 17 Two storey marine science/ applied research building adjacent to the agriculture building

Further projects (not in order of priority)

- Solar power generation



1.5 Development Staging and Program - Implementation

| National Campus Project Program | | Rev 0/ 28th February 2014 | | | | | | | | | | | | | | | | | | |
|---------------------------------|--|---------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Project No. | Task Name | Estimate | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
| | 5 year period to 2018 | \$0 | | | | | | | | | | | | | | | | | | |
| 1 | Secure IT facilities with server room and backup area | \$40,000 | | | | | | | | | | | | | | | | | | |
| 2 | Public community health interface building - BUILDING 1 | \$1,510,000 | | | | | | | | | | | | | | | | | | |
| 3 | Toilets at MITC building - replace darkroom area with wc facilities accessible for weekend use | \$35,000 | | | | | | | | | | | | | | | | | | |
| 4 | Rationalize the science storage space to include project space through replanning layout of the existing space | \$50,000 | | | | | | | | | | | | | | | | | | |
| 5 | Rationalize the administration area through the review of area used for storage of files and alternative means of storage - moveable shelving, digitized files | \$50,000 | | | | | | | | | | | | | | | | | | |
| 6 | Upgrade the gymnasium building to provide facilities required for next 10 years - i.e. space cooling, water storage, solar panels | \$400,000 | | | | | | | | | | | | | | | | | | |
| 7 | Increase disabled access across the site - access to both administration levels | \$70,000 | | | | | | | | | | | | | | | | | | |
| 8 | Consolidate bookstore and bookstore warehouse area | \$20,000 | | | | | | | | | | | | | | | | | | |
| 9 | Relocate security within the campus (previous bookstore area) | \$5,000 | | | | | | | | | | | | | | | | | | |
| 10 | Provide a covered pick up/drop off space for taxis/buses at main entry | \$20,000 | | | | | | | | | | | | | | | | | | |
| 11 | New two level student services building - BUILDING 2 | \$2,909,999 | | | | | | | | | | | | | | | | | | |
| 12 | Landscape work, paths in connection with the new student services building | \$265,000 | | | | | | | | | | | | | | | | | | |
| 13 | Remove offices on the side of the dining hall and increase dining hall space | \$20,000 | | | | | | | | | | | | | | | | | | |
| 14 | Combined covered area for residential students | \$115,000 | | | | | | | | | | | | | | | | | | |
| 15 | Full outdoor Basketball court | \$80,000 | | | | | | | | | | | | | | | | | | |
| 15a | Sewage leaching field | \$135,000 | | | | | | | | | | | | | | | | | | |
| 15b | Track and field / baseball facility including associated vehicle access and parking as well as pedestrian access | \$1,000,000 | | | | | | | | | | | | | | | | | | |
| | 10 year vision to 2023 | \$0 | | | | | | | | | | | | | | | | | | |
| 16 | Quiet contemplation place for residential students - pastoral care | \$50,000 | | | | | | | | | | | | | | | | | | |
| 17 | Marine science/ applied research building adjacent to the agriculture building - BUILDING 3 | \$2,035,000 | | | | | | | | | | | | | | | | | | |
| | Further projects (not in order of priority) | \$0 | | | | | | | | | | | | | | | | | | |
| | Solar power generation | \$600,000 | | | | | | | | | | | | | | | | | | |
| | | \$0 | | | | | | | | | | | | | | | | | | |
| | | \$0 | | | | | | | | | | | | | | | | | | |

Stage of Micronesia - FSM National Projects map
 Planning timeline also includes planning, design, consent and construction periods

2 Educational Component

2.1 Key Considerations

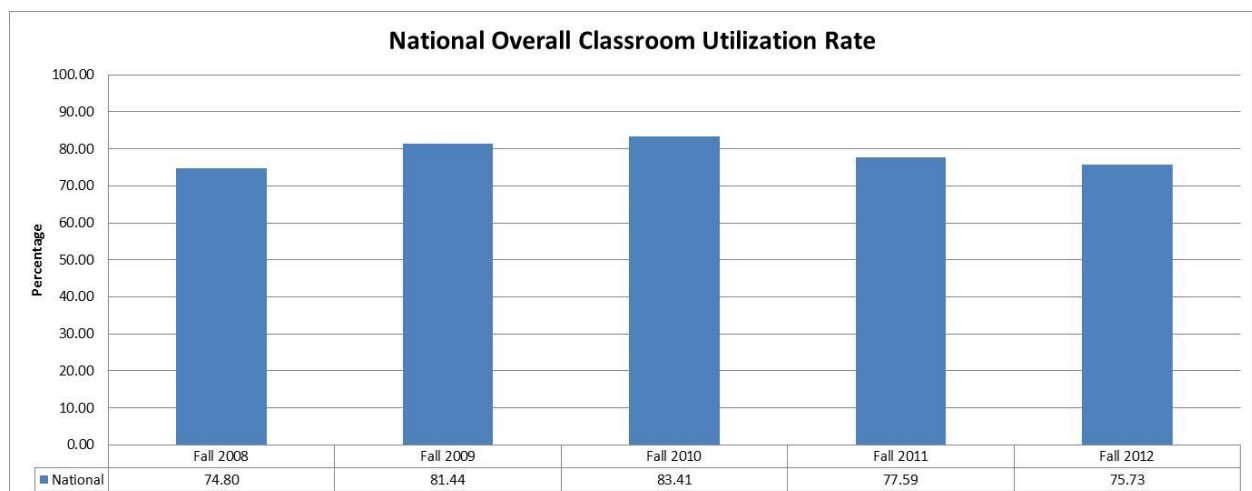
- Classroom utilization levels and utilization rates are in the moderate-to-high range, but have been trending downward from a 2010 peak (see Tables 2.2.1 and 2.2.2)
- Enrolment projections, though complicated by recent declines, still suggest a trend of modest growth through 2023 (see Chart 2.2.3). Enrolment could reach the peak levels of 2011 again by 2015, but still remain within an acceptable “high utilization” range through 2023.
- Together these data indicate an effective utilization of existing capacity while allowing adequate room for modest enrolment growth over the ten year planning horizon.

2.2 Space Utilisation

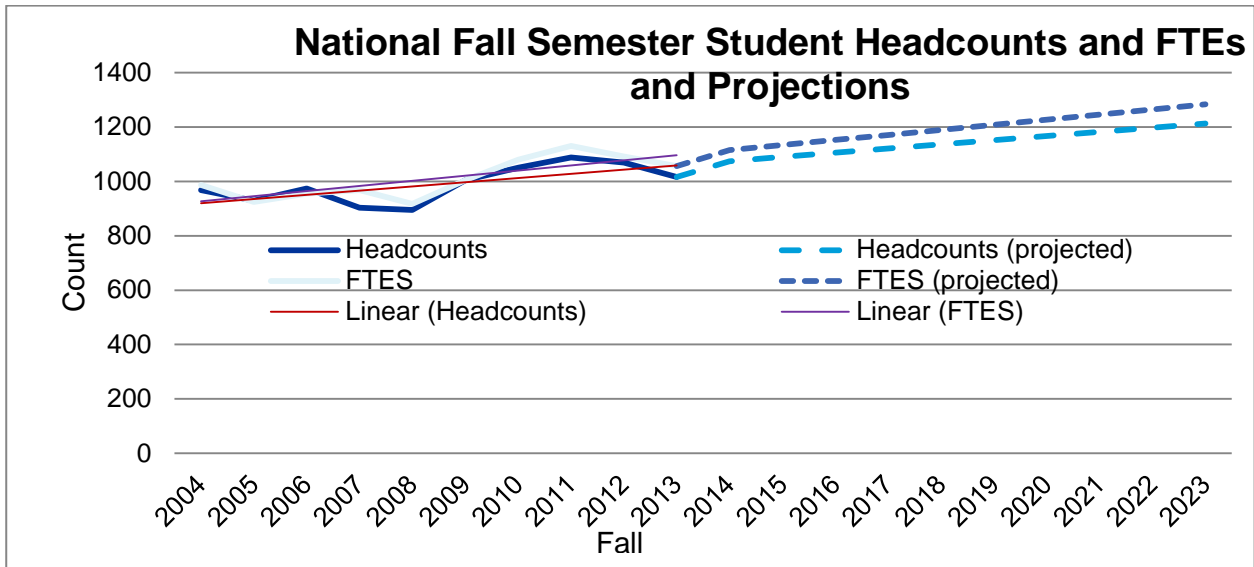
2.2.1 National Campus Utilization Levels (2008-2012)

| | |
|-----------------------|-------------|
| High (>75%) | 33% |
| Moderate (>66%) | 33% |
| Low (>50%) | 21% |
| Underutilized (<=50%) | 13% |
| Total | 100% |

2.2.2 National Overall Classroom Utilization Rate



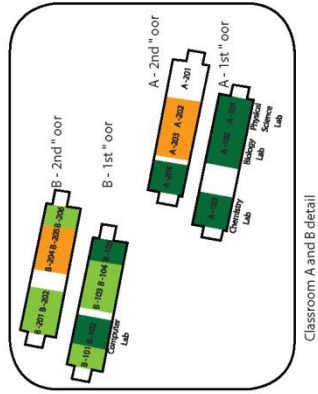
2.2.3 National Campus Historic and Projected Enrolment Trends



| Historic Enrolment | | | | | | | | | | |
|---------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Semester | Fall 2004 | Fall 2005 | Fall 2006 | Fall 2007 | Fall 2008 | Fall 2009 | Fall 2010 | Fall 2011 | Fall 2012 | Fall 2013 |
| Headcount | 968 | 929 | 974 | 903 | 895 | 1005 | 1051 | 1088 | 1069 | 1017 |
| FTE | 987 | 924 | 955 | 968 | 917 | 1005 | 1080 | 1131 | 1092 | 1056 |
| Projected Enrolment | | | | | | | | | | |
| Semester | Fall 2014 | Fall 2015 | Fall 2016 | Fall 2017 | Fall 2018 | Fall 2019 | Fall 2020 | Fall 2021 | Fall 2022 | Fall 2023 |
| Headcount | 1075 | 1090 | 1106 | 1121 | 1136 | 1152 | 1167 | 1183 | 1198 | 1214 |
| FTE | 1115 | 1134 | 1153 | 1171 | 1190 | 1209 | 1228 | 1247 | 1265 | 1284 |

2.2.4 Space Utilization Summary Plan

National Campus

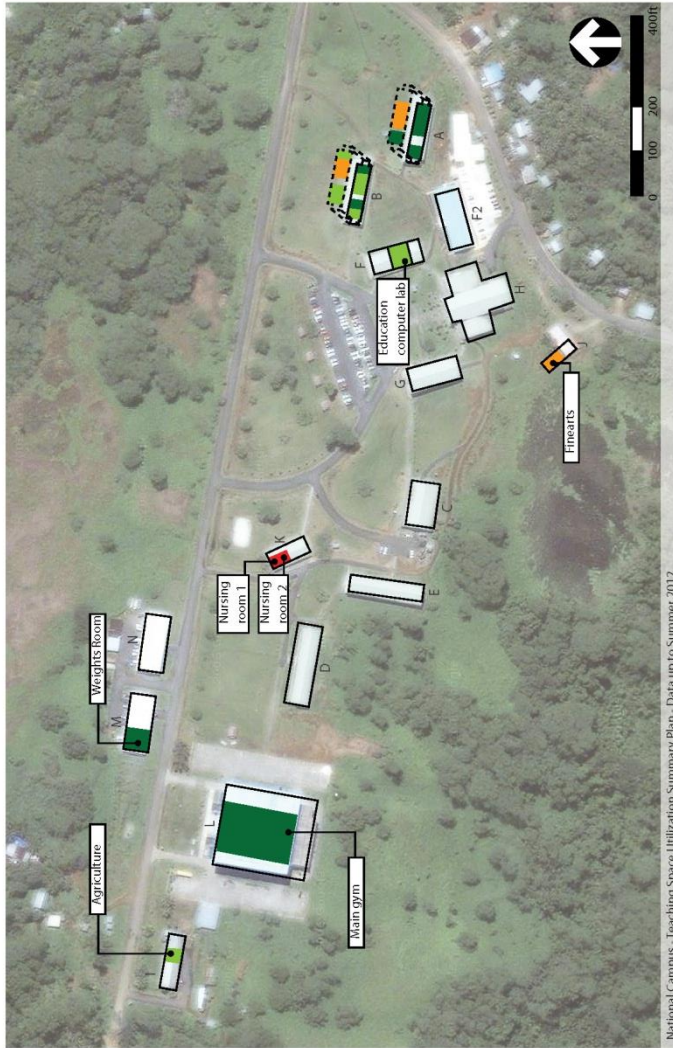


Classroom A and B detail

NOTE:
This plan shows the Sandy Pond utilization assessment in Summer 2012. Nursing teaching spaces have been moved into building J for the start of Fall Semester 2013.

LEGEND
(Average utilization based on room capacities)

- High (> 75%)
- Moderate (>66%)
- Low (>50%)
- Underutilized (≤50%)
- Not timetable



National Campus - Teaching Space Utilization Summary Plan - Data up to Summer 2012

| No. | Building Description | Utilization Level |
|-----|---|-------------------|
| A | Specialized classrooms (Building A) | High (> 75%) |
| B | Standard classrooms (Building B) | High (> 75%) |
| C | Dining Hall | High (> 75%) |
| D | Men's Residence Hall | High (> 75%) |
| E | Women's Residence Hall | High (> 75%) |
| F | Faculty Offices (old) | High (> 75%) |
| F2 | Faculty Offices (new) | High (> 75%) |
| G | Administration | High (> 75%) |
| H | Learning Resources Center and MITC | High (> 75%) |
| I | Agriculture | High (> 75%) |
| J | A + Center and Art Classroom | High (> 75%) |
| K | Bookstore, Dispensary, Student Services | High (> 75%) |
| L | FSM - China Friendship Sports Center | High (> 75%) |
| M | Security, Weights Room, IT Shop | High (> 75%) |
| N | Maintenance, CRE, Music Classroom | High (> 75%) |

3 Spatial Review

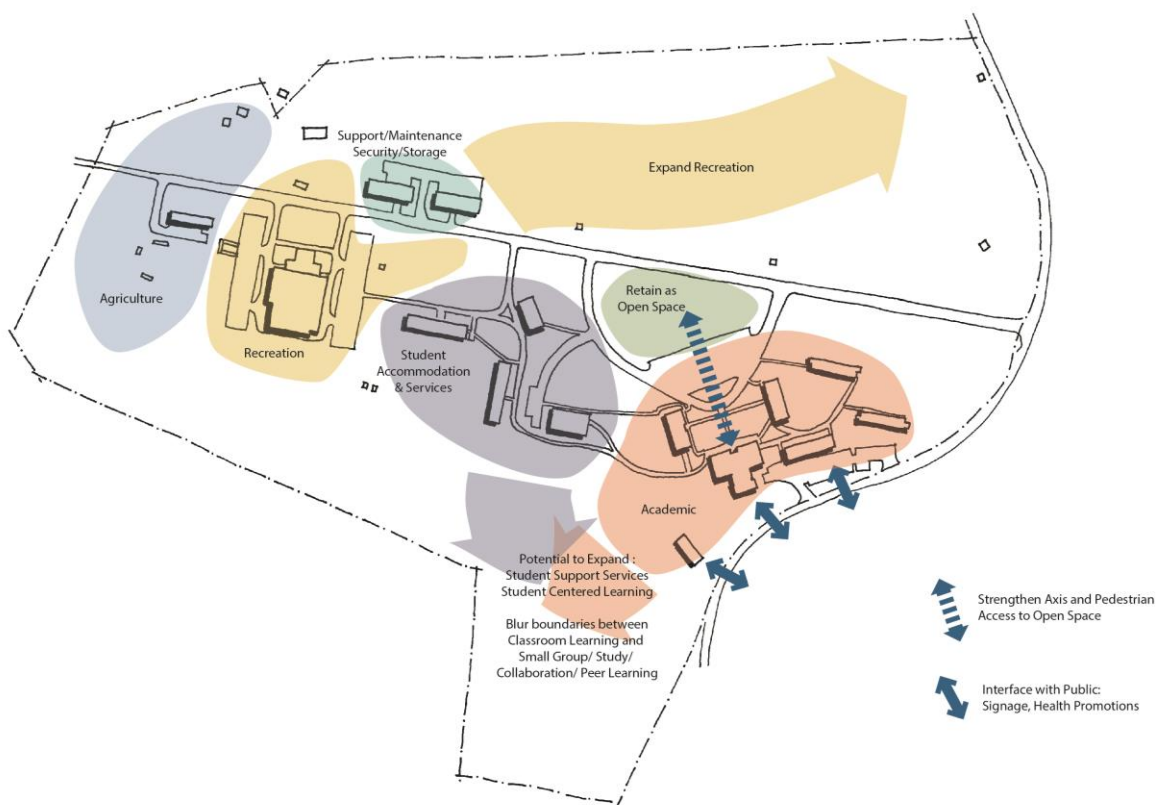
3.1 Design Concept Plans

The design concept plans prepared during the site visit in August/September illustrate the option developed. They have been derived from a combination of the input received from students, faculty and staff, the site visit observation and key messages from the utilization study. These broad concepts show the design moves prior to project costing and evaluation against projects identified for all other campus'. Refer to Part 2 – Common Report for the full schedule of projects across all campuses.

The concept drawing considers the following inputs from the spatial review:

- Activity zones
- Range of people spaces on campus
- Circulation - pedestrian and vehicular
- Building and landscape character
- Infrastructure including energy efficiency

SPATIAL APPROACH



3.2 Focus Group Summary

3.2.1 Student focus group

A student focus group was held between 12pm and 1pm on Wednesday 4th of September. This session provided an opportunity for students to discuss positive features of the campus and any issues with regard to facilities on site. Eighteen student representatives attended the meeting.

A one page question outline was provided as a prompt for discussion. This sheet provided an opportunity for students to leave any further comments. Fourteen questionnaires were received.

Issues raised in this session not listed in order of priority were:

- A positive attribute was the campus environment and the caring attitude of staff for students was remarked on
- Covered walkway from the dining hall to continue to the residence hall, then gym and agriculture classroom
- Provide a marked basketball court
- Track and field facilities
- More transportation to/from Pohnpei campus
- Need to provide pick up/drop off facilities for taxis i.e. shelter, seats
- Wifi drops off within the residential halls - better reception directly outside
- Need for more tutoring spaces
- Need for a student meeting space to support student life – radio station, a place where you know you can meet other students, a place for student representative meetings
- An interdenominational meditation space would be good especially for residents
- Provide lighting at night on key routes
- Need for more computer lab space
- A day-care Center for children of students attending the College

A summary of key points received in the questionnaires received from students are;

- More facilities
- Library gets crowded – too small
- Student lockers
- Walkways needed to every classroom
- Drinking fountains
- Student Center – study and relax
- Library computer lab needs to be bigger
- Walkway to be extended down to the Resident Hall and to the agriculture school.
- Residents Hall needs fan or AC
- Campus needs more huts outside
- Cafeteria closes after lunch so there is no access to water
- Drinking fountains
- More buses for transporting students – to avoid using taxi's all the time - expensive
- Environment needs to be more organised and peaceful for any kind of activity
- Campus should be bigger – more space
- Transport to campus very difficult, taxis are very expensive
- Dining hall to allow students to take food away for later
- More places to sit and study – inside and out side
- Better footpaths
- Residential hall needs furniture

- Water tanks for instances where the water main fails – particularly when there is a power cut. This is particularly problematic in the residents hall
- Washing machines should be free
- Covered walkways
- More space for studying as groups particularly in the library
- Designated drop-off area
- More computers needed
- Place to exercise – track and field
- Coffee shop
- more parking
- more venues for socialising
- playing fields
- the 'Quad' (student hall) should be an open building rather than an enclosed space “use nature for cooling”
- Not many opportunities for quiet study, library too small
- Back-up power for each building

3.2.2 Faculty focus group

A faculty focus group meeting was held between 1pm to 2pm on Monday the 2nd of September.

This session provided an opportunity for faculty to discuss positive features of the campus and any issues with regard to facilities on site. Fourteen faculty staff attended the meeting.

The issues raised from this group were:

- Need to increase level of electrical fit out – exposed wiring etc.
- Wifi needs to be better
- Need to move to self-sufficiency in power - solar power
- Need facilities for student services
- A place to display artwork from students would be an asset as well as a place for music/ performance – support in the facilities for the cultural aspect of the College
- Need for more quiet study areas
- Need for a dedicated place to study in the residence halls

3.2.3 Staff focus group

A staff focus group meeting was held between 2pm and 3pm on Wednesday 4th of September. A similar format was followed to the faculty focus group. Sixteen staff attended and six completed questionnaires were received.

Issues raised for the facilities study were:

- Need for restrooms in the MITC especially for weekend/ afterhours use
- Need for larger bookstore display area and bookstore/ warehouse to be adjacent to each other
- Need for a walk in freezer for kitchen – this would enable more bulk buying of produce
- Security could be closer to the middle of the campus rather than the edge to reduce response time
- Better accessibility needs to be provided around the campus – handrails, level changes
- Need more space in the women's residential hall for the office so that there is enough space for student and supervisor to sit and talk in private
- Need for drinking water in the residential halls
- Be ideal to have an outdoor space that residential students could meet, cut hair, do laundry outside, barbecue – a space for 30 people would be ideal

A summary of key points received in the questionnaires received from faculty and staff are:

- More buildings to accommodate growing student population
- Exterior study areas need to be provided
- Exterior lighting should be powered with solar capability
- Install water tank system for capturing rainwater
- Use solar power for powering buildings where possible
- More lighting needed to deter any unwanted activity
- Campus security for 24/7 activity i.e. CCTV
- Weights room
- More storage space needed
- A bigger book store building
- Centralise the PA system
- Reliable source of electricity
- Build an IT building and equip accordingly with IT technology – e-books, e-services, digital archives
- Existing IT space insecure – flood risk (bottom of hill), old building (roof leaks), no flat roof for better Wi-Fi equipment.
- Track and field facilities
- More places to socialise

Key issues raised in the Focus Groups to inform the Facilities Development Plan:

1. Spatial issue - common to more than one group was the lack of space for small groups to study, quiet study space, one on one counselling and a place where larger groups could come together
2. Infrastructure issue - A secure space for servers and wifi access particularly at the residential hall was raised
3. Recreation issue – the potential for the baseball and track and field facility

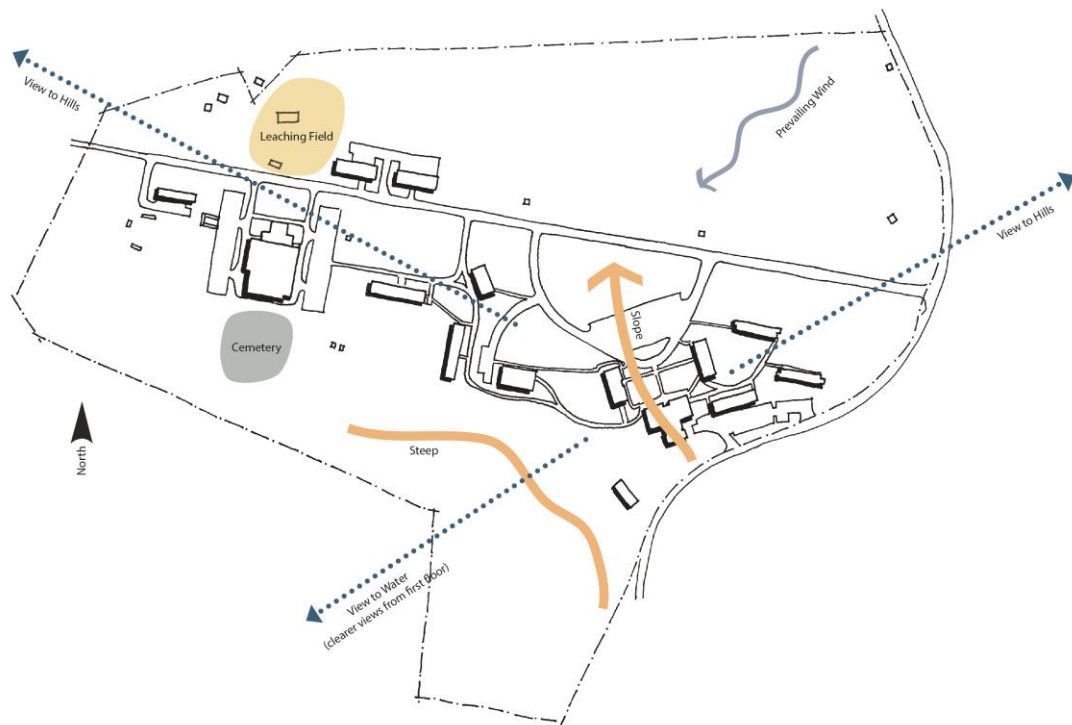


3.3 Spatial Analysis

A review of the existing components that contribute to the physical environment and the look and feel of the campus –are outlined in the following tables. Broken into different aspects these include the contextual response to the site, activity zones, building function and form, open space and circulation. This analysis forms one of the inputs into the concept development and project identification.

Context and response – Identifying the existing site features

CONTEXT AND RESPONSE

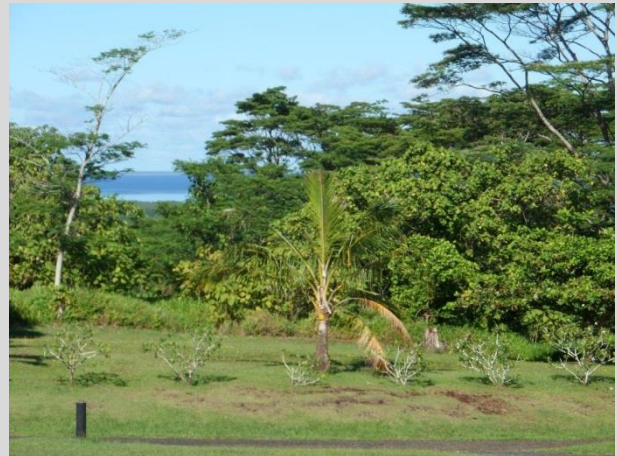


Key attributes

- Site is generous in size, generously landscaped with a clear building layout that is easy to understand.
- There are key views to surrounding hills
- There are ocean views to the south west visible from the second floor of the administration building
- Central spine road access provides a clear entry to the site



Views to the hills in to the north -east



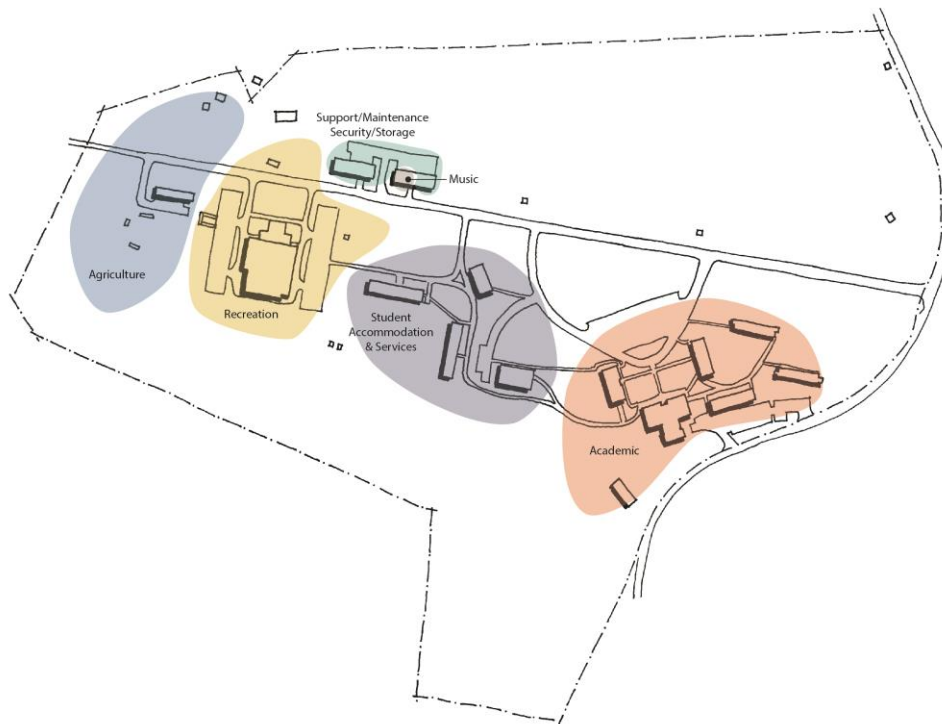
Vies out to the ocean from the second floor of the administration building

Activity zones – grouping areas with common functions together

Existing

- Clear and logical hierarchy from the highest point of the site with the academic zone then the student , recreation and agriculture zone at the lowest point
- Vehicle circulation and parking is kept to the edges of the site with the benefit that pedestrians have priority within the campus

ACTIVITY ZONES



Points to consider for future planning

- Identify where these zones can expand in the future on the campus

Types of people spaces – individual, small groups or communal gathering spaces

- Shaded areas under narra trees and thatched shelters for small groups to study – no power and only suitable when it is not raining
- No larger outdoor covered study areas
- Wide range of recreational activities are currently provided for – indoor recreation and outdoor volleyball/ basketball courts and football pitches



Seating areas alongside the new covered canopies in the academic zone



Shelters in front of the main car park area



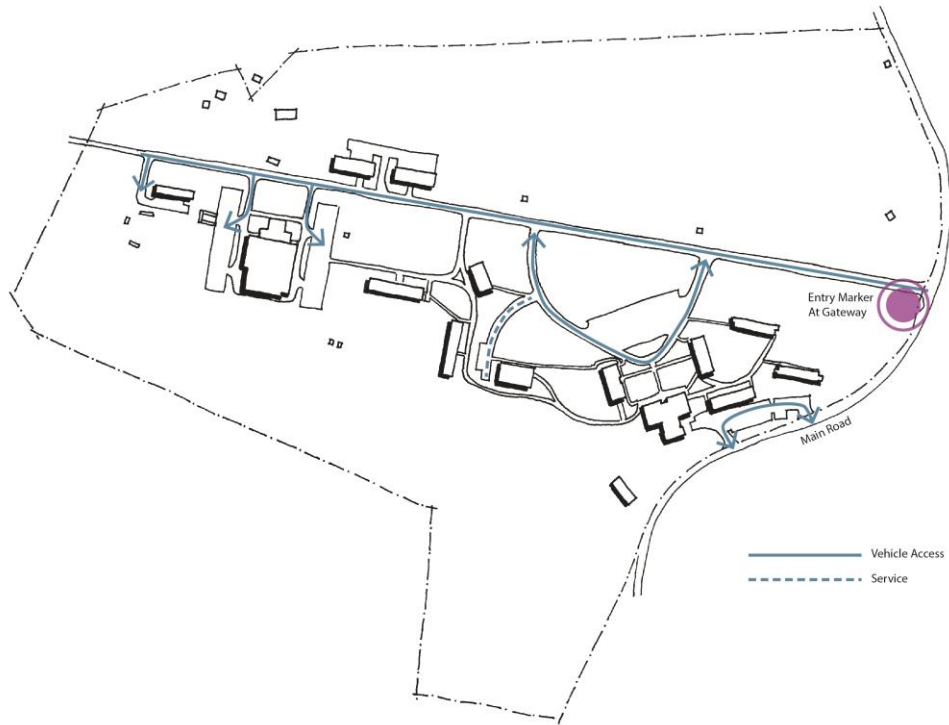
Football training in front of the men's residence hall



Volleyball played in the area between the entry road and the residence halls

Circulation – the way vehicles access the site and how pedestrians move around the site

CIRCULATION

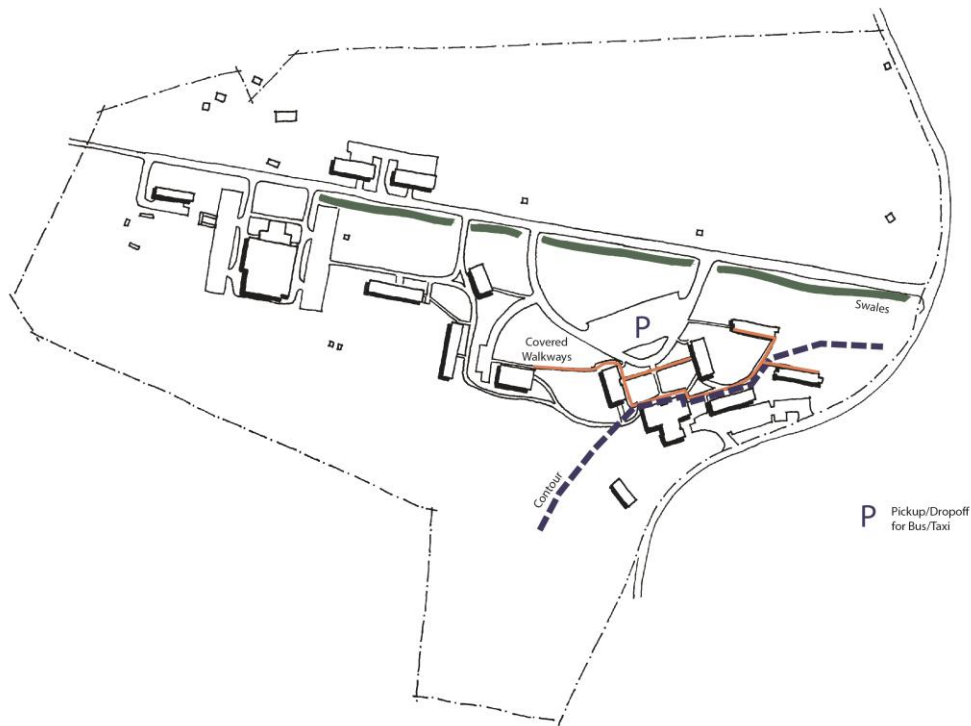


Front main car park with solar panel structure providing dual function of shade and power generation



Separation of pedestrian and vehicle routes

PEDESTRIAN AMENITY



- Clear entry and exit to main car parks
- No cars within the main campus area is an attribute
- The covered walkways provide not only cover for this area which is subject to rain generally 20 days a month.
- The academic zone is designed across the contours enabling pedestrians to generally remain on the same level apart from the time they go to the dining hall

Points to consider for future planning

- Aim to locate new buildings along the contour (blue dashed line in the drawing)
- Formalise a pick-up/drop off point for buses on the site at the main entrance particularly with increasing travel between this campus and the Career and Technical Education Center in Kolonia



Swales alongside the entry road – bridging across at points make students access the front lawn area more



Main entry - provision for disabled access, additional seating and cover for pick up drop off area requested through the focus group discussions

Building and landscape character – look and feel of the campus

- The academic zone buildings have a consistent gable end design with similar roof pitch
- The sloped area in front of the main car park is a significant open space



Large expansive grassed areas and simple gable ended two level buildings



The planting of the palms in front of the LRC building show how the use of indigenous planting can be successfully implemented on the campuses

Points to consider for future planning

- New buildings should be designed to be sympathetic to the existing architecture
- The sloping entry lawn area should be kept free of buildings as the campus expands to maintain importance of the academic buildings

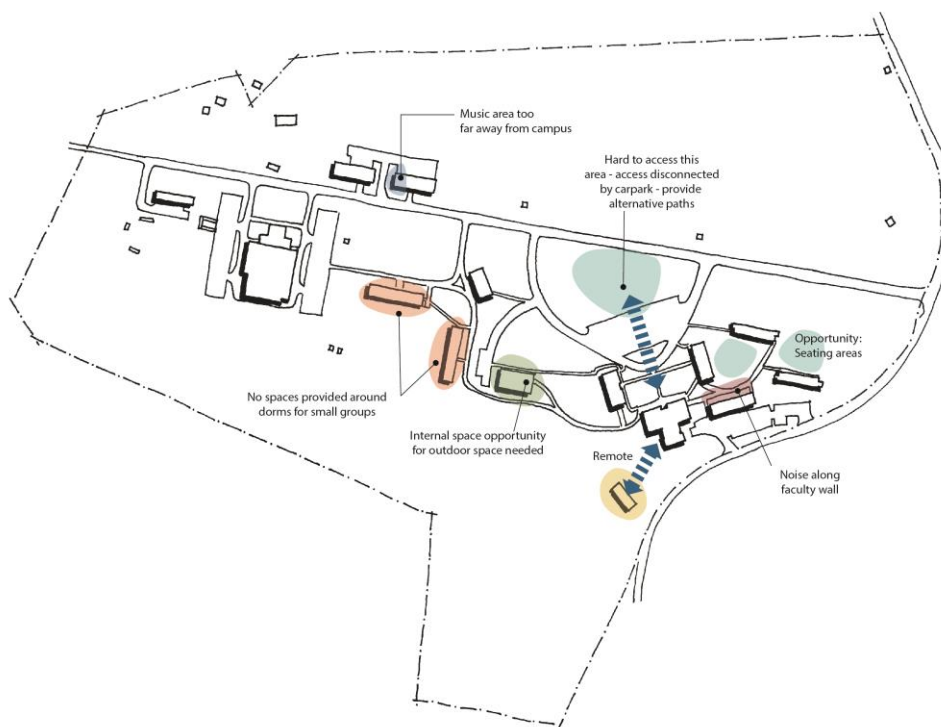
Infrastructure - the services that enable the campus to operate

- The backup server room is located in the lower part of the campus , an area that could be subject to flooding. Ideally this backup serving all campuses would be located in a more secure location.
- A pump is connected to the water well so water can be provided to the campus in case of power outage
- There is a diesel generator for emergency power supply

Points to consider for future planning

- Need to expand the leaching field – location identified is west of the existing maintenance buildings
- Identify a location for a relocated backup server



ISSUES AND OPPORTUNITIES



3.3.1 Existing building profile and future planning considerations

| Building | Outline |
|----------------------------------|---|
| A – Specialized Classroom | <p>Building A is a two storey classroom building with specialist biology and chemistry classrooms on the ground floor</p> <p>Location for its function – Well located in the academic zone</p> <p>Quality and suitability of spaces for its function – Adequate space in the classrooms for the class sizes – a range of classroom layouts were observed from desks in rows to a semicircle layout showing the versatility of the classroom spaces.</p> |

| Building | Outline |
|---|---|
|  <p>Points to consider for future planning – look at options to create more floor space in the science store room for needed project space by using mobile shelving samples, references</p> | <p>Disabled access - not provided to the second floor</p> <p>Teaching spaces -</p> <p>Amenities, toilets - Toilets on the ground floor at each end of the building – 2 mens/ 2womens</p> <p>Building condition points -Targeted regular maintenance and cleaning to extend asset life. Treat rust and spot prime balustrades immediately. Re-paint roof immediately</p> <p>Building age – 17 years</p> |
| <p>B – Standard Classrooms</p>  | <p>Building B is a two storey classroom</p> <p>Location for its function - Well located in the academic zone</p> <p>Quality and suitability of spaces for its function - Adequate space in the classrooms for the class sizes – a range of classroom layouts were observed from desks in rows to a semicircle layout</p> <p>Disabled access - not provided to the second floor</p> <p>Teaching spaces -</p> <p>Amenities, toilets - Toilets on the ground floor at each end of the building– 2 mens/ 2womens</p> <p>Building condition points - Evidence of a couple leaks to upper floor. Repaint roof immediately</p> <p>Building age -17 years</p> |
| <p>C – Dining Hall</p>  <p>Points to consider for future planning – Remove the</p> | <p>Building C is a dining hall and kitchen with offices along the northern side</p> <p>Location for its function – Well located between the accommodation and academic zone with service access to the kitchen</p> <p>Quality and suitability of spaces for its function – the dining hall is adequate in size for current roll but would need to be larger for an increased roll</p> <p>Disabled access - level access into the building. Stairs at the administration building are a barrier for access for people with disabilities</p> <p>Teaching spaces - nil</p> <p>Amenities, toilets - along the northern side –one mens/ one womens</p> <p>Building condition points -Treat rust and spot prime corroded gutters immediately. Check roof for rust and treat if necessary and re-paint immediately. Repair water damage/leaks to ceiling/soffit immediately.</p> |


| Building | Outline |
|---|---|
| <p>partitions to increase the floor area and open up the northern side to cross ventilation and views across the site. Consider outdoor seating</p> | <p>Building age -17 years</p> |
| <p>Building D – Men’s Residence Hall</p>  <p>Points to consider for future planning – Increase access to wifi connection - currently patchy connection available</p> | <p>Building D is the two storey men’s residence hall</p> <p>Location for its function – Well located in the accommodation zone adjacent to the basketball hard-court area and the soccer field to the north and the student services facilities</p> <p>Quality and suitability of spaces for its function – The rooms were designed for four students. This has been revised in practice to three students. There are 29 rooms with an ability to accommodate 87 students</p> <p>Disabled access - access only to the ground floor, toilets/showers not designed to be accessible</p> <p>Amenities, toilets - 8 toilets in total</p> <p>Building condition points - Treat rust and spot prime corroded gutters and re-paint roof immediately. Check roof for rust and treat if necessary. Repair water damage/leaks to ceiling/soffit immediately. Refurbish floor finishes by 2023. Regularly maintain and replace mechanical, fire and special services by 2023</p> <p>Building age -17 years</p> |
| <p>Building E - Women’s Residence Hall</p>  <p>Points to consider for future planning – Provide a place where students can meet with matrons to discuss private issues</p> | <p>Building E is the two storey women’s residence hall</p> <p>Location for its function - Well located in the accommodation zone adjacent to the student services facilities</p> <p>Quality and suitability of spaces for its function - – The rooms were designed for four students. This has been revised in practice to three students. There are 19 rooms with an ability to accommodate 57 students</p> <p>Disabled access - access only to the ground floor, toilets/showers not designed to be accessible</p> <p>Amenities, toilets - 8 toilets in total</p> <p>Building condition points - Targeted regular maintenance and cleaning to extend asset life. Repair water damage/leaks to ceiling/soffit immediately. Repair leaking AC unit and treat corrosion immediately. Refurbish floor finishes by 2023. Regularly maintain and replace mechanical, fire and special services by 2023</p> <p>Building age -17 years</p> |

| Building | Outline |
|---|---|
| <p>Building F - Faculty Offices (old)</p>  | <p>Building F is a faculty and administration building (Human Resources). It is broken down into seven individual spaces 600sqft in size. These are one lounge and six faculty spaces (400sqft of open office area and a 180sqft faculty head office)</p> <p>Location for its function – Located in a good location within the academic zone</p> <p>Quality and suitability of spaces for its function – Spaces allow for adaptation and function changes - The human resources team have moved into the previous Public Health faculty area in Fall 2013. More open spaces could be created by removing portion of the wall between rooms, also a change in furniture layout to long desks instead of angled desks would increase the number of people who could be accommodated. These spaces could also be converted to seminar rooms if required.</p> <p>Disabled access - Level access</p> <p>Teaching spaces - nil</p> <p>Amenities, toilets - toilets for faculty</p> <p>Building condition points - Evidence of damaged/marked/stained ceiling</p> <p>Tiles Air-Conditioning - DX/Split System Most not used, some not working Profiled Metal Sheet Roof Cladding (Pre-Finished) Evidence of faded paint – re-paint immediately</p> <p>Building age -17 years</p> |
| <p>Building F2 - Faculty Offices (new)</p>  | <p>Building F2 is a faculty building for language and literature and maths and science.</p> <p>Location for its function - Located in a good location within the academic zone</p> <p>Quality and suitability of spaces for its function – The spaces are more open in the literature area than the cellular layout of the old faculty building. The lounge area is well located at the main entrance as a meeting place and for the exchange of ideas. This is a good layout for any further faculty buildings.</p> <p>Disabled access - Ramp at the rear of the building</p> <p>Teaching spaces - nil</p> <p>Amenities, toilets - toilets for faculty</p> <p>Building condition points - Evidence of settlement walking along hallway, targeted regular maintenance and cleaning to extend asset life.</p> <p>Building age -9 years</p> |

| Building | Outline |
|---|---|
| <p>Building G – Administration</p>  | <p>Building G is the administration building with admission and records, financial aid, VP and Presidents office and administration.</p> <p>Location for its function - In a good location within the academic zone – close to the main entry and car park</p> <p>Quality and suitability of spaces for its function – Has the ability to move functions within the space. Well laid out floor plan that enables students to access the ground floor for services. The server room and computer facilities may need expansion</p> <p>Disabled access - No access to the second floor is an issue and the stairs should ideally have wider treads as the pitch is steeper than anticipated for a general use stair</p> <p>Teaching spaces - nil</p> <p>Amenities, toilets - 2 mens/ 2 womens</p> <p>Building condition points - Targeted regular maintenance and cleaning to extend asset life. Treat rust and spot prime corroded gutters immediately. Replace roof by 2023. Refurbish floor, wall and ceiling finishes by 2023. Replace 1-2 AC window mounted units immediately.</p> <p>Building age – 17 years</p> |
| <p>Building H - Learning Resources Center and MITC</p>  | <p>Building H is the LRC building with the library, computer lab and MITC.</p> <p>Location for its function – The central location at the top of the hill give this function primacy in the campus.</p> <p>Quality and suitability of spaces for its function – The MITC is often used by others so the addition of toilets accessible after hours located where the current darkroom is would make this area work better for users</p> <p>Disabled access -Two disabled car parks directly behind the building, lift provided to the second floor, access to the other buildings is provided but not as direct as the covered walkways</p> <p>Teaching spaces – nil, two rooms with a partition in the MITC area are available for use but not timetabled</p> <p>Amenities, toilets - 2mens/2womens/2 unisex</p> <p>Building condition points - Targeted regular maintenance and cleaning to extend asset life. Treat rust and spot prime corroded roofing and re-paint immediately. Repair wheel chair lift (Health & safety issue). Review membrane roofing repair/installation requirements to canopies.</p> <p>Building age – 17 years</p> |

| Building | Outline |
|--|---|
| <p>Building I – Agriculture</p>  | <p>Building I is the Agriculture building</p> <p>Location for its function – Located adjacent to the agriculture area</p> <p>Quality and suitability of spaces for its function - Adequate</p> <p>Disabled access - level access</p> <p>Teaching spaces - one</p> <p>Amenities, toilets - 1mens/1women's</p> <p>Building condition points - Replace severely corroded sections of roof and missing/damaged gutters immediately. Review remainder of roof treat rust and roof or replace immediately. Treat borer damage to doors immediately</p> <p>Building age – 17 years</p> |
| <p>Building J – A + Center and Art Classroom</p>  | <p>Building J is was formerly the A+ Center but is now used for Public Health education after an extension in Fall 2013</p> <p>Location for its function – The building is located next to the interface with the public road building on the potential to be an exchange point between the community and the College.</p> <p>Quality and suitability of spaces for its function -</p> <p>Disabled access - Accessible by ramp</p> <p>Teaching spaces – not identified in this study (assume 2 spaces)</p> <p>Amenities, toilets - 1mens/1women's</p> <p>Building condition points - Treat and repair termite/borer damage immediately. Check and repair water damage/leaks to soffit and light fittings immediately. Re-paint roofing immediately.</p> <p>Building age – 4 years</p> |
| <p>Building K – Book store, Dispensary</p>  <p>Points to consider for future planning – Locate the bookstore, storage and inward goods areas in one place</p> | <p>Building K is the Book store and dispensary</p> <p>Location for its function – The bookstore is separated from the storage area which is not ideal. At the start of the year operations are relocated to the bulk store in Building M to issue resources to students.</p> <p>Quality and suitability of spaces for its function - Book store is not large enough</p> <p>Disabled access - level access</p> <p>Teaching spaces - nil</p> <p>Amenities, toilets - 2 mens/2 womens</p> <p>Building condition points - Review flaking roof paint and re-paint roof immediately</p> <p>Building age – 17 years</p> |

| Building | Outline |
|--|--|
| <p>Building L – FSM – China Friendship Sports Center</p>  <p>Points to consider for future planning – Targeted improvements required including making the meeting space more visible (signage/ landscaping) and improving the internal fit out and upgrading the exterior</p> | <p>Building L is the Sports Center</p> <p>Location for its function – Located in its own area with large surrounding car park</p> <p>Quality and suitability of spaces for its function – The smaller hall at the back of the building is remote however due to the size of the building any modifications would be sizeable and so improving the building finishes rather than moving functions around would be of more benefit</p> <p>Disabled access -</p> <p>Teaching spaces -</p> <p>Amenities, toilets - 8 men’s wc/ 9 urinals/ 5 showers 8 womens WC/ 5 showers 1 disabled WC</p> <p>Building condition points - Windows and doors In very poor condition. This is a major health and safety risk as window/glazing may fall out. Replace immediately. PVC Down Pipes and metal rain water heads Rain water heads corroding and leaking. Downpipes in poor condition, some are missing and others damaged. Repair & replace to prevent staining of external walls Solid Plaster Cladding with Painted Finishes Evidence of leaking/cracks with significant amount of mould growing on external walls. Repair leaks and clean Insitu Concrete Slab Roof Without Any Apparent Membrane Waterproofing Roughly placed with poor quality finish, cracks in places. Install new roof membrane immediately to prevent further damage/deterioration Building age -12 years, early 2000s</p> |
| <p>Building M – Security, Weights Room, IT Shop</p>  <p>Points to consider for future planning – Security could move to a more central location to reduce response time. Potential for file storage facility - overflow from the administration</p> | <p>Building M has a range of uses and has been converted into IT shop, weights room and security area</p> <p>Location for its function – The security function works closely with the maintenance staff in the adjacent building</p> <p>Quality and suitability of spaces for its function – Provides an open space which can be subdivided into a range of functions - an asset on a campus of this size</p> <p>Disabled access - level access</p> <p>Teaching spaces - nil</p> <p>Amenities, toilets - nil</p> <p>Building condition points - Some minor concrete spalling needs repair. Replace corroded roofing immediately and consider re-painting roof. Gutters and downpipes need replacing. Building age – 17 years, mid 1990s</p> |

| Building | Outline |
|--|---|
| <p>Building N – Maintenance, CRE, Music Classroom</p>  | <p>Building N is the maintenance area, CRE and music room</p> <p>Location for its function – The music room seems disconnected from the rest of the campus - a location in the academic zone in a suitably acoustically treated space would seem more appropriate</p> <p>Quality and suitability of spaces for its function – Wide span building suits the maintenance function</p> <p>Disabled access - level access</p> <p>Teaching spaces - nil</p> <p>Amenities, toilets - 1 mens/ 1 womens</p> <p>Building condition points - Localized roof, gutter and soffit repairs or rust treatment required immediately</p> <p>Building age – 17 years, mid 1990s</p> |

3.4 Accommodation Review

A review of the COM-FSM standard spatial target has been completed. Where this COM-FSM target figure differs from the American Institute of Architects standard this is noted.

The spatial assessment summary in the shaded box at the end of the table outlines the additional space required. This area is incorporated into the new building accommodation schedules at the end of the chapter.

3.4.1 Facilities ratios

| Item | Number |
|---|--------|
| Number of students | 1017 |
| Number of faculty and staff (from general catalogue 2013 - 2014) | 184 |
| 2018 design figure (informed by the projected headcount in the space utilization review – Chapter 2 of this report) | 1136 |

| Item | COM-FSM standard target | Provided on National campus |
|----------------|---|--|
| Parking stalls | 1 stall for each faculty, 1 stall for each staff member and 10% of students | <p>Aim is up to 190 faculty and staff parks and 110 student parks.</p> <p>A previous study has identified that the college is capable to accommodate up to 279 vehicles at one time throughout the day. Here is the breakdown</p> <p>1.Faculty Building Parking area - 52 vehicles</p> |

| Item | COM-FSM standard target | Provided on National campus |
|---------------------------|--|---|
| | | <p>2. Front main Parking - 79 vehicles 3. Cafeteria Parking - 7 vehicles 4. China/FSM Friendship Gym Parking - 129 vehicles 5. Agriculture Classroom - 9 vehicles</p> <p>Sourced from http://wiki.comfsm.fm/Committees/Planning_and_Resources_Committee/Parking_Plan</p> <p>There is a shortfall of 20 parks in the long term. Note that the approximate 20 car park spaces around the maintenance building have not been included in the above count.</p> <p>Adequate car parking space provided. Due to the function of the proposed health Center this building should consider car parks immediately adjacent</p> |
| Toilets | <p>Two indicators</p> <p>1. Aim is for toilet block at each teaching building</p> <p>2. From 2006 – 2012 strategic plan – 1 female toilet for every 30 students, 1 male toilet for every 40 students. Reference taken from American Institute of Architects 10th edition.</p> | <p>Residential facilities</p> <p>Men’s – 87 students, require 3 toilets, 8 provided in the building</p> <p>Women’s 81 students, require 3 toilets as a minimum, 8 provided in the building</p> <p>Academic zone</p> <p>Target is based on higher than the current number (1200 students and staff). Assume 1300 students and staff require 22 women’s toilets and 17 men’s toilets.</p> <p>Number currently provided in the academic zone is: 13 womens toilets and 13 mens toilets</p> <p>Sports Center and Agriculture building at the southern end of the campus provides for a further 9 womens toilets and 9 mens toilets.</p> <p>TOTAL on site accessible for both staff and students is 22 women’s toilets and 22 men’s toilets.</p> <p>With further toilets planned in a future student services building and retrofitted into the MITC building there will be adequate toilet provision for the future projected headcount</p> |
| Drinking water | Accessible drinking water | Provided at the LRC building , administration , faculty and dining hall as water cooler dispensers |
| Teaching space per person | 25ft ² per student (AIA is 30ft ²) | 7 large classrooms (700-800sqft) |

| Item | COM-FSM standard target | Provided on National campus |
|--------------------------------------|--|--|
| | | <p>12 standard sized classrooms 550 - 700sqft</p> <p>2 seminar room 400sqft</p> <p>Other spaces - weight room and gymnasium</p> |
| Computer Laboratory | 25ft ² per student (AIA is 40ft ²) (2.4msq) | <p>Computer labs are 730sqft (3off), The Library computer lab is 650sqft.</p> <p>Space for 115 students, aim is one for every 10 students so need additional computer labs for any headcount increase beyond 1150 students</p> <p>Adequate space currently provided</p> |
| Small group study / study carrells | 25ft ² per student (AIA is 50ft ² for reading rooms) | <p>Library open space (excludes offices, archives) is 6500sqft 3500sqft on second floor - = 10000sqft in total. Assuming 50% in stacks there is study space for 200 students.</p> <p>Adequate space currently provided for a 1:10 ratio. To attain a 1:5 ratio require an additional 1500sqft</p> |
| Shops/ vocational rooms | 50ft ² per student (4.7msq) | nil |
| Private office | 100ft ² per person (9.3msq) | <p>Individual rooms on the ground floor of administration building are 100sqft</p> <p>Adequate sized space currently provided for current uses</p> |
| Private office with meeting area | 150ft ² per person (14msq) | <p>Individual offices on the second floor of the administration are 120sqft. Faculty head office in old Faculty building are 130sqft.</p> <p>Adequate sized spaces currently provided for current uses</p> |
| Work station | <p>60ft² per person (5.6msq)</p> <p>Common filing area 60ft² per person (5.6msq)</p> | <p>A schedule of faculty requiring workstations needs to be completed to ascertain parity across faculties. Occupy current spaces or spaces vacated by functions moving to new buildings.</p> |
| Faculty work station with side chair | 80ft ² per person (7.43msq) | <p>Faculty area in old Faculty building is 410sqft, space for 6 people. With more efficient storage organisation and furniture layout can provide for additional common filing areas</p> <p>Adequate sized spaces currently provided for current</p> |

| Item | COM-FSM standard target | Provided on National campus |
|--|---|--|
| | | uses |
| IT space, server room and area to fix machines | Require 500sqft for a state campus - separate secure server room, IT office and area to fix computer equipment. Ideally an additional storage area adjacent if space allows | Computer workroom (130sqft), computer office (110sqft), server room (100sqft), IT storage and backup server room (840sqft) 1200sqft provided – larger pace as this has the central server for all campuses'. Quality and location of space for back-up server needs improvement |
| Spatial assessment summary | | Small group study - require an additional 1500sqft New location for back-up server and computer services |

3.4.2 Accommodation schedules – new buildings

| Building 1 – Health Clinic | | |
|----------------------------|-------------------------------------|-------------|
| No | Room name | Area |
| 1.01 | Consultation rooms 3@100 | 300 |
| 1.02 | Records room | 150 |
| 1.03 | Pharmacy | 200 |
| 1.04 | Waiting room | 300 |
| 1.05 | Laboratory | 150 |
| 1.06 | Restrooms 2@50 | 100 |
| 1.07 | Disabled Restroom | 40 |
| 1.08 | Observation room | 200 |
| 1.09 | Utility room/ electrical | 100 |
| 1.10 | Storage | 100 |
| 1.11 | Janitorial Room | 60 |
| 1.12 | Classrooms 2@700 | 1400 |
| | Subtotal | 3100 |
| | Circulation and wall thickness @25% | 700 |
| | TOTAL (rounded) | 3800 |

| Building 2 – New student center – informed by recently completed Yap campus Student Center sizes and proposed Kosrae multi-purpose building (single storey only) | | |
|--|-------------------------|------|
| No | Room name | Area |
| 2.01 | Peer counselling center | 300 |
| 2.02 | Study area | 600 |

| Building 2 – New student center – informed by recently completed Yap campus Student Center sizes and proposed Kosrae multi-purpose building (single storey only) | | |
|---|---|-------------|
| No | Room name | Area |
| 2.03 | Director of Campus Life | 200 |
| 2.04 | Student Body Association Office | 200 |
| 2.05 | Tutoring Center | 600 |
| 2.06 | Counsellors Office | 150 |
| 2.07 | Counsellors Office | 150 |
| 2.08 | Counsellors Office | 150 |
| 2.09 | Female Toilets (3 WC one being disabled access, 2 basins) | 300 |
| 2.10 | Male Toilets (2 WC one being disabled access, 3 urinals, 2 basins) | 300 |
| 2.11 | Open multipurpose area | 3000 |
| 2.12 | Electrical room | 150 |
| 2.13 | Server room | 100 |
| 2.14 | IT office | 200 |
| 2.15 | IT work shop | 200 |
| 2.16 | Cleaner's room | 40 |
| 2.17 | Store | 60 |
| | Subtotal - rounded | 6700 |
| | Circulation and wall thickness @20% - circulation on ground floor included in multipurpose area | 1400 |
| | TOTAL (rounded) | 8100 |

| Building 3 – New Marine science/ Applied research building (two level building) | | |
|--|--|-------------|
| No | Room name | Area |
| 3.01 | General office | 250 |
| 3.02 | Office | 100 |
| 3.04 | Preparation room and loading dock | 150 |
| 3.05 | Toilets (2 separate toilets and shared washbasin in lobby – disabled access) | 150 |
| 3.06 | Lab | 650 |
| 3.07 | Lab | 650 |
| 3.08 | Project space | 500 |
| 3.09 | Classroom | 650 |
| 3.10 | Classroom | 650 |
| 3.11 | Storage area | 500 |
| 3.12 | Office | 200 |
| | Subtotal | 4450 |
| | Circulation and wall thickness @25%approx | 1100 |
| | TOTAL | 5500 |

3.4.3 Building area changes over five year periods

| Existing square feet (Fall 2013) | Remove buildings to 2018 (sqft) | Add buildings to 2018 (sqft) | Area in 2018 |
|----------------------------------|---------------------------------|--|--------------|
| 124,700 | - | Health Center(3800) Student center (8100) | 136,600 |

| Existing square feet (Fall 2018) | Remove buildings 2018 – 2023 (sqft) | Add buildings 2018 – 2023 (sqft) | Area in 2023 |
|----------------------------------|-------------------------------------|----------------------------------|--------------|
| 136,600 | - | Marine science (5500) | 142,100 |

4 Asset Condition Assessment – National Campus

Key Points

The forecast operational costs (\$US12.244M for Years 1-10) equates to approximately \$US1,224,000 per year average identified above are significantly higher than the what is currently being budgeted for maintenance by CoM-FSM (\$150,00 per annum total for all 6 campuses)

If the Sports Center operational costs can be reduced from the estimated 31% (or approximately \$US380,000 per annum) by strategic renewals and funding then the long-term the overall National operational budget would be more sustainable.

4.1 National Campus Building Condition Review

4.1.1 Introduction

Beca International Consultants Limited (Beca) carried out an Asset Condition Assessment of the existing buildings and site infrastructure located on the National campus for COM-FSM in June 2013.

The purpose of this Asset Condition Assessment Report is to record the existing condition of the COM-FSM assets (buildings and site infrastructure) so that:

1. The indicative cost of operating the COM-FSM assets through a 10, 20 and 30 year life cycle is identified and,
2. Decisions to either renew/upgrade or to demolish/replace the existing assets can be made.

This Asset Condition Assessment chapter gives each asset an indicative condition grade, identifies the asset replacement cost, and the cost of operating (renewing and maintaining) them. This chapter read as part of the overall Facilities Study is intended for use as the base reference for campus planning decisions. It should be noted that the costs presented in this Asset Condition Assessment chapter assume that the existing assets will be renewed, refurbished and maintained (with the exception of some buildings which are demolished). Any buildings which are replaced by the current campus planning process (and subsequent changes in annual operating costs) are not included in this Asset Condition Assessment Report

The findings of this report are based on the on-site Condition Assessment conducted by Beca in June 2013. It should be noted that a visual assessment only has been carried out and that no in-depth investigations have been possible. No detailed structural or seismic strength investigations have been undertaken.

4.1.2 Scope of Condition Assessment and Key Outputs

The scope of the Condition Assessment covers 15 No. existing buildings (excluding minor support structures and buildings) and site infrastructure located within the National COM-FSM campus. The key tasks undertaken to complete this report include:

- The National campus was visited in June 2013 to photograph and record visual defects in the buildings and site infrastructure.

- Data gathering and making observations.
- Grading the condition of each building asset (against a pre-determined set of criteria) and collating this to establish an overall condition grade for each asset.
- Assess the physical condition of the built assets (i.e. buildings and site infrastructure). Establish baseline condition to enable Life Cycle cost analysis.

The key outputs of this report include:

- A general overview of the current condition of the assets.
- A condition appraisal of each building (with the exception of minor structures) and the site wide infrastructure – Refer Appendix ‘B’ – Asset Condition Assessment Dashboard.
- Site observations and records of the existing site infrastructure
- Estimate of the potential replacement cost of each asset.
- Estimate the Operational Cost (Asset Renewals plus maintenance) of the assets as they currently exist. NOTE: the Operational Cost contained in this Condition Assessment assumes that all current assets are retained and maintained. Alternative Operational Costs for the proposed campus re-development are noted separately in this overall report
- Provision of an indicative Maintenance and Asset Renewal Plan. This gives indicative regular maintenance activities, timeframes for asset renewals and estimated costs (Note: costs indicated for maintenance and asset renewals exclude escalation and should not be used for budgeting purposes). Refer to Appendix ‘C’ for details on the Indicative Maintenance and Asset Renewal plans.

4.1.3 Reference to Part 2 Detailed Report – Common to all campuses

Additional (and more general) information pertaining to the National Campus Asset Condition is contained in the “College of Micronesia – FSM Space Utilization and Facilities Master Plan Study, Part 2 Detailed Report – Common to all Campuses”. This report contains (but is not limited) to the following information;

- Scope of condition assessment and key outputs,
- Definitions,
- Methodology of condition assessment and information collection,
- Condition grading system and building elements assessed,
- Forecast operational costs,
- Escalation and economic assessment
- Results/findings and conclusions/recommendations.

4.1.4 Forecast of Operational Costs

The forecast Operational Costs have been prepared as follows;

1. Develop the Maintenance Cost Plan. This is the cost of annual routine maintenance and includes building washing, painting, repairs and maintaining building services (mechanical, electrical fire etc.). This cost has been established by multiplying quantities (e.g. wall area) by an appropriate \$/ft² rate for washing or painting. To this an allowance for general overheads (e.g. supervision, vehicle running expenses etc.) has been added.
2. Develop the cost of periodic element Renewals. From the condition grade assessment and amount of remaining life in the building element the date and cost of renewal is determined (e.g. a roof with 10 years life remaining has been budgeted for replacement in 2023). For the COM-FSM campuses the cost of renewals has been viewed over 10, 20 and 30 year periods.
3. The forecast Operational Cost is established (by adding annual maintenance and periodic element renewal costs). This is annualised or averaged over a 30 year period (i.e. the total operational cost

over 30 years divided by 30. It should be recognized that for cash-flow purposes actual operational costs will vary from year to year (depending on the amount of actual renewals required in that specific year). Detailed monitoring and management of the operational cost cash flow on an annual basis will be required by COM-FSM.

4.1.5 Escalation

Escalation over a 30 year period of asset renewals and maintenance is a significant cost. Because of the significant impact of escalation two sets of cost, one which excludes escalation (i.e. present day 2013 costs) and the other which includes escalation have been presented at the main summary level. Escalation has been assumed to be 3.4% per annum for the next 30 years. This is based on an assessment of historical data provided by Mundi (refer web-site address below);

http://www.indexmundi.com/federated_states_of_micronesia/#Economy

It is critical for long term funding purposes that the allowances for escalation are included in all budgets and funding applications.

4.1.6 Results/Findings, Conclusions and Recommendations

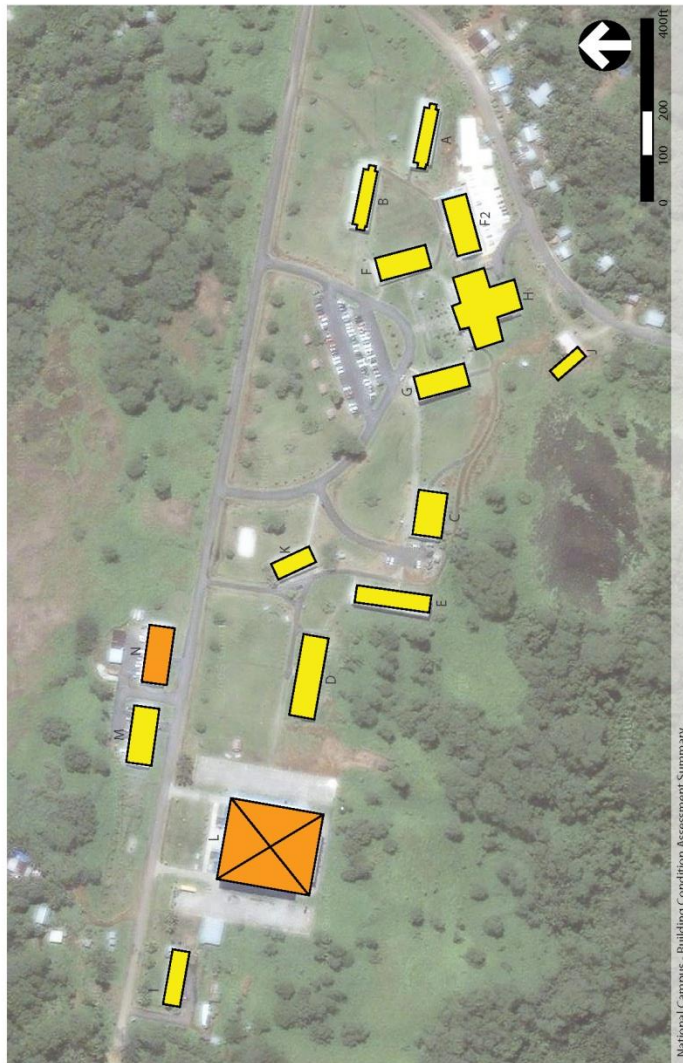
4.1.7 Condition Grade Assessment Results

The following is a summary of the condition grade of the building assets across the National campus.

| Asset | Grade 1 | Grade 2 | Grade 3 | Grade 4 | Grade 5 |
|---|----------|----------|-----------|----------|----------|
| A – Specialized Classroom | | | ✓ | | |
| B- Standard Classrooms | | | ✓ | | |
| C – Dining Hall | | | ✓ | | |
| D – Men’s Residence Hall | | | ✓ | | |
| E – Women’s Residence Hall | | | ✓ | | |
| F – Facilities Office (Old) | | | ✓ | | |
| F2 – Facilities Office (New) | | | ✓ | | |
| G - Administration | | | ✓ | | |
| H – Learning Resource Center & MITC | | | ✓ | | |
| I - Agriculture | | | ✓ | | |
| J – A+ Center & ARE Classroom | | | ✓ | | |
| K – Bookstore, Dispensary, Student Services | | | ✓ | | |
| L – FSM – China Friendship Sports Center | | | | ✓ | |
| M – Security, Weight Room, Bookstore & IT | | | ✓ | | |
| N – Maintenance CRE, Music Classroom | | | | ✓ | |
| Site Infrastructure | N/A | N/A | N/A | N/A | N/A |
| Total | 0 | 0 | 13 | 2 | 0 |

4.1.8 Campus condition grading summary plans

National Campus



National Campus - Building Condition Assessment Summary

| No. | Building Description | Grade |
|-----|---|-----------|
| A | Specialized classrooms (Building A) | Very Good |
| B | Specialized classrooms (Building B) | Very Good |
| C | Standard classrooms (Building B) | Very Good |
| D | Dining Hall | Very Good |
| E | Men's Residence Hall | Very Good |
| F | Women's Residence Hall | Very Good |
| G | Faculty O&G ces (old) | Very Good |
| H | Faculty O&G ces (new) | Very Good |
| I | Administration | Very Good |
| J | Learning Resources Center and MITC | Very Good |
| K | Agriculture | Very Good |
| L | A + Center and Art Classroom | Very Good |
| M | Book store, Dispensary, Student Services | Very Good |
| N | FSM - China Friendship Sports Center | Very Good |
| O | Security, Weights Room, IT Shop | Very Good |
| P | Maintenance, CRE, Music Classroom | Very Good |
| Q | Building shown crossed out have a poor structural condition grade | Very Poor |

From our condition assessment of the National campus we observe the following:

1. China Friendship Sports Center. 31% of the operational costs are dedicated to this building which has a condition grade 4 highlighting that it is in poor condition and is showing signs of significant failure. Replacement windows (a health and safety issue) and the repair of leaks are required urgently. This asset needs specific funding to prevent deterioration and to extend its life.
2. Refer to Appendix B – Asset Condition Assessment Dashboards for a summary of the asset renewal costs and the top five items, on each building or site infrastructure element, needing urgent maintenance, renewal or replacement
3. The majority of the buildings are rated as condition grade 3 which means that these assets are reaching the end of their serviceable life, but they are still functioning as intended. Targeted regular maintenance on all of the assets is required to extend their life. A clear, well organised asset renewal and routine maintenance plan needs to be developed and this needs to be implemented. An indicative maintenance and asset plan has been included in Appendix C.
4. Maintenance is being carried out but the current Operational budget (\$US150,000 per annum for all of the six COM-FSM campuses) is insufficient to meet both maintenance and the periodic renewal of building element requirements. There is a significant amount of deferred asset renewals and maintenance which is increasing the amount of deterioration in the assets.
5. Unless the current Operational budget is increased the condition of the assets will continue to deteriorate and the number of buildings requiring replacement (and consequently additional capital replacement funding) will increase.
6. The Operational budget for Years 1-10 for the National campus is recommended to be in the order of \$US12.244M (\$US1,224,000 average per annum). The operational cost equates to 2.5% of the estimated 2013 replacement value which is in the expected order of cost. If the Sports Center operational costs can be reduced from the estimated 31% (or approximately \$US380, 000 per annum) by strategic renewals and funding then the long-term the overall National operational budget would be more sustainable.
7. Regular monitoring and review of the asset renewal and routine maintenance plan needs to be carried out

4.1.8.1 Forecast Operational Costs Results

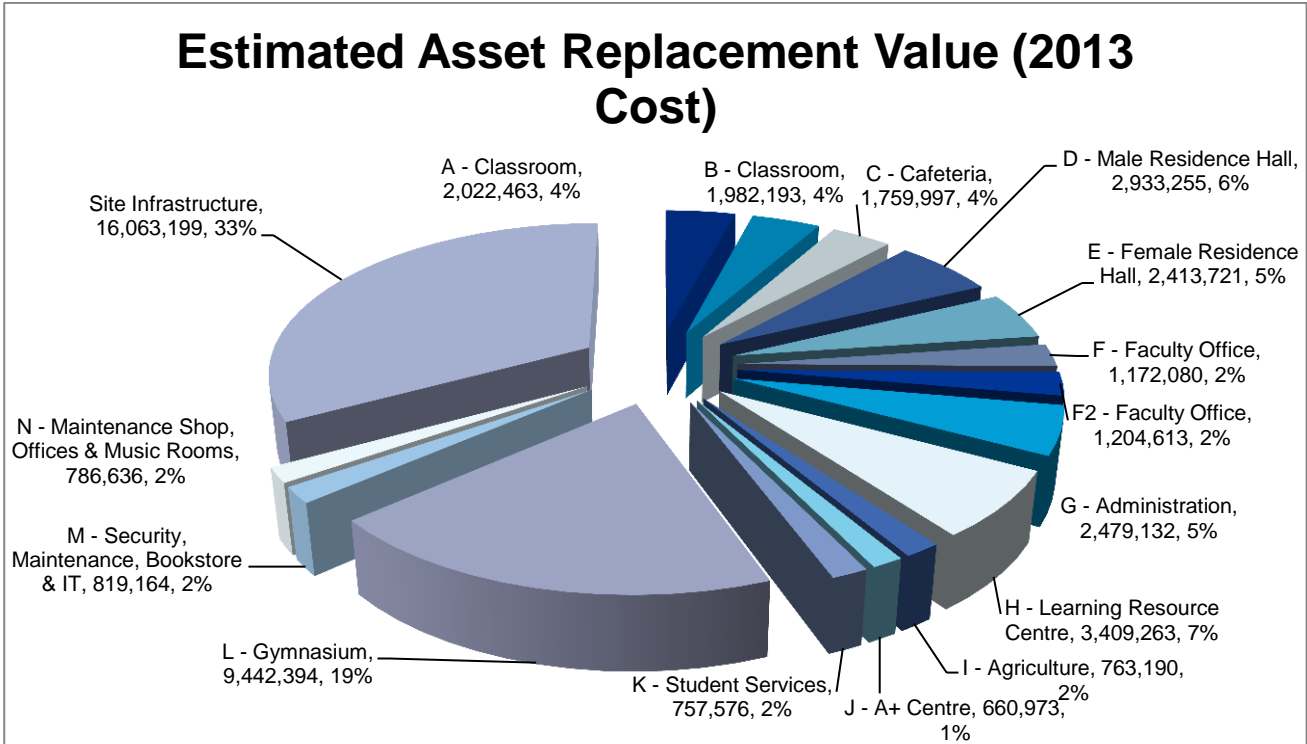
Outlined below are forecast operational costs split into 10 year sections over a 30 year period. Note that costs including and excluding escalation are identified. Funding of the operational costs should be based on the costs that include escalation.

Forecast Operational Costs

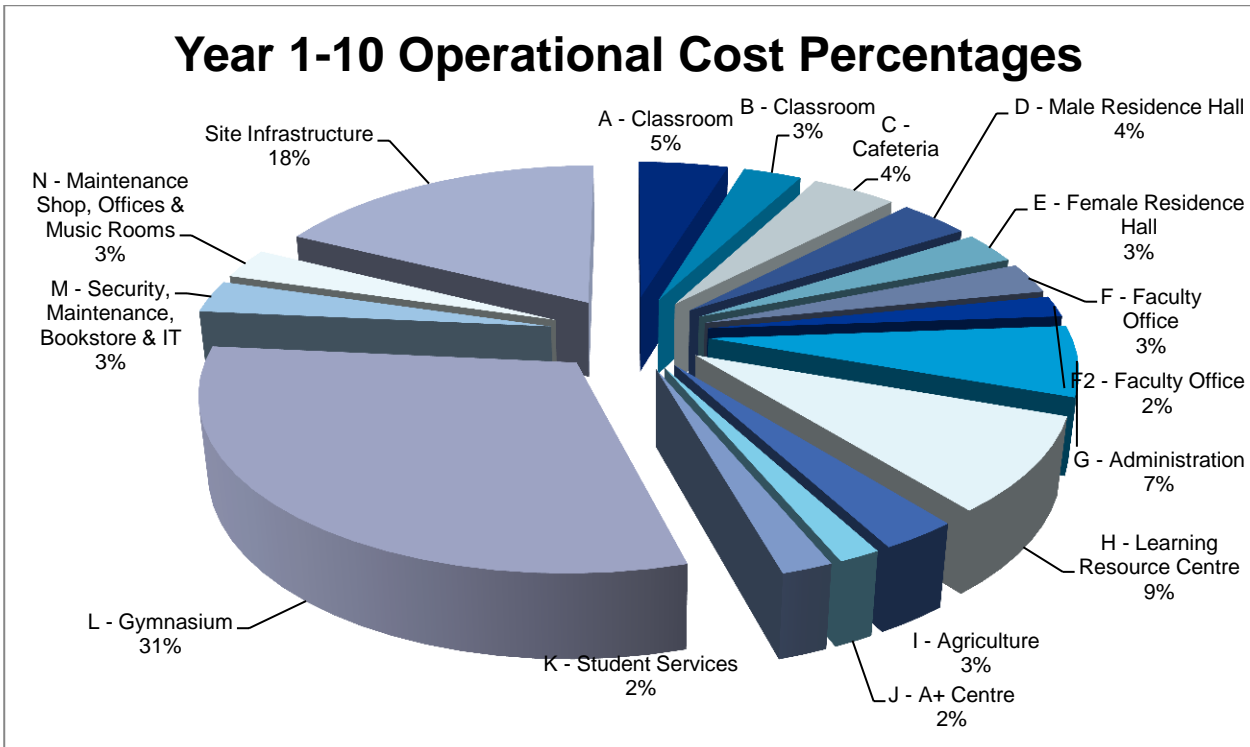
| Ref | Asset Description | Replacement Cost | Year 1 - 10 Asset Renewal Cost (\$ USD) | Year 11 - 20 Asset Renewal Cost (\$ USD) | Year 21 - 30 Asset Renewal Cost (\$ USD) | Total 30 Year Asset Renewal Cost (\$ USD) | Annualised Total Operational Cost | Total Year 1-10 Operational Cost (\$USD) | Total Year 11-20 Operational Cost (\$USD) | Total Year 21-30 Operational Cost (\$USD) |
|-------|---|-------------------|---|--|--|---|-----------------------------------|--|---|---|
| | | Cost (\$ USD) | | | | | | | | |
| 1.00 | A - Classroom | 2,022,463 | 242,141 | 694,659 | 314,803 | 1,251,602 | 51,323 | 338,170 | 790,688 | 410,833 |
| 2.00 | B - Classroom | 1,982,193 | 143,920 | 486,806 | 238,681 | 869,407 | 36,768 | 221,795 | 564,681 | 316,556 |
| 3.00 | C - Cafeteria | 1,759,997 | 223,780 | 387,547 | 357,018 | 968,345 | 42,148 | 322,478 | 486,245 | 455,716 |
| 4.00 | D - Male Residence Hall | 2,833,255 | 138,784 | 321,799 | 423,665 | 884,247 | 42,300 | 267,033 | 450,049 | 551,914 |
| 5.00 | E - Female Residence Hall | 2,413,721 | 113,963 | 304,218 | 353,203 | 771,384 | 35,588 | 212,716 | 402,972 | 451,957 |
| 6.00 | F - Faculty Office | 1,172,080 | 150,386 | 238,043 | 316,820 | 705,249 | 29,150 | 206,803 | 294,459 | 373,237 |
| 7.00 | F2 - Faculty Office | 1,204,613 | 66,564 | 520,030 | 338,666 | 925,260 | 38,427 | 142,413 | 595,879 | 414,515 |
| 8.00 | G - Administration | 2,479,132 | 345,333 | 516,687 | 549,112 | 1,411,131 | 59,615 | 471,107 | 642,461 | 674,886 |
| 9.00 | H - Learning Resource Centre | 3,409,263 | 393,055 | 1,485,258 | 659,207 | 2,537,520 | 108,769 | 634,907 | 1,727,111 | 901,060 |
| 10.00 | I - Agriculture | 763,190 | 166,102 | 144,345 | 133,161 | 443,607 | 18,872 | 206,953 | 185,196 | 174,012 |
| 11.00 | J - A+ Centre | 660,973 | 65,844 | 202,866 | 210,826 | 479,536 | 20,630 | 112,301 | 249,323 | 257,283 |
| 12.00 | K - Student Services | 757,576 | 86,560 | 314,013 | 163,050 | 563,624 | 23,841 | 137,092 | 364,545 | 213,581 |
| 13.00 | L - Gymnasium | 9,442,394 | 1,902,290 | 2,147,690 | 270,557 | 4,320,537 | 175,673 | 2,218,838 | 2,464,238 | 587,104 |
| 14.00 | M - Security, Maintenance, Bookstore & IT | 819,164 | 157,041 | 273,586 | 114,789 | 545,415 | 24,294 | 218,177 | 334,722 | 175,925 |
| 15.00 | N - Maintenance Shop, Offices & Music Rooms | 786,636 | 152,379 | 274,314 | 89,725 | 516,418 | 22,600 | 206,238 | 328,173 | 143,585 |
| 16.00 | Site Infrastructure | 16,063,199 | 759,424 | 617,520 | 2,700,357 | 4,077,302 | 186,449 | 1,264,817 | 1,122,912 | 3,205,750 |
| | TOTALS EXCLUDING ESCALATION | 48,669,850 | 5,107,564 | 8,929,380 | 7,233,639 | 21,270,583 | 916,447 | 7,181,838 | 11,003,654 | 9,307,913 |
| | Escalation Allowance | | 1,431,388 | 6,241,045 | 9,432,814 | 17,105,247 | 933,228 | 5,061,916 | 9,871,574 | 13,063,343 |
| | TOTALS INCLUDING ESCALATION (3.4% per annum assumed) | | 6,538,952 | 15,170,425 | 16,666,453 | 38,375,831 | 1,849,675 | 12,243,754 | 20,875,228 | 22,371,255 |

The forecast Operational Costs (including escalation) as outlined in the above table are suggested for funding and budgeting purposes. Annualised costs are the total operational costs spent over a 30 year period (divided by 30).

The estimated replacement cost (2013 costs) of the COM-FSM assets on the National campus is approximately \$US48.67M (excluding land, loose furniture and equipment). Outlined below is the breakdown of the estimated asset replacement cost for the campus.



The Operational Cost and Percentages table (below) highlights where COM-FSM needs to invest in asset renewal and routine maintenance to maximise the life of the existing capital assets, to prevent deterioration and to avoid additional capital replacement expenditure.



Most of the estimated asset replacement values to operational cost ratios, when compared on a percentage basis are very similar and so the estimated allowances made for Operational costs appear to be appropriate. The exception is the Sports Center which has an estimated asset replacement value of 19% versus 31% of the Operational cost. The operational cost to estimated replacement value ratio highlights that the Sports Center is uneconomic to operate in the long-term. Strategic funding is required to reduce the long-term high operational cost of this asset. .

The forecast operational costs (\$US12.244M for Years 1-10) equates to approximately \$US1,224,000 per year average identified above are significantly higher than the what is currently being budgeted for maintenance by COM-FSM (\$150,000 per annum total for all 6 campuses). We consider that the forecast operational costs as outlined above are necessary to operate and maintain the capital investment already made by the COM-FSM on the National campus.

4.1.9 Limitations of the Condition Assessment

The life cycle and renewal/replacement projections used in our report are indicative only as they are predictions of future circumstances, which cannot be assured. Actual results may vary from the projections and these variations may be significantly more or less favorable than assumed herein. The findings in this report are current as at the date of inspection (June 2013) and not as the date of this report.

All estimated asset/capital replacement costs are high-level and indicative with an accuracy range of +/- 30%. Please note that these costs exclude all Government Goods and Services Taxes, Import/Customs Duties, Design/Procurement Costs, etc.

All estimated operational costs reflect capital replacement and maintenance works only of the buildings and site infrastructure.

All costs are detailed in the data sheets and spreadsheets (refer appendices) are current as at June 2013. Escalation of the Operational Costs have been added to the overall cost summaries. Escalation is assumed to be 3.4% per annum.

This assessment is not a health and safety audit. Beca does not accept liability for any client health and safety issues whether reported or not. Any issues arising from the possible presence of contaminated or potentially toxic materials onsite, (i.e. asbestos) are excluded from this report. This report does not constitute an environmental audit and no allowance has been made for the presence of any such materials should they exist at the subject property.

Our building condition audit is based on a visual assessment of the buildings and site infrastructure only. Furthermore the visual assessment was not a detailed engineering survey of the assets. cursory observations have been made of the following specialist elements however our report will not include for detailed investigation reports such as:

- Building Code of Compliance issues
- Building structures (e.g. Structural integrity, building subsidence, structural decay, etc.)
- Health and safety issues (e.g. asbestos, contaminated fill, leaky buildings, etc.)
- Mechanical services such as heating and ventilation
- Electrical services such as power, lighting and building management systems
- Information & technology and communication systems
- Sanitary plumbing and drainage
- Water reticulation
- Fire services
- Vertical transportation such as lifts and escalators

■ Security

Whilst each building's structure was inspected for defects such as settlement, spalling, cracking and bowing, etc. it should be noted that this was an exterior visual assessment of the exposed parts of the building structures for the purpose of assigning condition grades and was not a structural engineering assessment of the buildings.

The building condition audit does not include for the inspection of sub-floor voids, roof/ceiling voids, plenum spaces or other areas that are difficult to access or could trigger health and safety issues. Our report will include a condition assessment of the roof surfaces, however these will be observed from ground level. No underground services have been able to be assessed, No detailed inspections (e.g. removal of wall linings etc.) have been carried out.

The building condition audit will not include for destructive testing of building elements which is normally associated with identifying extensive damage as a result of weather tightness issues. Problems potentially relating to leaky buildings and weather tightness will be flagged for further investigation.

The preparation of this report does not imply in any way that Beca has audited the financial statements, management accounts, engineering or other records of the COM-FSM Where another party has supplied information for use in this report, it is assumed to be reliable.

This report should not be reproduced or used for any other purpose without Beca's prior written permission in each instance.

Beca reserves the right, but not the obligation, to review all calculations included or referred to in this report and, if considered necessary, to revise its opinion in the light of any information existing at the site visit which becomes known after

4.1.10 Assumptions Made in the Condition Assessment

It has been assumed that:

- The rate of escalation over the next 30 years will be an average of 3.4% per annum.
- The existing buildings will be retained (this ignores the possible re-development of buildings as proposed by the current facilities development plan)

4.1.11 Exclusions from the Condition Assessment and Forecast Operational Costs

The following has been excluded from the Condition Assessment and forecast Operational Costs:

- Replacement of loose furniture, fittings and equipment has been excluded.
- The cost of renewal or maintenance of buildings that are leased is excluded (it is assumed that the building owners will carry out renewals and maintenance)
- This assessment excludes all other College operating costs such as energy bills, teaching & administration staff salaries and expenses, disposables, vehicles, tools, machinery, rental equipment, property/building leasing costs, travel costs, insurances etc.
- Taxes, duties and government charges.

5 Energy Audit

Campus Summary

Although the energy usage over recent years has been falling, the National Campus still uses more energy per unit of floor area than other sites.

Promoting energy efficiency across the site, and ensuring plant is kept running efficiently will be key to sustaining the downward trend in energy use.

As the campus has several high energy use areas such as server rooms and a cafeteria, the higher energy use is not surprising, and it offers the potential for energy savings

The cafeteria and gym areas have a very high energy usage per unit area- these buildings may benefit from a solar hot water heater to reduce electricity consumed in generating hot water.

The National Campus has by far the best record keeping and energy metering across all campuses, and this should be used as an example to other sites. Provision of metering in all campuses to a similar level as that present at National Campus is highly recommended

As with many sites, the permanently occupied areas (e.g. offices) account for a large amount of energy use, and these would be good areas to target first with energy efficiency measures

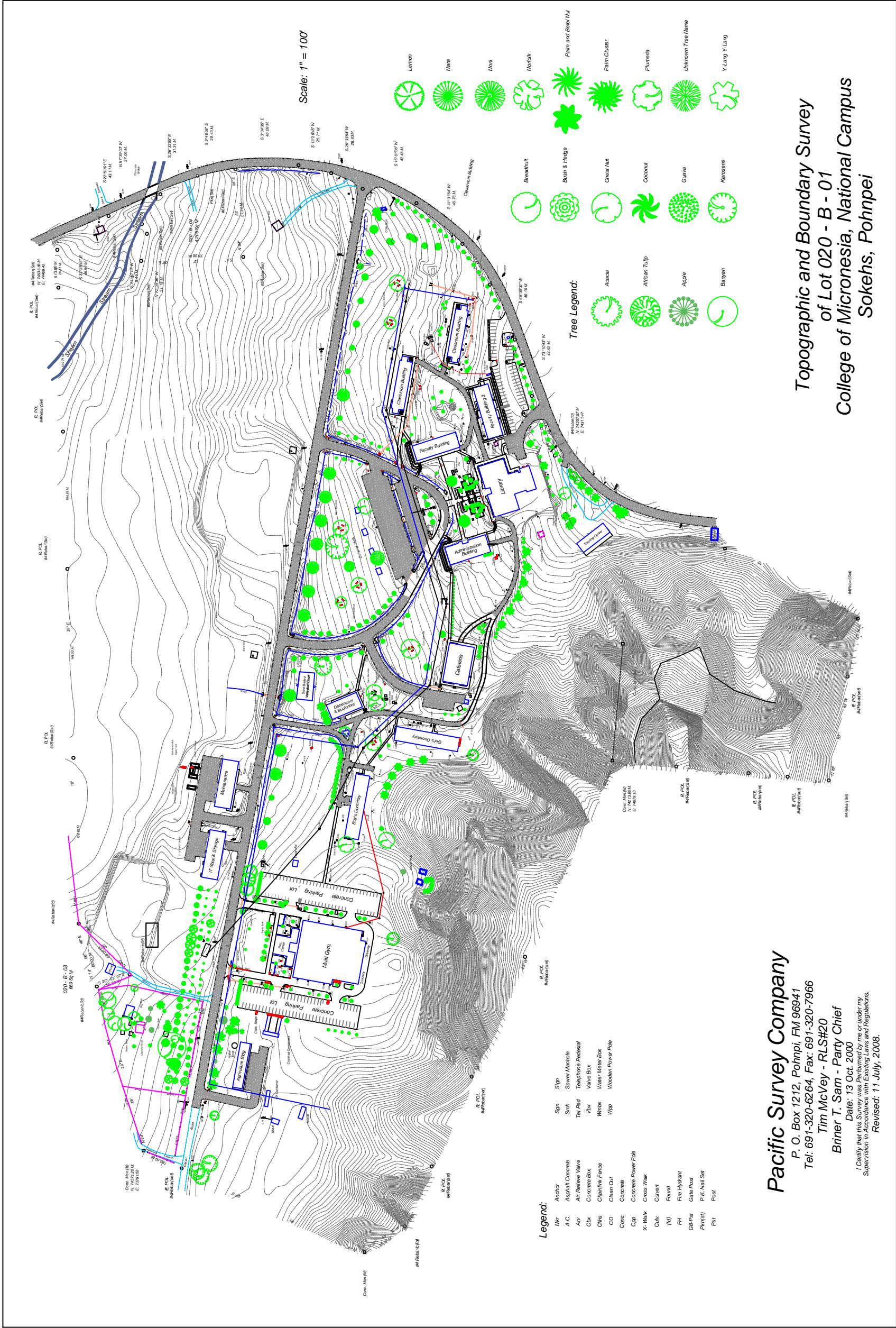
5.1 Energy Efficiency Recommendations

1. Adjust the set point control of the AC units to 24 or 25°C
2. Turn units off cooling units when spaces are un-occupied
3. Ensure units are free from obstructions, filters are clean, and pipework runs are straight to reduce loads on units
4. Provide occupancy sensor lighting control where appropriate, with linked control of cooling units
5. Close windows to air conditioning spaces when systems are operating
6. Seal holes and penetrations from conditioned areas to outside or non-air conditioned areas
7. Keep doors leading to AC spaces closed - employ automatic door closers where possible
8. Turn off lights when leaving a room
9. Replace ceiling insulation where missing, improve insulation thickness in new build areas.
10. Provide insulation below the roof of any occupied areas without roof insulation

Appendix A

Topographical Survey Plan & Title Information





Pacific Survey Company
 P. O. Box 1212, Pohnpei, FM 96941
 Tel: 691-320-6264, Fax: 691-320-7966
Tim McVey - RLS#20
Briner T. Sam - Party Chief
 Date: 13 Oct. 2000
(Certify that this Survey was performed in accordance with the laws and regulations of the State of Pohnpei, Federated States of Micronesia)
 Supervision in Accordance with Existing Laws and Regulations.
 Revised: 11 July, 2008.

**Topographic and Boundary Survey
 of Lot 020 - B - 01
 College of Micronesia, National Campus
 Sokehs, Pohnpei**

Appendix B

Building Condition Assessments



NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

A – SPECIALIZED CLASSROOM



| ID Code | Element | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT | | |
|---------|--------------------------------------|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|------------------|------------------|---------------------|--------------|---|---------|--|
| | | Condition Grade | % Deterioration | VG | G | A | P | VP | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace | Element | Observed Deterioration/Recommendations |
| | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | | | | | | | | |
| 1.00 | Total Sub-Structure | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 145,390 | 0.0% | | |
| 2.00 | Total Frame | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 320,448 | 0.0% | | |
| 3.00 | Total Structural Walls | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 128,303 | 0.0% | | |
| 4.00 | Total Upper Floors | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 180,210 | 0.0% | | |
| 5.00 | Total Roof | 3 | 50% | | | | | | 0 | 97,168 | 0 | 97,168 | 97,168 | 100.0% | | |
| 6.00 | Total External Walls & Finishes | 3 | 50% | | | | | | 0 | 0 | 73,774 | 73,774 | 73,774 | 100.0% | | |
| 7.00 | Total Windows & Doors | 3 | 50% | | | | | | 6,415 | 0 | 31,715 | 38,130 | 153,578 | 24.8% | | |
| A | TOTAL STRUCTURE | 3 | 50% | | | | | | 6,415 | 97,168 | 105,489 | 209,072 | 1,098,870 | 19.0% | | |
| 8.00 | Total Stairs Balustrades & Handrails | 3 | 50% | | | | | | 0 | 0 | 39,468 | 39,468 | 64,768 | 60.9% | | |
| 9.00 | Total Internal Walls/Partitions | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 65,456 | 0.0% | | |
| 10.00 | Total Internal Doors | 3 | 50% | | | | | | 0 | 0 | 13,662 | 13,662 | 13,662 | 100.0% | | |
| 11.00 | Total Floor Finishes | 4 | 70% | | | | | | 110,098 | 0 | 31,569 | 141,667 | 110,098 | 128.7% | | |
| 12.00 | Total Wall Finishes | 3 | 50% | | | | | | 0 | 118,098 | 0 | 118,098 | 118,098 | 100.0% | | |
| 13.00 | Total Ceiling Finishes | 3 | 50% | | | | | | 0 | 104,602 | 0 | 104,602 | 104,602 | 100.0% | | |
| 14.00 | Total Fixed Joinery Units | 3 | 50% | | | | | | 2,378 | 100,694 | 3,137 | 106,209 | 103,831 | 102.3% | | |
| B | TOTAL INTERNAL FIT-OUT | 4 | 70% | | | | | | 112,476 | 323,394 | 87,836 | 523,706 | 580,515 | 90.2% | | |
| 15.00 | Total Sanitary Plumbing | 3 | 50% | | | | | | 0 | 78,683 | 0 | 78,683 | 78,683 | 100.0% | | |
| 16.00 | Total Mechanical Services | 4 | 70% | | | | | | 46,299 | 46,173 | 46,299 | 138,771 | 46,299 | 299.7% | | |
| 17.00 | Total Fire Services | 3 | 50% | | | | | | 18,788 | 8,855 | 15,626 | 43,269 | 18,156 | 238.3% | | |
| 18.00 | Total Electrical Services | 3 | 50% | | | | | | 0 | 140,387 | 1,392 | 141,778 | 141,778 | 100.0% | | |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 20.00 | Total Special Services | 3 | 50% | | | | | | 58,162 | 0 | 58,162 | 116,324 | 58,162 | 200.0% | | |
| C | TOTAL BUILDING SERVICES | 3 | 50% | | | | | | 123,249 | 274,097 | 121,478 | 518,824 | 343,078 | 151.2% | | |
| | TOTAL BUILDING | 3 | 50% | | | | | | 242,141 | 694,659 | 314,803 | 1,251,602 | 2,022,463 | 61.9% | | |
| | Overall Recommendation/Action | | | | | | | | | | | | | | | Targeted regular maintenance and cleaning to extend asset life. Treat rust and spot prime balustrades immediately. Re-paint roof immediately Repair fans that are not working immediately. Refurbish windows & doors, floor finishes and joinery fittings by 2023. Regularly maintain and replace mechanical, fire and special services by 2023. |

NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

B – STANDARD CLASSROOMS



| ID Code | Element | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | Full Replace | | Observed Deterioration/Recommendations |
|---------|--------------------------------------|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|------------------|------------------|---------------------|--------------|----------------|---------------------------------|--|
| | | Condition Grade | % Deterioration | VG | G | A | P | VP | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace | | |
| | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | | | | | | | | |
| 1.00 | Total Sub-Structure | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 150,745 | 0.0% | | |
| 2.00 | Total Frame | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 405,541 | 0.0% | | |
| 3.00 | Total Structural Walls | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 238,204 | 0.0% | | |
| 4.00 | Total Upper Floors | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 194,611 | 0.0% | Timber Doors (Solid/No Glazing) | |
| 5.00 | Total Roof | 3 | 50% | | | | | | 0 | 64,479 | 23,504 | 87,983 | 87,983 | 100.0% | Evidence of termite damage | |
| 6.00 | Total External Walls & Finishes | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 97,689 | 0.0% | | |
| 7.00 | Total Windows & Doors | 3 | 50% | | | | | | 11,625 | 0 | 38,190 | 49,815 | 190,373 | 26.2% | Ceramic Tiled Floor Finishes | |
| A | TOTAL STRUCTURE | 3 | 50% | | | | | | 11,625 | 64,479 | 61,694 | 137,797 | 1,365,146 | 10.1% | | |
| 8.00 | Total Stairs Balustrades & Handrails | 3 | 50% | | | | | | 0 | 0 | 39,468 | 39,468 | 64,768 | 60.9% | | |
| 9.00 | Total Internal Walls/Partitions | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 7,651 | 0.0% | Ceramic Tiled Floor Finishes | |
| 10.00 | Total Internal Doors | 3 | 50% | | | | | | 0 | 0 | 7,590 | 7,590 | 7,590 | 100.0% | Impact damage, broken tiles | |
| 11.00 | Total Floor Finishes | 4 | 70% | | | | | | 13,821 | 39,960 | 10,064 | 63,846 | 53,781 | 118.7% | | |
| 12.00 | Total Wall Finishes | 3 | 50% | | | | | | 0 | 120,438 | 0 | 120,438 | 120,438 | 100.0% | Ceramic Tiled Floor Finishes | |
| 13.00 | Total Ceiling Finishes | 3 | 50% | | | | | | 0 | 91,887 | 0 | 91,887 | 91,887 | 100.0% | Ceramic Tiled Floor Finishes | |
| 14.00 | Total Fixed Joinery Units | 3 | 50% | | | | | | 2,378 | 7,084 | 2,378 | 11,840 | 9,462 | 125.1% | | |
| B | TOTAL INTERNAL FIT-OUT | 4 | 70% | | | | | | 16,200 | 259,369 | 59,501 | 335,069 | 355,577 | 94.2% | | |
| 15.00 | Total Sanitary Plumbing | 3 | 50% | | | | | | 0 | 24,035 | 0 | 24,035 | 24,035 | 100.0% | | |
| 16.00 | Total Mechanical Services | 4 | 70% | | | | | | 41,872 | 37,318 | 41,872 | 121,061 | 41,872 | 289.1% | | |
| 17.00 | Total Fire Services | 3 | 50% | | | | | | 13,098 | 2,530 | 13,098 | 28,727 | 15,628 | 183.8% | | |
| 18.00 | Total Electrical Services | 3 | 50% | | | | | | 0 | 99,076 | 1,392 | 100,467 | 118,810 | 84.6% | | |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 20.00 | Total Special Services | 3 | 50% | | | | | | 61,126 | 0 | 61,126 | 122,251 | 61,126 | 200.0% | | |
| C | TOTAL BUILDING SERVICES | 3 | 50% | | | | | | 116,095 | 162,958 | 117,487 | 396,540 | 261,470 | 151.7% | | |
| | TOTAL BUILDING | 3 | 50% | | | | | | 143,920 | 486,806 | 238,681 | 869,407 | 1,982,193 | 43.9% | | |

TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT

| Element | Observed Deterioration/Recommendations |
|---|--|
| Timber Doors (Solid/No Glazing) | Evidence of termite damage |
| Ceramic Tiled Floor Finishes | Impact damage, broken tiles |
| Concrete Screed Floor Finish | Evidence of cracking |
| Ceiling Mounted Fan | Large number of fan not working |
| Profiled Metal Sheet Roof Cladding (Pre-Finished) | Evidence of a couple leaks to upper floor. Re-paint roof immediately |
| Overall Recommendation/Action | Targeted regular maintenance and cleaning to extend asset life. Treat/repair termite damage, repair roof leaks and fans that are not working immediately. Re-paint roof immediately. Refurbish windows & doors, floor finishes and joinery fittings by 2023. Regularly maintain and replace mechanical, fire and special services by 2023. |

NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

C – DINING HALL



| ID Code | Element | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | Full Replace | | Element | Observed Deterioration/Recommendations |
|---------|--------------------------------------|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|------------------|------------------|----------------------|--------------|----------------|--|---------|--|
| | | Condition Grade | % Deterioration | VG | G | A | P | VP | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grandn Renewal Total | Full Replace | % Full Replace | | | |
| | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | | | | | | | | | |
| 1.00 | Total Sub-Structure | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 166,789 | 0.0% | <p>TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT</p> <p>Element</p> <p>Observed Deterioration/Recommendations</p> <p>Tiled Floor Finishes To café, kitchen, student offices, WC's and Store - marked and stained with some loose tiles</p> <p>Air-Conditioning - Window Mounted or "Through the Wall" Type Manual remote control - day time use only, office unit not working but others are in OK condition</p> <p>Profiled Metal Sheet Roof Cladding (Pre-Finished) Paint fading, black marks/stains evident. Re-paint roof immediately</p> <p>Metal Gutters Metal flaking and rust spots starting to appear</p> <p>Fibre Cement Ceiling/Soffit Lining with Painted Finishes Marked with evidence of humidity or moisture damage</p> <p>Overall Recommendation/Action Targeted regular maintenance and cleaning to extend asset life. Treat rust and spot prime corroded gutters immediately. Check roof for rust and treat if necessary and re-paint immediately. Repair water damage/leaks to ceiling/soffit immediately. Refurbish windows & doors and floor finishes by 2023. Regularly maintain and replace mechanical, fire and special services by 2023</p> | | |
| 2.00 | Total Frame | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 456,316 | 0.0% | | | |
| 3.00 | Total Structural Walls | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 78,626 | 0.0% | | | |
| 4.00 | Total Upper Floors | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 5.00 | Total Roof | 3 | 50% | | | | | | 1,500 | 95,798 | 7,084 | 104,382 | 102,882 | 101.5% | | | |
| 6.00 | Total External Walls & Finishes | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 45,210 | 0.0% | | | |
| 7.00 | Total Windows & Doors | 3 | 50% | | | | | | 8,590 | 0 | 125,681 | 134,270 | 172,906 | 77.7% | | | |
| A | TOTAL STRUCTURE | 3 | 50% | | | | | | 10,090 | 95,798 | 132,765 | 238,652 | 1,022,729 | 23.3% | | | |
| 8.00 | Total Stairs Balustrades & Handrails | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 9.00 | Total Internal Walls/Partitions | 2 | 30% | | | | | | 2,000 | 0 | 0 | 2,000 | 94,814 | 2.1% | | | |
| 10.00 | Total Internal Doors | 3 | 50% | | | | | | 0 | 0 | 16,698 | 16,698 | 16,698 | 100.0% | | | |
| 11.00 | Total Floor Finishes | 4 | 70% | | | | | | 130,348 | 5,797 | 1,366 | 137,511 | 136,145 | 101.0% | | | |
| 12.00 | Total Wall Finishes | 2 | 30% | | | | | | 0 | 0 | 114,008 | 114,008 | 114,008 | 100.0% | | | |
| 13.00 | Total Ceiling Finishes | 3 | 50% | | | | | | 0 | 59,353 | 10,825 | 70,179 | 70,179 | 100.0% | | | |
| 14.00 | Total Fixed Joinery Units | 3 | 50% | | | | | | 0 | 72,738 | 2,277 | 75,015 | 75,015 | 100.0% | | | |
| B | TOTAL INTERNAL FIT-OUT | 3 | 50% | | | | | | 132,348 | 137,888 | 145,175 | 415,411 | 506,859 | 82.0% | | | |
| 15.00 | Total Sanitary Plumbing | 3 | 50% | | | | | | 0 | 34,788 | 0 | 34,788 | 39,948 | 87.3% | | | |
| 16.00 | Total Mechanical Services | 4 | 70% | | | | | | 64,642 | 5,693 | 64,642 | 134,976 | 64,642 | 208.8% | | | |
| 17.00 | Total Fire Services | 3 | 50% | | | | | | 13,701 | 1,898 | 12,436 | 28,035 | 12,436 | 225.4% | | | |
| 18.00 | Total Electrical Services | 4 | 70% | | | | | | 1,000 | 111,483 | 0 | 112,483 | 111,483 | 100.9% | | | |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 20.00 | Total Special Services | 3 | 50% | | | | | | 2,000 | 0 | 2,000 | 4,000 | 2,000 | 200.0% | | | |
| C | TOTAL BUILDING SERVICES | 4 | 70% | | | | | | 81,343 | 153,861 | 79,078 | 314,281 | 230,409 | 136.4% | | | |
| | TOTAL BUILDING | 3 | 50% | | | | | | 223,780 | 387,547 | 357,018 | 968,345 | 1,759,997 | 55.0% | | | |

NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

D – MEN’S RESIDENCE HALL



| ID Code | Element | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | |
|---------|--------------------------------------|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|------------------|------------------|---------------------|--------------|----------------|
| | | Condition Grade | % Deterioration | VG | G | A | P | VP | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | | | | | | |
| 1.00 | Total Sub-Structure | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 251,000 | 0.0% |
| 2.00 | Total Frame | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 208,170 | 0.0% |
| 3.00 | Total Structural Walls | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 280,628 | 0.0% |
| 4.00 | Total Upper Floors | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 210,598 | 0.0% |
| 5.00 | Total Roof | 3 | 50% | | | | | | 0 | 12,338 | 110,163 | 122,502 | 122,502 | 100.0% |
| 6.00 | Total External Walls & Finishes | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 27,628 | 0.0% |
| 7.00 | Total Windows & Doors | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 270,204 | 0.0% |
| A | TOTAL STRUCTURE | 3 | 50% | | | | | | 0 | 12,338 | 110,163 | 122,502 | 1,370,729 | 8.9% |
| 8.00 | Total Stairs Balustrades & Handrails | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 53,320 | 0.0% |
| 9.00 | Total Internal Walls/Partitions | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 86,418 | 0.0% |
| 10.00 | Total Internal Doors | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 133,584 | 0.0% |
| 11.00 | Total Floor Finishes | 4 | 70% | | | | | | 109,436 | 0 | 85,744 | 195,180 | 109,436 | 178.4% |
| 12.00 | Total Wall Finishes | 3 | 50% | | | | | | 0 | 15,939 | 0 | 15,939 | 664,181 | 2.4% |
| 13.00 | Total Ceiling Finishes | 4 | 70% | | | | | | 0 | 63,406 | 21,436 | 84,842 | 84,842 | 100.0% |
| 14.00 | Total Fixed Joinery Units | 2 | 30% | | | | | | 0 | 0 | 19,481 | 19,481 | 19,481 | 100.0% |
| B | TOTAL INTERNAL FIT-OUT | 3 | 50% | | | | | | 109,436 | 79,345 | 126,661 | 315,441 | 1,151,262 | 27.4% |
| 15.00 | Total Sanitary Plumbing | 3 | 50% | | | | | | 0 | 37,950 | 107,525 | 145,475 | 145,475 | 100.0% |
| 16.00 | Total Mechanical Services | 3 | 50% | | | | | | 25,553 | 1,898 | 25,553 | 53,004 | 25,553 | 207.4% |
| 17.00 | Total Fire Services | 2 | 30% | | | | | | 3,795 | 21,846 | 4,428 | 30,069 | 22,479 | 133.8% |
| 18.00 | Total Electrical Services | 3 | 50% | | | | | | 0 | 84,211 | 49,335 | 133,546 | 133,546 | 100.0% |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 20.00 | Total Special Services | 2 | 30% | | | | | | 0 | 84,211 | 0 | 84,211 | 84,211 | 100.0% |
| C | TOTAL BUILDING SERVICES | 3 | 50% | | | | | | 29,348 | 230,116 | 186,841 | 446,305 | 411,264 | 108.5% |
| | TOTAL BUILDING | 3 | 50% | | | | | | 138,784 | 321,799 | 423,665 | 884,247 | 2,933,255 | 30.1% |

TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT

| Element | Observed Deterioration/Recommendations |
|---|---|
| Vinyl Floor Finishes | Evidence of lifting, marks, tears, and worn flooring |
| Tiled Floor Finishes | Evidence lifting tiles, loose grout, marks, stains, etc. |
| Plywood Soffit Lining with Painted Finish | Evidence of leaks internally, cracks, impact damage, etc. |
| Plywood Ceiling linings with Painted Finishes | Evidence of leaks internally, cracks, distortion in sheets, etc. |
| Metal Gutters and Roofing | Evidence of corrosion in gutter – spot prime and repair immediately. Re-paint roof and gutters immediately |
| Overall Recommendation/Action | Targeted regular maintenance and cleaning to extend asset life. Treat rust and spot prime corroded gutters and re-paint roof immediately. Check roof for rust and treat if necessary. Repair water damage/leaks to ceiling/soffit immediately. Refurbish floor finishes by 2023. Regularly maintain and replace mechanical, fire and special services by 2023 |

NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

E – WOMAN'S RESIDENCE HALL



| ID Code | Element | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | Full Replace | | Observed Deterioration/Recommendations |
|---------|--------------------------------------|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|------------------|------------------|---------------------|----------------|--------------|---|---|
| | | Condition Grade | % Deterioration | VG | G | A | P | VP | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | % Full Replace | | | |
| | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | | | | | | | | |
| 1.00 | Total Sub-Structure | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 201,560 | 0.0% | Element | Observed Deterioration/Recommendations |
| 2.00 | Total Frame | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 172,451 | 0.0% | | |
| 3.00 | Total Structural Walls | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 213,001 | 0.0% | Vinyl Floor Finishes | Evidence of impact damage, lifting tiles, loose grout, marks, etc. |
| 4.00 | Total Upper Floors | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 168,688 | 0.0% | | |
| 5.00 | Total Roof | 3 | 50% | | | | | | 0 | 9,871 | 76,288 | 86,158 | 86,158 | 100.0% | Plaster and Paint finish | Evidence of impact damage |
| 6.00 | Total External Walls & Finishes | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 97,968 | 0.0% | | |
| 7.00 | Total Windows & Doors | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 225,803 | 0.0% | Plywood Soffit Lining with Painted Finish and Metal roofing | Evidence of leaks internally, cracks, impact damage, etc to soffit. Re-paint roof immediately. |
| A | TOTAL STRUCTURE | 3 | 50% | | | | | | 0 | 9,871 | 76,288 | 86,158 | 1,165,628 | 7.4% | | |
| 8.00 | Total Stairs Balustrades & Handrails | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 53,320 | 0.0% | Air-Conditioning - Window Mounted Unit) | Corrosion, mould at wall unit junction. Mould indicates leaking from unit. |
| 9.00 | Total Internal Walls/Partitions | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 69,758 | 0.0% | | |
| 10.00 | Total Internal Doors | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 72,864 | 0.0% | Plywood Ceiling linings with Painted Finishes | Evidence of leaks internally, cracks, distortion in sheets, etc. |
| 11.00 | Total Floor Finishes | 4 | 70% | | | | | | 90,181 | 0 | 66,488 | 156,669 | 90,181 | 173.7% | | |
| 12.00 | Total Wall Finishes | 3 | 50% | | | | | | 0 | 15,939 | 0 | 15,939 | 478,827 | 3.3% | Overall Recommendation/Action | Targeted regular maintenance and cleaning to extend asset life. Repair water damage/leaks to ceiling/soffit immediately. Repair leaking AC unit and treat corrosion immediately. Refurbish floor finishes by 2023. Regularly maintain and replace mechanical, fire and special services by 2023 |
| 13.00 | Total Ceiling Finishes | 4 | 70% | | | | | | 0 | 61,486 | 21,436 | 82,922 | 82,922 | 100.0% | | |
| 14.00 | Total Fixed Joinery Units | 2 | 30% | | | | | | 0 | 0 | 17,204 | 17,204 | 17,204 | 100.0% | | |
| B | TOTAL INTERNAL FIT-OUT | 3 | 50% | | | | | | 90,181 | 77,425 | 105,128 | 272,734 | 865,077 | 31.5% | | |
| 15.00 | Total Sanitary Plumbing | 3 | 50% | | | | | | 0 | 37,950 | 104,363 | 142,313 | 142,313 | 100.0% | | |
| 16.00 | Total Mechanical Services | 4 | 70% | | | | | | 19,987 | 1,898 | 19,987 | 41,872 | 19,987 | 209.5% | | |
| 17.00 | Total Fire Services | 2 | 30% | | | | | | 3,795 | 18,235 | 4,428 | 26,457 | 18,867 | 140.2% | | |
| 18.00 | Total Electrical Services | 3 | 50% | | | | | | 0 | 91,453 | 43,010 | 134,463 | 134,463 | 100.0% | | |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 20.00 | Total Special Services | 2 | 30% | | | | | | 0 | 67,387 | 0 | 67,387 | 67,387 | 100.0% | | |
| C | TOTAL BUILDING SERVICES | 3 | 50% | | | | | | 23,782 | 216,922 | 171,787 | 412,491 | 383,017 | 107.7% | | |
| | TOTAL BUILDING | 3 | 50% | | | | | | 113,963 | 304,218 | 353,203 | 771,384 | 2,413,721 | 32.0% | | |

NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

F - FACULTY OFFICE (OLD)



| ID Code | Element | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT | | |
|---------|--------------------------------------|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|------------------|------------------|---------------------|--------------|---|---|--|
| | | Condition Grade | % Deterioration | VG | G | A | P | VP | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace | Element | Observed Deterioration/Recommendations |
| | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | | | | | | | | |
| 1.00 | Total Sub-Structure | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 176,662 | 0.0% | | |
| 2.00 | Total Frame | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 236,602 | 0.0% | | |
| 3.00 | Total Structural Walls | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 154,158 | 0.0% | | |
| 4.00 | Total Upper Floors | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | Proprietary Suspended Ceilings (Exposed Grid Suspension System) | Evidence of damaged/marked/stained ceiling tiles |
| 5.00 | Total Roof | 3 | 50% | | | | | | 0 | 79,072 | 0 | 79,072 | 79,072 | 100.0% | | |
| 6.00 | Total External Walls & Finishes | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 45,089 | 0.0% | Air-Conditioning - DX/Split System | Most not used, some not working |
| 7.00 | Total Windows & Doors | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 56,363 | 0.0% | | |
| A | TOTAL STRUCTURE | 3 | 50% | | | | | | 0 | 79,072 | 0 | 79,072 | 747,946 | 10.6% | | |
| 8.00 | Total Stairs Balustrades & Handrails | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 9.00 | Total Internal Walls/Partitions | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | Profiled Metal Sheet Roof Cladding (Pre-Finished) | Evidence of faded paint – re-paint immediately |
| 10.00 | Total Internal Doors | 3 | 50% | | | | | | 0 | 0 | 15,180 | 15,180 | 15,180 | 100.0% | | |
| 11.00 | Total Floor Finishes | 2 | 30% | | | | | | 0 | 33,634 | 3,348 | 36,982 | 36,982 | 100.0% | Timber Door - Single | Evidence of stains, impact damage |
| 12.00 | Total Wall Finishes | 2 | 30% | | | | | | 0 | 0 | 112,498 | 112,498 | 112,498 | 100.0% | | |
| 13.00 | Total Ceiling Finishes | 3 | 50% | | | | | | 5,268 | 29,829 | 15,923 | 51,021 | 51,021 | 100.0% | | |
| 14.00 | Total Fixed Joinery Units | 2 | 30% | | | | | | 0 | 0 | 4,681 | 4,681 | 4,681 | 100.0% | Fibre Cement Soffit Lining with Painted Finishes | Evidence of marks |
| B | TOTAL INTERNAL FIT-OUT | 3 | 50% | | | | | | 5,268 | 63,463 | 151,630 | 220,361 | 220,361 | 100.0% | | |
| 15.00 | Total Sanitary Plumbing | 2 | 30% | | | | | | 0 | 0 | 29,728 | 29,728 | 29,728 | 100.0% | | |
| 16.00 | Total Mechanical Services | 4 | 70% | | | | | | 115,115 | 53,130 | 61,985 | 230,230 | 61,985 | 371.4% | | |
| 17.00 | Total Fire Services | 2 | 30% | | | | | | 10,943 | 3,795 | 11,575 | 26,313 | 11,575 | 227.3% | | |
| 18.00 | Total Electrical Services | 3 | 50% | | | | | | 0 | 38,583 | 42,843 | 81,425 | 81,425 | 100.0% | | |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 20.00 | Total Special Services | 3 | 50% | | | | | | 19,060 | 0 | 19,060 | 38,120 | 19,060 | 200.0% | | |
| C | TOTAL BUILDING SERVICES | 3 | 50% | | | | | | 145,118 | 95,508 | 165,191 | 405,816 | 203,773 | 199.2% | | |
| | TOTAL BUILDING | 3 | 50% | | | | | | 150,386 | 238,043 | 316,820 | 705,249 | 1,172,080 | 60.2% | | |
| | | | | | | | | | | | | | | | Overall Recommendation/Action | Targeted regular maintenance and cleaning to extend asset life. Repair water damage/leaks to ceiling/ immediately. Re-paint roof immediately. Regularly maintain and replace mechanical, fire and special services by 2023 |

NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

F2 - FACULTY OFFICE (NEW)



| ID Code | Element | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT | | |
|---------|--------------------------------------|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|------------------|------------------|---------------------|--------------|---|-------------------------------|--|
| | | Condition Grade | % Deterioration | VG | G | A | P | VP | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace | Element | Observed Deterioration/Recommendations |
| | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | | | | | | | | |
| 1.00 | Total Sub-Structure | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 136,415 | 0.0% | | |
| 2.00 | Total Frame | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 145,319 | 0.0% | | |
| 3.00 | Total Structural Walls | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 4.00 | Total Upper Floors | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 5.00 | Total Roof | 3 | 50% | | | | | | 0 | 83,636 | 16,239 | 99,875 | 99,875 | 100.0% | | |
| 6.00 | Total External Walls & Finishes | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 65,149 | 0.0% | | |
| 7.00 | Total Windows & Doors | 3 | 50% | | | | | | 0 | 7,590 | 0 | 7,590 | 80,131 | 9.5% | | |
| A | TOTAL STRUCTURE | 3 | 50% | | | | | | 0 | 91,226 | 16,239 | 107,465 | 526,889 | 20.4% | | |
| 8.00 | Total Stairs Balustrades & Handrails | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 9.00 | Total Internal Walls/Partitions | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 67,665 | 0.0% | | |
| 10.00 | Total Internal Doors | 3 | 50% | | | | | | 0 | 0 | 24,288 | 24,288 | 24,288 | 100.0% | | |
| 11.00 | Total Floor Finishes | 3 | 50% | | | | | | 0 | 48,851 | 0 | 48,851 | 48,851 | 100.0% | | |
| 12.00 | Total Wall Finishes | 3 | 50% | | | | | | 0 | 69,623 | 0 | 69,623 | 124,612 | 55.9% | | |
| 13.00 | Total Ceiling Finishes | 3 | 50% | | | | | | 0 | 30,983 | 3,980 | 34,963 | 61,978 | 56.4% | | |
| 14.00 | Total Fixed Joinery Units | 3 | 50% | | | | | | 0 | 4,250 | 6,021 | 10,272 | 10,069 | 102.0% | | |
| B | TOTAL INTERNAL FIT-OUT | 3 | 50% | | | | | | 0 | 153,707 | 34,289 | 187,996 | 337,464 | 55.7% | | |
| 15.00 | Total Sanitary Plumbing | 3 | 50% | | | | | | 0 | 21,252 | 8,855 | 30,107 | 30,107 | 100.0% | | |
| 16.00 | Total Mechanical Services | 2 | 30% | | | | | | 53,130 | 218,863 | 164,785 | 436,778 | 165,733 | 263.5% | | |
| 17.00 | Total Fire Services | 3 | 50% | | | | | | 13,434 | 5,060 | 13,434 | 31,928 | 13,434 | 237.7% | | |
| 18.00 | Total Electrical Services | 2 | 30% | | | | | | 0 | 0 | 101,064 | 101,064 | 101,064 | 100.0% | | |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 20.00 | Total Special Services | 2 | 30% | | | | | | 0 | 29,921 | 0 | 29,921 | 29,921 | 100.0% | | |
| C | TOTAL BUILDING SERVICES | 3 | 50% | | | | | | 66,564 | 275,096 | 288,138 | 629,799 | 340,260 | 185.1% | | |
| | TOTAL BUILDING | 3 | 50% | | | | | | 66,564 | 520,030 | 338,666 | 925,260 | 1,204,613 | 76.8% | | |
| | | | | | | | | | | | | | | | Overall Recommendation/Action | Targeted regular maintenance and cleaning to extend asset life. Regularly maintain and replace mechanical, fire and special services by 2023 |

NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

G - ADMINISTRATION



| ID Code | Element | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | Full Replace | | Observed Deterioration/Recommendations |
|---------|--------------------------------------|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|------------------|------------------|---------------------|----------------|----------------|--|--|
| | | Condition Grade | % Deterioration | VG | G | A | P | VP | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | % Full Replace | % Full Replace | | |
| | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | | | | | | | | |
| 1.00 | Total Sub-Structure | 3 | 50% | | | | | | 0 | 500 | 0 | 500 | 169,772 | 0.3% | | |
| 2.00 | Total Frame | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 576,210 | 0.0% | | |
| 3.00 | Total Structural Walls | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 162,436 | 0.0% | | |
| 4.00 | Total Upper Floors | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 231,505 | 0.0% | | |
| 5.00 | Total Roof | 3 | 50% | | | | | | 15,805 | 75,348 | 17,070 | 108,223 | 109,780 | 98.6% | | |
| 6.00 | Total External Walls & Finishes | 3 | 50% | | | | | | 0 | 0 | 66,192 | 66,192 | 66,192 | 100.0% | | |
| 7.00 | Total Windows & Doors | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 169,334 | 0.0% | | |
| A | TOTAL STRUCTURE | 3 | 50% | | | | | | 15,805 | 75,848 | 83,261 | 174,915 | 1,485,229 | 11.8% | | |
| 8.00 | Total Stairs Balustrades & Handrails | 3 | 50% | | | | | | 0 | 0 | 8,880 | 8,880 | 34,180 | 26.0% | | |
| 9.00 | Total Internal Walls/Partitions | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 164,647 | 0.0% | | |
| 10.00 | Total Internal Doors | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 53,130 | 0.0% | | |
| 11.00 | Total Floor Finishes | 3 | 50% | | | | | | 81,109 | 4,440 | 81,109 | 166,659 | 85,550 | 194.8% | | |
| 12.00 | Total Wall Finishes | 3 | 50% | | | | | | 3,000 | 14,117 | 184,398 | 201,516 | 198,516 | 101.5% | | |
| 13.00 | Total Ceiling Finishes | 4 | 70% | | | | | | 61,132 | 16,243 | 0 | 77,375 | 77,075 | 100.4% | | |
| 14.00 | Total Fixed Joinery Units | 3 | 50% | | | | | | 0 | 10,500 | 5,946 | 16,445 | 15,433 | 106.6% | | |
| B | TOTAL INTERNAL FIT-OUT | 3 | 50% | | | | | | 145,241 | 45,300 | 280,333 | 470,875 | 628,531 | 74.9% | | |
| 15.00 | Total Sanitary Plumbing | 4 | 70% | | | | | | 600 | 23,403 | 1,265 | 25,268 | 24,668 | 102.4% | | |
| 16.00 | Total Mechanical Services | 3 | 50% | | | | | | 114,483 | 212,836 | 114,483 | 441,801 | 115,431 | 382.7% | | |
| 17.00 | Total Fire Services | 3 | 50% | | | | | | 19,373 | 3,795 | 18,741 | 41,909 | 18,741 | 223.6% | | |
| 18.00 | Total Electrical Services | 4 | 70% | | | | | | 500 | 122,348 | 9,488 | 132,336 | 131,836 | 100.4% | | |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 20.00 | Total Special Services | 4 | 70% | | | | | | 49,330 | 33,156 | 41,541 | 124,028 | 74,697 | 166.0% | | |
| C | TOTAL BUILDING SERVICES | 4 | 70% | | | | | | 184,286 | 395,538 | 185,517 | 765,341 | 365,372 | 209.5% | | |
| | TOTAL BUILDING | 3 | 50% | | | | | | 345,333 | 516,687 | 549,112 | 1,411,131 | 2,479,132 | 56.9% | | |

TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT

| Element | Observed Deterioration/Recommendations |
|--|---|
| Proprietary Suspended Ceilings (Exposed Grid Suspension System) with Tiles | Some damaged or miss-aligned tiles but generally OK |
| Drinking Fountain | Poor appearance but OK condition |
| Air-Conditioning - Window Mounted Unit) | Manual remote control - day time use only, most in OK condition, 1 or 2 need replacing |
| Lighting (Internal) - Incandescent | Generally OK, some missing bulbs or not working |
| Metal Gutters and Roof | Rust spots appearing in gutters – treat, repair and spot prime. Rust treat and spot prime roof (due for replacement by 2023). |
| Overall Recommendation/Action | Targeted regular maintenance and cleaning to extend asset life. Treat rust and spot prime corroded gutters immediately. Replace roof by 2023. Refurbish floor, wall and ceiling finishes by 2023. Replace 1-2 AC window mounted units immediately. Regularly maintain and replace mechanical, fire and special services by 2023 |

NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

H - LEARNING RESOURCE CENTER AND MITC



| ID Code | Element | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | Full Replace | | Element | Observed Deterioration/Recommendations |
|---------|--------------------------------------|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|------------------|------------------|---------------------|--------------|----------------|--|--|--|
| | | Condition Grade | % Deterioration | VG | G | A | P | VP | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace | | | |
| | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | | | | | | | | | |
| 1.00 | Total Sub-Structure | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 243,611 | 0.0% | Insitu Reinforced Concrete Upper Floor - Canopy | Good condition but not sealed/ protected | |
| 2.00 | Total Frame | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 426,882 | 0.0% | | | |
| 3.00 | Total Structural Walls | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 171,799 | 0.0% | Profiled Metal Sheet Roof Cladding (Pre-Finished) | Minor rust damage and paint deterioration. Re-paint roof immediately | |
| 4.00 | Total Upper Floors | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 375,923 | 0.0% | | | |
| 5.00 | Total Roof | 3 | 50% | | | | | | 50,855 | 244,161 | 82,967 | 377,983 | 327,128 | 115.5% | Membrane Roof Cladding | Required to canopy to protect concrete | |
| 6.00 | Total External Walls & Finishes | 3 | 50% | | | | | | 0 | 0 | 98,721 | 98,721 | 98,721 | 100.0% | | | |
| 7.00 | Total Windows & Doors | 3 | 50% | | | | | | 0 | 0 | 7,590 | 7,590 | 121,281 | 6.3% | Metal Framed Balustrades (with Metal Infill Panels or Balusters) | Paint chipping of metal otherwise ok | |
| A | TOTAL STRUCTURE | 3 | 50% | | | | | | 50,855 | 244,161 | 189,278 | 484,294 | 1,765,345 | 27.4% | | | |
| 8.00 | Total Stairs Balustrades & Handrails | 3 | 50% | | | | | | 0 | 0 | 14,231 | 14,231 | 39,531 | 36.0% | Passenger Lifts | Wheel chair lift - working order, internal panel missing | |
| 9.00 | Total Internal Walls/Partitions | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 186,297 | 0.0% | | | |
| 10.00 | Total Internal Doors | 3 | 50% | | | | | | 0 | 0 | 71,498 | 71,498 | 71,498 | 100.0% | Overall Recommendation/Action | Targeted regular maintenance and cleaning to extend asset life. Treat rust and spot prime corroded roofing and re-paint immediately. Repair wheel chair lift (Health & safety issue). Review membrane roofing repair/installation requirements to canopies. Replace roof by 2023. Refurbish floor finishes by 2023. Regularly maintain and replace mechanical, fire and special services by 2023 | |
| 11.00 | Total Floor Finishes | 3 | 50% | | | | | | 159,248 | 7,934 | 159,248 | 326,429 | 167,181 | 195.3% | | | |
| 12.00 | Total Wall Finishes | 3 | 50% | | | | | | 0 | 227,012 | 15,370 | 242,382 | 242,382 | 100.0% | | | |
| 13.00 | Total Ceiling Finishes | 3 | 50% | | | | | | 0 | 133,164 | 9,780 | 142,944 | 142,944 | 100.0% | | | |
| 14.00 | Total Fixed Joinery Units | 3 | 50% | | | | | | 0 | 27,413 | 4,200 | 31,612 | 31,208 | 101.3% | | | |
| B | TOTAL INTERNAL FIT-OUT | 3 | 50% | | | | | | 159,248 | 395,522 | 274,326 | 829,096 | 881,040 | 94.1% | | | |
| 15.00 | Total Sanitary Plumbing | 3 | 50% | | | | | | 0 | 30,740 | 18,975 | 49,715 | 49,715 | 100.0% | | | |
| 16.00 | Total Mechanical Services | 3 | 50% | | | | | | 139,783 | 269,445 | 139,783 | 549,010 | 143,578 | 382.4% | | | |
| 17.00 | Total Fire Services | 3 | 50% | | | | | | 43,170 | 15,180 | 36,845 | 95,195 | 39,375 | 241.8% | | | |
| 18.00 | Total Electrical Services | 3 | 50% | | | | | | 0 | 334,707 | 0 | 334,707 | 334,707 | 100.0% | | | |
| 19.00 | Total Vertical Transportation | 3 | 50% | | | | | | 0 | 63,250 | 0 | 63,250 | 63,250 | 100.0% | | | |
| 20.00 | Total Special Services | 2 | 30% | | | | | | 0 | 132,254 | 0 | 132,254 | 132,254 | 100.0% | | | |
| C | TOTAL BUILDING SERVICES | 3 | 50% | | | | | | 182,953 | 845,575 | 195,603 | 1,224,131 | 762,878 | 160.5% | | | |
| | TOTAL BUILDING | 3 | 50% | | | | | | 393,055 | 1,485,258 | 659,207 | 2,537,520 | 3,409,263 | 74.4% | | | |

NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

I - AGRICULTURE



| ID Code | Element | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | Full Replace | | Element | Observed Deterioration/Recommendations |
|---------|---------------------------------|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|------------------|------------------|---------------------|--------------|----------------|---|--|--|
| | | Condition Grade | % Deterioration | VG | G | A | P | VP | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace | | | |
| | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | | | | | | | | | |
| 1.00 | Total Sub-Structure | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 97,013 | 0.0% | Element | Observed Deterioration/Recommendations | |
| 2.00 | Total Frame | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 182,513 | 0.0% | | | |
| 3.00 | Total Structural Walls | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 95,786 | 0.0% | Profiled Metal Sheet Roof Cladding (Galv) | Rusted sections need replacing. Repaint or replace remainder of roof immediately | |
| 4.00 | Total Upper Floors | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | PVC Gutters | Lengths missing, remaining gutter is damaged | |
| 5.00 | Total Roof | 5 | 90% | | | | | | 54,999 | 0 | 0 | 54,999 | 54,999 | 100.0% | PVC Downpipes | Lengths missing, remaining DP's damaged | |
| 6.00 | Total External Walls & Finishes | 4 | 70% | | | | | | 0 | 28,129 | 0 | 28,129 | 28,129 | 100.0% | Timber Doors (Solid/No Glazing) | Evidence of damage, borer etc. | |
| 7.00 | Total Windows & Doors | 4 | 70% | | | | | | 18,596 | 759 | 0 | 19,355 | 58,519 | 33.1% | Vinyl Floor Finishes | Edges lifting, surface marking and worn areas | |
| A | TOTAL STRUCTURE | 4 | 70% | | | | | | 73,594 | 28,888 | 0 | 102,482 | 516,957 | 19.8% | Overall Recommendation/Action | Targeted regular maintenance and cleaning to extend asset life. Replace severely corroded sections of roof and missing/damaged gutters immediately. Review remainder of roof treat rust and roof or replace immediately. Treat borer damage to doors immediately. Refurbish windows and doors and floor finishes by 2023. Regularly maintain and replace mechanical, fire and special services by 2023 | |
| 9.00 | Total Internal Walls/Partitions | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 10.00 | Total Internal Doors | 2 | 30% | | | | | | 0 | 0 | 1,518 | 1,518 | 4,554 | 33.3% | | | |
| 11.00 | Total Floor Finishes | 5 | 90% | | | | | | 35,658 | 0 | 17,602 | 53,260 | 35,658 | 149.4% | | | |
| 12.00 | Total Wall Finishes | 4 | 70% | | | | | | 10,753 | 0 | 0 | 10,753 | 10,753 | 100.0% | | | |
| 13.00 | Total Ceiling Finishes | 4 | 70% | | | | | | 17,002 | 30,432 | 0 | 47,434 | 47,434 | 100.0% | | | |
| 14.00 | Total Fixed Joinery Units | 2 | 30% | | | | | | 0 | 14,042 | 52,719 | 66,760 | 66,760 | 100.0% | | | |
| B | TOTAL INTERNAL FIT-OUT | 3 | 50% | | | | | | 63,412 | 44,473 | 71,839 | 179,724 | 165,159 | 108.8% | | | |
| 15.00 | Total Sanitary Plumbing | 3 | 50% | | | | | | 0 | 6,831 | 3,795 | 10,626 | 10,626 | 100.0% | | | |
| 16.00 | Total Mechanical Services | 4 | 70% | | | | | | 25,933 | 48,070 | 25,933 | 99,935 | 25,933 | 385.4% | | | |
| 17.00 | Total Fire Services | 4 | 70% | | | | | | 3,163 | 3,163 | 1,581 | 7,906 | 1,581 | 500.0% | | | |
| 18.00 | Total Electrical Services | 3 | 50% | | | | | | 0 | 9,488 | 30,014 | 39,501 | 39,501 | 100.0% | | | |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 20.00 | Total Special Services | 2 | 30% | | | | | | 0 | 3,433 | 0 | 3,433 | 3,433 | 100.0% | | | |
| C | TOTAL BUILDING SERVICES | 3 | 50% | | | | | | 29,095 | 70,984 | 61,322 | 161,401 | 81,073 | 199.1% | | | |
| | TOTAL BUILDING | 3 | 50% | | | | | | 166,102 | 144,345 | 133,161 | 443,607 | 763,190 | 58.1% | | | |

NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

J - A+ CENTER & ARE CLASSROOM



| ID Code | Element | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | |
|---------|--------------------------------------|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|------------------|------------------|---------------------|--------------|----------------|
| | | Condition Grade | % Deterioration | VG | G | A | P | VP | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | | | | | | |
| 1.00 | Total Sub-Structure | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 106,516 | 0.0% |
| 2.00 | Total Frame | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 87,311 | 0.0% |
| 3.00 | Total Structural Walls | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 4.00 | Total Upper Floors | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 5.00 | Total Roof | 3 | 50% | | | | | | 0 | 6,679 | 49,092 | 55,772 | 55,772 | 100.0% |
| 6.00 | Total External Walls & Finishes | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 63,474 | 0.0% |
| 7.00 | Total Windows & Doors | 3 | 50% | | | | | | 3,036 | 0 | 0 | 3,036 | 35,130 | 8.6% |
| A | TOTAL STRUCTURE | 3 | 50% | | | | | | 3,036 | 6,679 | 49,092 | 58,808 | 348,203 | 16.9% |
| 8.00 | Total Stairs Balustrades & Handrails | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 8,135 | 0.0% |
| 9.00 | Total Internal Walls/Partitions | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 8,382 | 0.0% |
| 10.00 | Total Internal Doors | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 4,554 | 0.0% |
| 11.00 | Total Floor Finishes | 2 | 30% | | | | | | 0 | 18,405 | 6,202 | 24,607 | 24,607 | 100.0% |
| 12.00 | Total Wall Finishes | 3 | 50% | | | | | | 0 | 49,056 | 0 | 49,056 | 49,056 | 100.0% |
| 13.00 | Total Ceiling Finishes | 4 | 70% | | | | | | 2,088 | 13,463 | 18,343 | 33,894 | 33,894 | 100.0% |
| 14.00 | Total Fixed Joinery Units | 3 | 50% | | | | | | 3,795 | 0 | 22,201 | 25,996 | 25,996 | 100.0% |
| B | TOTAL INTERNAL FIT-OUT | 3 | 50% | | | | | | 5,883 | 80,925 | 46,745 | 133,553 | 154,624 | 86.4% |
| 15.00 | Total Sanitary Plumbing | 3 | 50% | | | | | | 0 | 3,795 | 11,765 | 15,560 | 15,560 | 100.0% |
| 16.00 | Total Mechanical Services | 3 | 50% | | | | | | 46,805 | 85,008 | 46,805 | 178,618 | 49,588 | 360.2% |
| 17.00 | Total Fire Services | 2 | 30% | | | | | | 0 | 4,175 | 1,265 | 5,440 | 5,440 | 100.0% |
| 18.00 | Total Electrical Services | 3 | 50% | | | | | | 10,120 | 11,132 | 55,154 | 76,406 | 76,406 | 100.0% |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 20.00 | Total Special Services | 2 | 30% | | | | | | 0 | 11,153 | 0 | 11,153 | 11,153 | 100.0% |
| C | TOTAL BUILDING SERVICES | 3 | 50% | | | | | | 56,925 | 115,262 | 114,989 | 287,176 | 158,146 | 181.6% |
| | TOTAL BUILDING | 3 | 50% | | | | | | 65,844 | 202,866 | 210,826 | 479,536 | 660,973 | 72.6% |

| TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT | |
|---|--|
| Element | Observed Deterioration/Recommendations |
| Timber Door - Single | Evidence of impact damage, insect attack (termites/borer) |
| Fibre Cement Soffit Lining with Painted Finishes. Metal Roofing | Evidence of stains/ leaks. Re-paint roof immediately |
| Fibre Cement soffits to patio | Evidence of stains |
| Lighting (External) - Fluorescent | Evidence of water ingress |
| Built-in Joinery - Vanity Unit to toilets | Evidence of impact damage, marks, etc. |
| Overall Recommendation/Action | Targeted regular maintenance and cleaning to extend asset life. Treat and repair termite/borer damage immediately. Check and repair water damage/leaks to soffit and light fittings immediately. Re-paint roofing immediately. Refurbish ceilings and joinery fittings by 2023. Regularly maintain and replace mechanical, electrical and special services by 2023 |

NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

K – BOOKSTORE, DISPENSARY, STUDENT SERVICES



| ID Code | Element | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT | | |
|---------|--------------------------------------|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|------------------|------------------|---------------------|--------------|---|---|--|
| | | Condition Grade | % Deterioration | VG | G | A | P | VP | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace | Element | Observed Deterioration/Recommendations |
| | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | | | | | | | | |
| 1.00 | Total Sub-Structure | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 92,554 | 0.0% | Overall Recommendation/Action Targeted regular maintenance and cleaning to extend asset life. Review flaking roof paint and re-paint roof immediately. Refurbish floor finishes by 2023. Regularly maintain and replace mechanical, electrical and special services by 2023 | |
| 2.00 | Total Frame | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 80,576 | 0.0% | | |
| 3.00 | Total Structural Walls | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 49,590 | 0.0% | | |
| 4.00 | Total Upper Floors | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 5.00 | Total Roof | 3 | 50% | | | | | | 0 | 63,579 | 0 | 63,579 | 63,579 | 100.0% | | |
| 6.00 | Total External Walls & Finishes | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 22,811 | 0.0% | | |
| 7.00 | Total Windows & Doors | 3 | 50% | | | | | | 0 | 0 | 46,491 | 46,491 | 46,491 | 100.0% | | |
| A | TOTAL STRUCTURE | 3 | 50% | | | | | | 0 | 63,579 | 46,491 | 110,070 | 355,602 | 31.0% | | |
| 8.00 | Total Stairs Balustrades & Handrails | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 9.00 | Total Internal Walls/Partitions | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 64,515 | 0.0% | | |
| 10.00 | Total Internal Doors | 3 | 50% | | | | | | 0 | 0 | 15,180 | 15,180 | 16,951 | 89.6% | | |
| 11.00 | Total Floor Finishes | 4 | 70% | | | | | | 30,445 | 0 | 24,362 | 54,808 | 30,445 | 180.0% | | |
| 12.00 | Total Wall Finishes | 3 | 50% | | | | | | 0 | 71,698 | 0 | 71,698 | 71,698 | 100.0% | | |
| 13.00 | Total Ceiling Finishes | 4 | 70% | | | | | | 0 | 14,099 | 0 | 14,099 | 32,370 | 43.6% | | |
| 14.00 | Total Fixed Joinery Units | 3 | 50% | | | | | | 0 | 31,246 | 0 | 31,246 | 31,246 | 100.0% | | |
| B | TOTAL INTERNAL FIT-OUT | 4 | 70% | | | | | | 30,445 | 117,042 | 39,542 | 187,030 | 247,225 | 75.7% | | |
| 15.00 | Total Sanitary Plumbing | 3 | 50% | | | | | | 0 | 37,950 | 0 | 37,950 | 37,950 | 100.0% | | |
| 16.00 | Total Mechanical Services | 3 | 50% | | | | | | 34,977 | 53,130 | 34,977 | 123,085 | 34,977 | 351.9% | | |
| 17.00 | Total Fire Services | 3 | 50% | | | | | | 7,605 | 2,530 | 7,605 | 17,740 | 7,605 | 233.3% | | |
| 18.00 | Total Electrical Services | 3 | 50% | | | | | | 0 | 39,782 | 20,902 | 60,684 | 60,684 | 100.0% | | |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 20.00 | Total Special Services | 3 | 50% | | | | | | 13,533 | 0 | 13,533 | 27,066 | 13,533 | 200.0% | | |
| C | TOTAL BUILDING SERVICES | 3 | 50% | | | | | | 56,115 | 133,392 | 77,017 | 266,524 | 154,749 | 172.2% | | |
| | TOTAL BUILDING | 3 | 50% | | | | | | 86,560 | 314,013 | 163,050 | 563,624 | 757,576 | 74.4% | | |

NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

L – FSM – CHINA FRIENDSHIP SPORTS CENTER



| ID Code | Element | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT | | |
|---------|--------------------------------------|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|------------------|------------------|---------------------|--------------|---|---|---|
| | | Condition Grade | % Deterioration | VG | G | A | P | VP | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace | Element | Observed Deterioration/Recommendations |
| | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | | | | | | | | |
| 1.00 | Total Sub-Structure | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 598,673 | 0.0% | PVC Down Pipes and metal rain water heads | Rain water heads corroding and leaking. Downpipes in poor condition, some are missing and others damaged. Repair & replace to prevent staining of external walls |
| 2.00 | Total Frame | 4 | 70% | | | | | | 0 | 285,035 | 0 | 285,035 | 2,131,948 | 13.4% | | |
| 3.00 | Total Structural Walls | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 1,032,384 | 0.0% | | |
| 4.00 | Total Upper Floors | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 1,488,012 | 0.0% | | |
| 5.00 | Total Roof | 5 | 90% | | | | | | 518,648 | 0 | 0 | 518,648 | 518,648 | 100.0% | | |
| 6.00 | Total External Walls & Finishes | 4 | 70% | | | | | | 0 | 395,747 | 0 | 395,747 | 395,747 | 100.0% | Solid Plaster Cladding with Painted Finishes | Evidence of leaking/cracks with significant amount of mould growing on external walls. Repair leaks and clean |
| 7.00 | Total Windows & Doors | 5 | 90% | | | | | | 516,192 | 0 | 0 | 516,192 | 516,192 | 100.0% | | |
| A | TOTAL STRUCTURE | 4 | 70% | | | | | | 1,034,841 | 680,782 | 0 | 1,715,623 | 6,681,605 | 25.7% | Insitu Concrete Slab Roof Without Any Apparent Membrane Waterproofing | Roughly placed with poor quality finish, cracks in places. Install new roof membrane immediately to prevent further damage/deterioration |
| 8.00 | Total Stairs Balustrades & Handrails | 3 | 50% | | | | | | 0 | 0 | 162,806 | 162,806 | 289,306 | 56.3% | | |
| 9.00 | Total Internal Walls/Partitions | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 268,686 | 0.0% | | |
| 10.00 | Total Internal Doors | 4 | 70% | | | | | | 0 | 45,540 | 0 | 45,540 | 45,540 | 100.0% | Windows and Doors | In very poor condition. This is a major health and safety risk as window/glazing may fall out. Replace immediately |
| 11.00 | Total Floor Finishes | 4 | 70% | | | | | | 0 | 99,681 | 0 | 99,681 | 99,681 | 100.0% | | |
| 12.00 | Total Wall Finishes | 4 | 70% | | | | | | 740,091 | 0 | 0 | 740,091 | 740,091 | 100.0% | Concrete Screed Floor Finish | Worse for wear, cracks and chips |
| 13.00 | Total Ceiling Finishes | 3 | 50% | | | | | | 0 | 544,552 | 0 | 544,552 | 544,552 | 100.0% | | |
| 14.00 | Total Fixed Joinery Units | 4 | 70% | | | | | | 9,488 | 78,506 | 0 | 87,993 | 87,993 | 100.0% | Overall Recommendation/Action | Targeted regular maintenance and cleaning to extend asset life. Replace roof and windows (Health & safety issue) immediately. Repair wall leaks/cracks, gutters and downpipes immediately. Regularly maintain and replace sanitary plumbing, mechanical and fire services by 2023 |
| B | TOTAL INTERNAL FIT-OUT | 4 | 70% | | | | | | 749,579 | 768,280 | 162,806 | 1,680,664 | 2,075,850 | 81.0% | | |
| 15.00 | Total Sanitary Plumbing | 4 | 70% | | | | | | 7,590 | 99,303 | 0 | 106,893 | 106,893 | 100.0% | | |
| 16.00 | Total Mechanical Services | 4 | 70% | | | | | | 105,221 | 123,970 | 105,221 | 334,412 | 105,221 | 317.8% | TOTAL BUILDING SERVICES | |
| 17.00 | Total Fire Services | 3 | 50% | | | | | | 5,060 | 10,120 | 2,530 | 17,710 | 7,590 | 233.3% | | |
| 18.00 | Total Electrical Services | 4 | 70% | | | | | | 0 | 465,236 | 0 | 465,236 | 465,236 | 100.0% | TOTAL BUILDING | |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 20.00 | Total Special Services | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| C | TOTAL BUILDING SERVICES | 4 | 70% | | | | | | 117,871 | 698,629 | 107,751 | 924,251 | 684,940 | 134.9% | | |
| | TOTAL BUILDING | 4 | 70% | | | | | | 1,902,290 | 2,147,690 | 270,557 | 4,320,537 | 9,442,394 | 45.8% | | |

NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

M - SECURITY, WEIGHTROOM, BOOKSTORE & IT



| ID Code | Element | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | |
|---------|--------------------------------------|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|------------------|------------------|---------------------|--------------|----------------|
| | | Condition Grade | % Deterioration | VG | G | A | P | VP | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | | | | | | |
| 1.00 | Total Sub-Structure | 1 | 10% | | | | | | 0 | 0 | 0 | 0 | 112,105 | 0.0% |
| 2.00 | Total Frame | 2 | 30% | | | | | | 0 | 9,102 | 0 | 9,102 | 143,919 | 6.3% |
| 3.00 | Total Structural Walls | 3 | 50% | | | | | | 4,910 | 0 | 0 | 4,910 | 31,056 | 15.8% |
| 4.00 | Total Upper Floors | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 44,781 | 0.0% |
| 5.00 | Total Roof | 5 | 90% | | | | | | 31,570 | 81,070 | 0 | 112,640 | 95,921 | 117.4% |
| 6.00 | Total External Walls & Finishes | 3 | 50% | | | | | | 19,487 | 2,657 | 9,317 | 31,460 | 32,034 | 98.2% |
| 7.00 | Total Windows & Doors | 5 | 90% | | | | | | 28,502 | 16,192 | 569 | 45,263 | 42,694 | 106.0% |
| A | TOTAL STRUCTURE | 4 | 70% | | | | | | 84,468 | 109,020 | 9,886 | 203,375 | 502,509 | 40.5% |
| 8.00 | Total Stairs Balustrades & Handrails | 1 | 10% | | | | | | 0 | 0 | 0 | 0 | 10,120 | 0.0% |
| 9.00 | Total Internal Walls/Partitions | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 24,504 | 0.0% |
| 10.00 | Total Internal Doors | 3 | 50% | | | | | | 900 | 0 | 6,831 | 7,731 | 6,831 | 113.2% |
| 11.00 | Total Floor Finishes | 3 | 50% | | | | | | 14,330 | 7,286 | 14,330 | 35,946 | 38,417 | 93.6% |
| 12.00 | Total Wall Finishes | 3 | 50% | | | | | | 0 | 22,458 | 46,551 | 69,009 | 69,009 | 100.0% |
| 13.00 | Total Ceiling Finishes | 3 | 50% | | | | | | 19,392 | 0 | 9,108 | 28,500 | 33,965 | 83.9% |
| 14.00 | Total Fixed Joinery Units | 4 | 70% | | | | | | 9,488 | 1,898 | 0 | 11,385 | 11,385 | 100.0% |
| B | TOTAL INTERNAL FIT-OUT | 3 | 50% | | | | | | 44,110 | 31,642 | 76,820 | 152,572 | 194,231 | 78.6% |
| 15.00 | Total Sanitary Plumbing | 3 | 50% | | | | | | 0 | 0 | 253 | 253 | 253 | 100.0% |
| 16.00 | Total Mechanical Services | 4 | 70% | | | | | | 19,608 | 37,318 | 19,608 | 76,533 | 19,608 | 390.3% |
| 17.00 | Total Fire Services | 2 | 30% | | | | | | 1,265 | 1,265 | 633 | 3,163 | 633 | 500.0% |
| 18.00 | Total Electrical Services | 4 | 70% | | | | | | 0 | 81,615 | 0 | 81,615 | 81,615 | 100.0% |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 20.00 | Total Special Services | 3 | 50% | | | | | | 7,590 | 12,726 | 7,590 | 27,906 | 20,316 | 137.4% |
| C | TOTAL BUILDING SERVICES | 3 | 50% | | | | | | 28,463 | 132,923 | 28,083 | 189,469 | 122,424 | 154.8% |
| | TOTAL BUILDING | 3 | 50% | | | | | | 157,041 | 273,586 | 114,789 | 545,415 | 819,164 | 66.6% |

| TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT | |
|---|--|
| Element | Observed Deterioration/Recommendations |
| Metal Gutters | Rusted and needs replacing |
| Metal Down Pipes | 7 of 8 have corroded and need replacing |
| Profiled Metal Sheet Wall Cladding (Pre-Finished) | Flaking paint and corrosion, especially at back. Replace corroded roofing immediately and consider re-painting roof (roof due for replacement by 2023) |
| Timber Doors (Solid/No Glazing) | Leafs in poor condition. Frames need repairs in places |
| Profiled Metal Sheet Soffit Lining (Pre-Finished) | Corrosion to fixings and edges. |
| Overall Recommendation/Action | Targeted regular maintenance and cleaning to extend asset life. Some minor concrete spalling needs repair. Replace corroded roofing immediately and consider re-painting roof. Replace roof, gutters, downpipes, windows and doors by 2023. Repair wall cracks and repaint by 2023, Regularly maintain and replace mechanical, fire and special services by 2023 |

NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

N - MAINTENANCE CRE, MUSIC CLASSROOM



| ID Code | Element | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | Full Replace | | TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT |
|---------|--------------------------------------|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|------------------|------------------|---------------------|--------------|----------------|---|--|
| | | Condition Grade | % Deterioration | VG | G | A | P | VP | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace | | |
| | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | | | | | | | | |
| 1.00 | Total Sub-Structure | 1 | 10% | | | | | | 0 | 0 | 0 | 0 | 113,224 | 0.0% | Element | Observed Deterioration/Recommendations |
| 2.00 | Total Frame | 2 | 30% | | | | | | 0 | 9,201 | 0 | 9,201 | 145,488 | 6.3% | | |
| 3.00 | Total Structural Walls | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 31,309 | 0.0% | Profiled Metal Sheet Soffit Lining (Pre-Finished) | Corrosion to fixings and edges. |
| 4.00 | Total Upper Floors | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | Metal Gutters | Evidence of corrosion, some holes visible. |
| 5.00 | Total Roof | 4 | 70% | | | | | | 14,952 | 81,908 | 0 | 96,861 | 96,861 | 100.0% | Profiled Metal Sheet Wall Cladding (Pre-Finished) | Corrosion established in several places. Holes and damage also evident. Repair /replace roofing in selected areas and consider re-painting roof (roof due for eplacement by 2023) |
| 6.00 | Total External Walls & Finishes | 3 | 50% | | | | | | 11,135 | 2,657 | 0 | 13,791 | 23,184 | 59.5% | Aluminium Framed Windows | More recently installed. Some broken glass, frames faded but OK |
| 7.00 | Total Windows & Doors | 5 | 90% | | | | | | 27,243 | 63,961 | 1,943 | 93,147 | 91,204 | 102.1% | Overall Recommendation/Action | Targeted regular maintenance and cleaning to extend asset life. Localised roof, gutter and soffit repairs or rust treatment required immediately. Consider re-painting roof. Replace roof, gutters, downpipes, windows and doors by 2023. Refurbish internal door, wall and ceiling finishes by 2023, Regularly maintain and replace mechanical, fire and special services by 2023 |
| A | TOTAL STRUCTURE | 4 | 70% | | | | | | 53,330 | 157,726 | 1,943 | 212,999 | 501,269 | 42.5% | | |
| 8.00 | Total Stairs Balustrades & Handrails | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 9.00 | Total Internal Walls/Partitions | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 61,555 | 0.0% | | |
| 10.00 | Total Internal Doors | 3 | 50% | | | | | | 600 | 0 | 13,662 | 14,262 | 13,662 | 104.4% | | |
| 11.00 | Total Floor Finishes | 3 | 50% | | | | | | 21,950 | 0 | 21,950 | 43,901 | 38,867 | 113.0% | | |
| 12.00 | Total Wall Finishes | 2 | 30% | | | | | | 0 | 0 | 15,389 | 15,389 | 15,389 | 100.0% | | |
| 13.00 | Total Ceiling Finishes | 4 | 70% | | | | | | 24,158 | 21,076 | 0 | 45,234 | 45,234 | 100.0% | | |
| 14.00 | Total Fixed Joinery Units | 3 | 50% | | | | | | 0 | 4,807 | 759 | 5,566 | 4,807 | 115.8% | | |
| B | TOTAL INTERNAL FIT-OUT | 3 | 50% | | | | | | 46,708 | 25,883 | 51,760 | 124,351 | 179,513 | 69.3% | | |
| 15.00 | Total Sanitary Plumbing | 3 | 50% | | | | | | 0 | 0 | 759 | 759 | 759 | 100.0% | | |
| 16.00 | Total Mechanical Services | 4 | 70% | | | | | | 40,101 | 19,608 | 22,391 | 82,099 | 22,391 | 366.7% | | |
| 17.00 | Total Fire Services | 2 | 30% | | | | | | 1,265 | 1,265 | 1,898 | 4,428 | 1,898 | 233.3% | | |
| 18.00 | Total Electrical Services | 3 | 50% | | | | | | 0 | 69,832 | 0 | 69,832 | 69,832 | 100.0% | | |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 20.00 | Total Special Services | 3 | 50% | | | | | | 10,975 | 0 | 10,975 | 21,950 | 10,975 | 200.0% | | |
| C | TOTAL BUILDING SERVICES | 3 | 50% | | | | | | 52,341 | 90,704 | 36,022 | 179,067 | 105,854 | 169.2% | | |
| | TOTAL BUILDING | 4 | 70% | | | | | | 152,379 | 274,314 | 89,725 | 516,418 | 786,636 | 65.6% | | |

| | |
|--|----------------------------|
| NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE | SITE INFRASTRUCTURE |
|--|----------------------------|

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

| | | Condition Gauge | | | | | Asset Renewal Cost | | | | | TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT | | | | |
|----------------------------------|-------------------------------------|-----------------|----------|-----------------|---------|---------|--------------------|----------|-----------------|------------------|------------------|---|-------------------|----------------|---|--|
| ID Code | Element | Condition Grade | % Deter. | Condition Gauge | | | | | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Total | Full Replace | % Full Replace | Element | Observed Deterioration/Recommendations |
| | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | | | | | | | | |
| 1.00 | Total Roothing | 3 | 50% | | | | | | 5,793 | 342,557 | 2,897 | 351,246 | 1,001,101 | 35.1% | Concrete roads and footpaths | Some areas of damage observed. Replace damaged sections |
| 2.00 | Total Car Parks | 3 | 50% | | | | | | 0 | 134,994 | 318,517 | 453,511 | 866,193 | 52.4% | Agricultural Research, Recreational, Rest Area buildings, toilet to Maintenance building and sundry site structures (e.g. | A number of buildings/structures observed are run-down and require demolition/replacement and/or consideration on Campus master-plan |
| 3.00 | Total Foot Paths & Collection Areas | 3 | 50% | | | | | | 581 | 10,054 | 22,704 | 33,339 | 333,571 | 10.0% | Drainage | Septic tank and leaching field needs expanding within 5 years (preferably earlier). Monitor and clean swales, sumps and septic tanks. Underground pipework not assessed. |
| 4.00 | Total Fences & Gates | 3 | 50% | | | | | | 1,518 | 0 | 0 | 1,518 | 65,587 | 2.3% | Main electrical and sub-main Campus switchboards | Corrosion to roof and meter cabinets. Repair and weather proof |
| 5.00 | Total Structures | 3 | 50% | | | | | | 475,762 | 0 | 518,618 | 994,380 | 9,649,455 | 10.3% | Fire hydrants | Uncertain if these are functioning – service and test regularly, consider replacement |
| 6.00 | Total Retaining Walls | 3 | 50% | | | | | | 0 | 0 | 13,460 | 13,460 | 230,786 | 5.8% | Overall Recommendation/Action | Targeted regular maintenance and cleaning to extend asset life. Repair damaged areas of concrete roading and footpaths. Building and structures that are run-down need to be considered for replacement in Campus master-plan. Repair corrosion to electrical cabinets and weather-proof enclosures. Service fire hydrants |
| 7.00 | Site Drainage | 3 | 50% | | | | | | 189,750 | 0 | 262,772 | 452,522 | 2,000,347 | 22.6% | | |
| 8.00 | Total Electrical Infrastructure | 3 | 50% | | | | | | 74,003 | 126,500 | 1,437,040 | 1,637,543 | 1,637,543 | 100.0% | | |
| 9.00 | Total Water Services | 3 | 50% | | | | | | 0 | 0 | 8,223 | 8,223 | 114,483 | 7.2% | | |
| 10.00 | Total Site Furniture | 3 | 50% | | | | | | 12,018 | 3,416 | 116,127 | 131,560 | 164,134 | 80.2% | | |
| TOTAL SITE INFRASTRUCTURE | | | | | | | | | 759,424 | 617,520 | 2,700,357 | 4,077,302 | 16,063,199 | 25.4% | | |

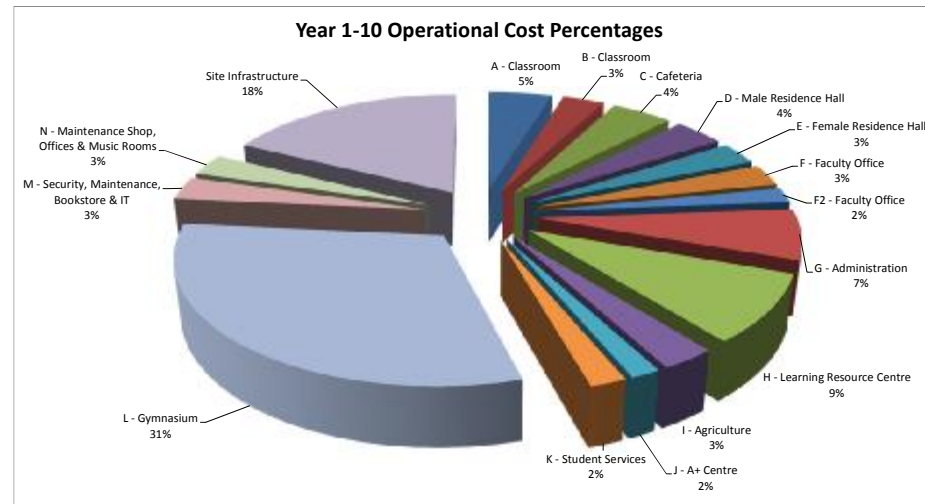
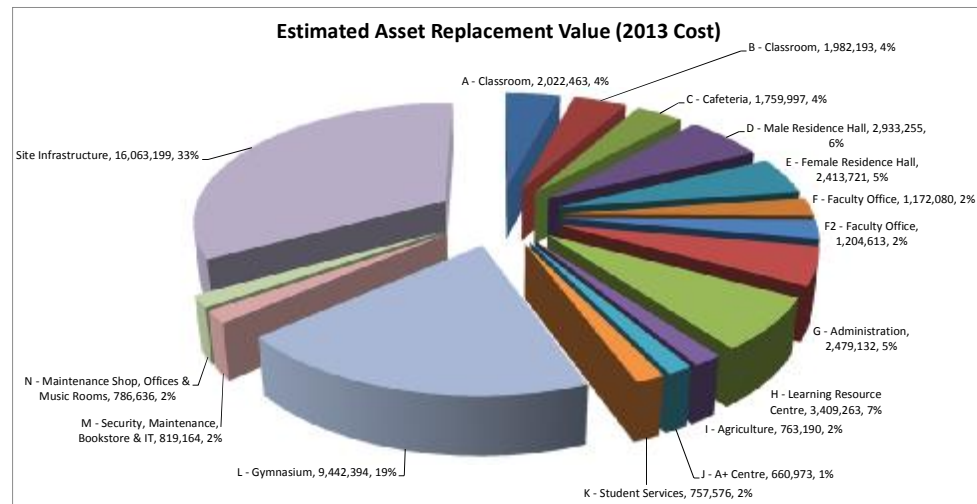
Appendix C

Indicative Asset Renewal and Maintenance Cost Plan





| Ref | Asset Description | Condition Grade | Key Metric Data | | | | | Year 1 - 10 Asset Renewal Cost vs Full Replacement Cost | | Year 11 - 20 Asset Renewal Cost vs Full Replacement Cost | | Year 21 - 30 Asset Renewal Cost vs Full Replacement Cost | | Operational Cost (Cost of Renewal and Maintenance) | | | | | | | | | |
|---|---|-----------------|-----------------|-----------|----------|------------------|-----------------|---|---|--|--|--|--|--|---|----------------------------|-------------------------------|-----------------------------|-----------------------------------|--|---|---|--|
| | | | Rank 1 - 5 | GFA (ft2) | GFA (m2) | Build Rate (ft2) | Build Rate (m2) | Cost (\$ USD) | Year 1 - 10 Asset Renewal Cost (\$ USD) | % of Full Replacement Cost | Year 11 - 20 Asset Renewal Cost (\$ USD) | % of Full Replacement Cost | Year 21 - 30 Asset Renewal Cost (\$ USD) | % of Full Replacement Cost | Total 30 Year Asset Renewal Cost (\$ USD) | % of Full Replacement Cost | Annualised Asset Renewal Cost | Annualised Maintenance Cost | Annualised Total Operational Cost | Total Year 1-10 Operational Cost (\$USD) | Total Year 11-20 Operational Cost (\$USD) | Total Year 21-30 Operational Cost (\$USD) | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| 1.00 | A - Classroom | 3 | 7,070 | 657 | 286 | 3,079 | 2,022,463 | 242,141 | 12% | 694,659 | 34% | 314,803 | 16% | 1,251,602 | 62% | 41,720 | 9,603 | 51,323 | 338,170 | 790,688 | 410,833 | | |
| 2.00 | B - Classroom | 3 | 7,430 | 690 | 267 | 2,872 | 1,982,193 | 143,920 | 7% | 486,806 | 25% | 238,681 | 12% | 869,407 | 44% | 28,980 | 7,787 | 36,768 | 221,795 | 564,681 | 316,556 | | |
| 3.00 | C - Cafeteria | 3 | 6,517 | 605 | 270 | 2,907 | 1,759,997 | 223,780 | 13% | 387,547 | 22% | 357,018 | 20% | 968,345 | 55% | 32,278 | 9,870 | 42,148 | 322,478 | 486,245 | 455,716 | | |
| 4.00 | D - Male Residence Hall | 3 | 10,240 | 951 | 286 | 3,083 | 2,933,255 | 138,784 | 5% | 321,799 | 11% | 423,665 | 14% | 884,247 | 30% | 29,475 | 12,825 | 42,300 | 267,033 | 450,049 | 551,914 | | |
| 5.00 | E - Female Residence Hall | 3 | 8,192 | 761 | 295 | 3,172 | 2,413,721 | 113,963 | 5% | 304,218 | 13% | 353,203 | 15% | 771,384 | 32% | 25,713 | 9,875 | 35,588 | 212,716 | 402,972 | 451,957 | | |
| 6.00 | F - Faculty Office | 3 | 4,055 | 377 | 289 | 3,112 | 1,172,080 | 150,386 | 13% | 238,043 | 20% | 316,820 | 27% | 705,249 | 60% | 23,508 | 5,642 | 29,150 | 206,803 | 294,459 | 373,237 | | |
| 7.00 | F2 - Faculty Office | 3 | 4,750 | 441 | 254 | 2,730 | 1,204,613 | 66,564 | 6% | 520,030 | 43% | 338,666 | 28% | 925,260 | 77% | 30,842 | 7,585 | 38,427 | 142,413 | 595,879 | 414,515 | | |
| 8.00 | G - Administration | 3 | 8,837 | 821 | 281 | 3,020 | 2,479,132 | 345,333 | 14% | 516,687 | 21% | 549,112 | 22% | 1,411,131 | 57% | 47,038 | 12,577 | 59,615 | 471,107 | 642,461 | 674,886 | | |
| 9.00 | H - Learning Resource Centre | 3 | 17,313 | 1,608 | 197 | 2,120 | 3,409,263 | 393,055 | 12% | 1,485,258 | 44% | 659,207 | 19% | 2,537,520 | 74% | 84,584 | 24,185 | 108,769 | 634,907 | 1,727,111 | 901,060 | | |
| 10.00 | I - Agriculture | 3 | 2,726 | 253 | 280 | 3,014 | 763,190 | 166,102 | 22% | 144,345 | 19% | 133,161 | 17% | 443,607 | 58% | 14,787 | 4,085 | 18,872 | 206,953 | 185,196 | 174,012 | | |
| 11.00 | J - A+ Centre | 3 | 2,372 | 220 | 279 | 2,999 | 660,973 | 65,844 | 10% | 202,866 | 31% | 210,826 | 32% | 479,536 | 73% | 15,985 | 4,646 | 20,630 | 112,301 | 249,323 | 257,283 | | |
| 12.00 | K - Student Services | 3 | 2,879 | 267 | 263 | 2,833 | 757,576 | 86,560 | 11% | 314,013 | 41% | 163,050 | 22% | 563,624 | 74% | 18,787 | 5,053 | 23,841 | 137,092 | 364,545 | 213,581 | | |
| 13.00 | L - Gymnasium | 4 | 30,935 | 2,874 | 305 | 3,286 | 9,442,394 | 1,902,290 | 20% | 2,147,690 | 23% | 270,557 | 3% | 4,320,537 | 46% | 144,018 | 31,655 | 175,673 | 2,218,838 | 2,464,238 | 587,104 | | |
| 14.00 | M - Security, Maintenance, Bookstore & IT | 3 | 6,423 | 597 | 128 | 1,373 | 819,164 | 157,041 | 19% | 273,586 | 33% | 114,789 | 14% | 545,415 | 67% | 18,180 | 6,114 | 24,294 | 218,177 | 334,722 | 175,925 | | |
| 15.00 | N - Maintenance Shop, Offices & Music Rooms | 4 | 4,952 | 460 | 159 | 1,710 | 786,636 | 152,379 | 19% | 274,314 | 35% | 89,725 | 11% | 516,418 | 66% | 17,214 | 5,386 | 22,600 | 206,238 | 328,173 | 143,585 | | |
| 16.00 | Site Infrastructure | | | | | | 16,063,199 | 759,424 | 5% | 617,520 | 4% | 2,700,367 | 17% | 4,077,302 | 25% | 135,910 | 50,539 | 186,449 | 1,264,817 | 1,122,912 | 3,205,760 | | |
| TOTALS EXCLUDING ESCALATION | | | | | | | | | | | | | | | | | | | | | | | |
| Escalation Allowance | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS INCLUDING ESCALATION (3.4% per annum assumed) | | | | | | | | | | | | | | | | | | | | | | | |



Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE
 ASSET RENEWAL DETAILED EXPENDITURE
 Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



Audit Date: October 2013
 Revision: Final

| Ref | Asset Description | Cost Split Summary | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | Total (\$ USD) |
|-------|------------------------------|---------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|
| | | | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | 2023 (\$ USD) | 2024 (\$ USD) | 2025 (\$ USD) | 2026 (\$ USD) | 2027 (\$ USD) | 2028 (\$ USD) | 2029 (\$ USD) | 2030 (\$ USD) | 2031 (\$ USD) | 2032 (\$ USD) | 2033 (\$ USD) | 2034 (\$ USD) | 2035 (\$ USD) | 2036 (\$ USD) | 2037 (\$ USD) | 2038 (\$ USD) | 2039 (\$ USD) | 2040 (\$ USD) | 2041 (\$ USD) | 2042 (\$ USD) | |
| 1.00 | A - Classroom | Annual Asset Renewal Cost | 0 | 0 | 78,530 | 25,300 | 1,898 | 22,264 | 0 | 8,793 | 3,163 | 102,194 | 22,138 | 0 | 0 | 3,163 | 501,142 | 0 | 0 | 22,138 | 3,163 | 142,917 | 759 | 0 | 8,793 | 3,163 | 176,239 | 22,264 | 0 | 1,392 | 0 | 102,194 | 1,251,602 |
| | | Year 1 - 10 Asset Renewal Cost | 242,141 | | | | | | | | | | - | | | | | | | | | | - | | | | | | | - | | | |
| | | Year 11 - 20 Asset Renewal Cost | - | | | | | | | | | | 694,659 | | | | | | | | | | - | | | | | | | - | | | |
| | | Year 21 - 30 Asset Renewal Cost | - | | | | | | | | | | - | | | | | | | | | | 314,803 | | | | | | | - | | | |
| 2.00 | B - Classroom | Annual Asset Renewal Cost | 0 | 0 | 3,757 | 17,710 | 5,693 | 22,264 | 0 | 10,208 | 0 | 84,288 | 17,710 | 0 | 0 | 0 | 349,780 | 0 | 0 | 17,710 | 0 | 101,606 | 23,504 | 0 | 10,208 | 0 | 97,026 | 22,264 | 0 | 1,392 | 0 | 84,288 | 869,407 |
| | | Year 1 - 10 Asset Renewal Cost | 143,920 | | | | | | | | | | - | | | | | | | | | | - | | | | | | | - | | | |
| | | Year 11 - 20 Asset Renewal Cost | - | | | | | | | | | | 486,806 | | | | | | | | | | - | | | | | | | - | | | |
| | | Year 21 - 30 Asset Renewal Cost | - | | | | | | | | | | - | | | | | | | | | | 238,681 | | | | | | | - | | | |
| 3.00 | C - Cafeteria | Annual Asset Renewal Cost | 1,316 | 0 | 5,693 | 0 | 6,449 | 0 | 0 | 6,590 | 128,982 | 74,752 | 0 | 0 | 5,693 | 0 | 269,422 | 0 | 0 | 0 | 0 | 112,432 | 134,195 | 0 | 12,282 | 0 | 136,738 | 0 | 0 | 0 | 0 | 73,803 | 968,345 |
| | | Year 1 - 10 Asset Renewal Cost | 223,780 | | | | | | | | | | - | | | | | | | | | | - | | | | | | | - | | | |
| | | Year 11 - 20 Asset Renewal Cost | - | | | | | | | | | | 387,547 | | | | | | | | | | - | | | | | | | - | | | |
| | | Year 21 - 30 Asset Renewal Cost | - | | | | | | | | | | - | | | | | | | | | | 357,018 | | | | | | | - | | | |
| 4.00 | D - Male Residence Hall | Annual Asset Renewal Cost | 0 | 0 | 0 | 1,898 | 1,898 | 85,744 | 0 | 0 | 25,590 | 23,656 | 0 | 0 | 0 | 104,160 | 131,530 | 0 | 0 | 0 | 1,898 | 84,211 | 258,605 | 0 | 0 | 1,898 | 1,898 | 85,744 | 0 | 51,865 | 0 | 23,656 | 884,247 |
| | | Year 1 - 10 Asset Renewal Cost | 138,784 | | | | | | | | | | - | | | | | | | | | | - | | | | | | | - | | | |
| | | Year 11 - 20 Asset Renewal Cost | - | | | | | | | | | | 321,799 | | | | | | | | | | - | | | | | | | - | | | |
| | | Year 21 - 30 Asset Renewal Cost | - | | | | | | | | | | - | | | | | | | | | | 423,665 | | | | | | | - | | | |
| 5.00 | E - Female Residence Hall | Annual Asset Renewal Cost | 0 | 0 | 1,898 | 1,898 | 0 | 84,578 | 0 | 0 | 25,590 | 0 | 0 | 0 | 1,898 | 107,791 | 125,246 | 0 | 0 | 0 | 1,898 | 67,387 | 219,290 | 0 | 1,898 | 1,898 | 0 | 84,578 | 0 | 45,540 | 0 | 0 | 771,384 |
| | | Year 1 - 10 Asset Renewal Cost | 113,963 | | | | | | | | | | - | | | | | | | | | | - | | | | | | | - | | | |
| | | Year 11 - 20 Asset Renewal Cost | - | | | | | | | | | | 304,218 | | | | | | | | | | - | | | | | | | - | | | |
| | | Year 21 - 30 Asset Renewal Cost | - | | | | | | | | | | - | | | | | | | | | | 353,203 | | | | | | | - | | | |
| 6.00 | F - Faculty Office | Annual Asset Renewal Cost | 0 | 0 | 58,398 | 0 | 1,898 | 0 | 0 | 0 | 0 | 90,090 | 0 | 0 | 0 | 33,634 | 110,799 | 0 | 53,130 | 0 | 0 | 40,480 | 160,493 | 0 | 0 | 53,130 | 20,106 | 0 | 2,657 | 45,373 | 0 | 35,063 | 705,249 |
| | | Year 1 - 10 Asset Renewal Cost | 150,386 | | | | | | | | | | - | | | | | | | | | | - | | | | | | | - | | | |
| | | Year 11 - 20 Asset Renewal Cost | - | | | | | | | | | | 238,043 | | | | | | | | | | - | | | | | | | - | | | |
| | | Year 21 - 30 Asset Renewal Cost | - | | | | | | | | | | - | | | | | | | | | | 316,820 | | | | | | | - | | | |
| 7.00 | F2 - Faculty Office | Annual Asset Renewal Cost | 0 | 0 | 0 | 2,530 | 53,130 | 0 | 0 | 0 | 2,530 | 8,374 | 202 | 53,130 | 0 | 186,365 | 224,673 | 0 | 0 | 0 | 55,660 | 0 | 34,892 | 0 | 0 | 2,530 | 24,288 | 53,332 | 0 | 103,594 | 111,655 | 8,374 | 925,260 |
| | | Year 1 - 10 Asset Renewal Cost | 66,564 | | | | | | | | | | - | | | | | | | | | | - | | | | | | | - | | | |
| | | Year 11 - 20 Asset Renewal Cost | - | | | | | | | | | | 520,030 | | | | | | | | | | - | | | | | | | - | | | |
| | | Year 21 - 30 Asset Renewal Cost | - | | | | | | | | | | - | | | | | | | | | | 338,666 | | | | | | | - | | | |
| 8.00 | G - Administration | Annual Asset Renewal Cost | 500 | 300 | 17,078 | 97,405 | 29,092 | 0 | 0 | 0 | 60,832 | 140,126 | 98,417 | 3,163 | 17,078 | 34,105 | 145,437 | 0 | 0 | 97,405 | 0 | 121,083 | 196,229 | 0 | 17,078 | 0 | 185,812 | 1,012 | 0 | 10,753 | 0 | 138,229 | 1,411,131 |
| | | Year 1 - 10 Asset Renewal Cost | 345,333 | | | | | | | | | | - | | | | | | | | | | - | | | | | | | - | | | |
| | | Year 11 - 20 Asset Renewal Cost | - | | | | | | | | | | 516,687 | | | | | | | | | | - | | | | | | | - | | | |
| | | Year 21 - 30 Asset Renewal Cost | - | | | | | | | | | | - | | | | | | | | | | 549,112 | | | | | | | - | | | |
| 9.00 | H - Learning Resource Centre | Annual Asset Renewal Cost | 0 | 0 | 0 | 139,150 | 0 | 0 | 0 | 0 | 6,325 | 247,580 | 132,825 | 0 | 0 | 142,779 | 670,018 | 0 | 0 | 132,825 | 6,325 | 400,487 | 52,606 | 0 | 0 | 6,325 | 350,015 | 0 | 2,277 | 0 | 405 | 247,580 | 2,537,520 |
| | | Year 1 - 10 Asset Renewal Cost | 393,055 | | | | | | | | | | - | | | | | | | | | | - | | | | | | | - | | | |
| | | Year 11 - 20 Asset Renewal Cost | - | | | | | | | | | | 1,485,258 | | | | | | | | | | - | | | | | | | - | | | |
| | | Year 21 - 30 Asset Renewal Cost | - | | | | | | | | | | - | | | | | | | | | | 659,207 | | | | | | | - | | | |
| 10.00 | I - Agriculture | Annual Asset Renewal Cost | 3,795 | 18,361 | 72,000 | 0 | 41,555 | 0 | 0 | 0 | 28,809 | 1,581 | 3,795 | 22,138 | 0 | 3,433 | 81,014 | 0 | 759 | 0 | 22,138 | 11,069 | 45,540 | 17,602 | 0 | 0 | 3,099 | 22,138 | 14,769 | 30,014 | 0 | 0 | 443,607 |
| | | Year 1 - 10 Asset Renewal Cost | 166,102 | | | | | | | | | | - | | | | | | | | | | - | | | | | | | - | | | |
| | | Year 11 - 20 Asset Renewal Cost | - | | | | | | | | | | 144,345 | | | | | | | | | | - | | | | | | | - | | | |
| | | Year 21 - 30 Asset Renewal Cost | - | | | | | | | | | | - | | | | | | | | | | 133,161 | | | | | | | - | | | |

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE
 ASSET RENEWAL DETAILED EXPENDITURE
 Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



Audit Date: October 2013

Revision: Final

| Ref | Asset Description | Cost Split Summary | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | Total (\$ USD) | | | | | | |
|--|---|---------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|---|---|---|---|---|---|
| | | | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | 2023 (\$ USD) | 2024 (\$ USD) | 2025 (\$ USD) | 2026 (\$ USD) | 2027 (\$ USD) | 2028 (\$ USD) | 2029 (\$ USD) | 2030 (\$ USD) | 2031 (\$ USD) | 2032 (\$ USD) | 2033 (\$ USD) | 2034 (\$ USD) | 2035 (\$ USD) | 2036 (\$ USD) | 2037 (\$ USD) | 2038 (\$ USD) | 2039 (\$ USD) | 2040 (\$ USD) | 2041 (\$ USD) | 2042 (\$ USD) | | | | | | | |
| 11.00 | J - A+ Centre | Annual Asset Renewal Cost | 0 | 0 | 2,088 | 45,540 | 14,421 | 0 | 0 | 0 | 3,795 | 0 | 35,420 | 0 | 0 | 72,356 | 48,538 | 0 | 0 | 35,420 | 0 | 11,132 | 107,602 | 0 | 0 | 0 | 46,805 | 0 | 0 | 56,419 | 0 | 0 | 479,536 | | | | | | |
| | | Year 1 - 10 Asset Renewal Cost | 65,844 | | | | | | | | | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | | | | | | |
| | | Year 11 - 20 Asset Renewal Cost | - | - | - | - | - | - | - | - | - | - | - | 202,866 | | | | | | | | | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | | Year 21 - 30 Asset Renewal Cost | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 210,826 | | | | | | | | | | - | - | - | - | - |
| 12.00 | K - Student Services | Annual Asset Renewal Cost | 0 | 0 | 0 | 27,830 | 0 | 24,362 | 0 | 0 | 7,348 | 27,020 | 26,565 | 0 | 0 | 1,265 | 218,572 | 0 | 0 | 26,565 | 1,265 | 39,782 | 0 | 0 | 0 | 1,265 | 88,236 | 24,362 | 0 | 22,167 | 0 | 27,020 | 563,624 | | | | | | |
| | | Year 1 - 10 Asset Renewal Cost | 86,560 | | | | | | | | | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | | | | | |
| | | Year 11 - 20 Asset Renewal Cost | - | - | - | - | - | - | - | - | - | - | - | 314,013 | | | | | | | | | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | | Year 21 - 30 Asset Renewal Cost | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 163,050 | | | | | | | | | | - | - | - | - | - |
| 13.00 | L - Gymnasium | Annual Asset Renewal Cost | 0 | 43,236 | 132,849 | 61,985 | 518,722 | 0 | 0 | 0 | 1,142,968 | 2,530 | 61,985 | 36,355 | 0 | 0 | 1,550,894 | 0 | 0 | 61,985 | 0 | 436,471 | 0 | 43,236 | 0 | 0 | 227,321 | 0 | 0 | 0 | 0 | 0 | 4,320,537 | | | | | | |
| | | Year 1 - 10 Asset Renewal Cost | 1,902,290 | | | | | | | | | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | | | | | | | |
| | | Year 11 - 20 Asset Renewal Cost | - | - | - | - | - | - | - | - | - | - | - | 2,147,690 | | | | | | | | | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | | Year 21 - 30 Asset Renewal Cost | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 270,557 | | | | | | | | | | - | - | - | - | - |
| 14.00 | M - Security, Maintenance, Bookstore & IT | Annual Asset Renewal Cost | 1,898 | 569 | 52,331 | 17,710 | 47,583 | 14,330 | 0 | 0 | 9,488 | 13,133 | 19,608 | 4,428 | 0 | 20,012 | 124,907 | 0 | 0 | 17,710 | 0 | 86,921 | 1,898 | 569 | 0 | 0 | 86,970 | 14,330 | 3,432 | 0 | 0 | 7,590 | 545,415 | | | | | | |
| | | Year 1 - 10 Asset Renewal Cost | 157,041 | | | | | | | | | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | | | | | |
| | | Year 11 - 20 Asset Renewal Cost | - | - | - | - | - | - | - | - | - | - | - | 273,586 | | | | | | | | | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | | Year 21 - 30 Asset Renewal Cost | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 114,789 | | | | | | | | | | - | - | - | - | - |
| 15.00 | N - Maintenance Shop, Offices & Music Rooms | Annual Asset Renewal Cost | 4,428 | 2,530 | 32,827 | 0 | 33,044 | 4,726 | 0 | 0 | 23,557 | 51,268 | 759 | 0 | 0 | 0 | 176,180 | 0 | 17,710 | 0 | 0 | 79,665 | 15,389 | 0 | 0 | 17,710 | 16,951 | 5,485 | 0 | 1,265 | 0 | 32,925 | 516,418 | | | | | | |
| | | Year 1 - 10 Asset Renewal Cost | 152,379 | | | | | | | | | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | | | | | |
| | | Year 11 - 20 Asset Renewal Cost | - | - | - | - | - | - | - | - | - | - | - | 274,314 | | | | | | | | | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | | Year 21 - 30 Asset Renewal Cost | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 89,725 | | | | | | | | | | - | - | - | - | - |
| 16.00 | Site Infrastructure | Annual Asset Renewal Cost | 0 | 0 | 12,258 | 291 | 191,268 | 0 | 0 | 2,897 | 76,950 | 475,762 | 0 | 0 | 474,654 | 9,764 | 129,916 | 0 | 0 | 2,897 | 291 | 0 | 1,561,666 | 0 | 5,933 | 291 | 284,454 | 0 | 77,165 | 0 | 770,849 | 4,077,302 | | | | | | | |
| | | Year 1 - 10 Asset Renewal Cost | 759,424 | | | | | | | | | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | | | | | | | |
| | | Year 11 - 20 Asset Renewal Cost | - | - | - | - | - | - | - | - | - | - | - | 617,520 | | | | | | | | | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | | Year 21 - 30 Asset Renewal Cost | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 2,700,357 | | | | | | | | | | - | - | - | - | - |
| Total Campus Annual Asset Renewal Cost (Excluding Escalation) | | | 11,936 | 64,996 | 469,704 | 439,246 | 946,649 | 258,268 | 0 | 28,488 | 1,545,926 | 1,342,353 | 419,423 | 119,213 | 499,322 | 718,825 | 4,858,067 | 0 | 71,599 | 414,654 | 92,636 | 1,735,642 | 2,812,666 | 61,407 | 56,191 | 88,208 | 1,745,956 | 335,509 | 100,300 | 369,772 | 112,060 | 1,551,570 | 21,270,583 | | | | | | |
| Year 1 - 10 Asset Renewal Cost (Excluding Escalation) | | | 5,107,564 | | | | | | | | | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | | | | | | | |
| Year 11 - 20 Asset Renewal Cost (Excluding Escalation) | | | - | - | - | - | - | - | - | - | - | - | 8,929,380 | | | | | | | | | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| Year 21 - 30 Asset Renewal Cost (Excluding Escalation) | | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 7,233,639 | | | | | | | | | | - | - | - | - | - | - |
| Total Campus Annual Asset Renewal Cost (Including Escalation) | | | 12,342 | 69,491 | 519,261 | 502,099 | 1,118,901 | 315,641 | 0 | 37,224 | 2,088,687 | 1,875,306 | 605,869 | 178,061 | 771,165 | 1,147,918 | 8,021,795 | 0 | 126,403 | 756,930 | 174,851 | 3,387,434 | 5,676,094 | 128,136 | 121,238 | 196,789 | 4,027,605 | 800,272 | 247,374 | 942,995 | 295,491 | 4,230,460 | 38,375,831 | | | | | | |
| Year 1 - 10 Asset Renewal Cost (Including Escalation) | | | 6,538,952 | | | | | | | | | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | | | | | | |
| Year 11 - 20 Asset Renewal Cost (Including Escalation) | | | - | - | - | - | - | - | - | - | - | - | 15,170,425 | | | | | | | | | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| Year 21 - 30 Asset Renewal Cost (Including Escalation) | | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 16,666,453 | | | | | | | | | | - | - | - | - | - | - |

Project: **COLLEGE OF MICRONESIA - FSM**
 Campus: **NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE**
SUMMARY OF SITE INFRASTRUCTURE RENEWAL COSTS
 Document: **CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN**

Audit Date: October 2013

Revision: Final



| Ref | Building | Cost Period | Roading | Car Parks | Foot Paths & Circulation Areas | Fences & Gates | Structures | Retaining Walls | Site Drainage | Electrical Infrastructure | Water Services | Site Furniture | Total |
|------|---------------------|--|----------------|----------------|--------------------------------|----------------|----------------|-----------------|----------------|---------------------------|----------------|----------------|------------------|
| 1.00 | Site Infrastructure | Year 1 - 10 Asset Renewal Cost (\$ USD) | 5,793 | 0 | 581 | 1,518 | 475,762 | 0 | 189,750 | 74,003 | 0 | 12,018 | 759,424 |
| | | Year 11 - 20 Asset Renewal Cost (\$ USD) | 342,557 | 134,994 | 10,054 | 0 | 0 | 0 | 0 | 126,500 | 0 | 3,416 | 617,520 |
| | | Year 21 - 30 Asset Renewal Cost (\$ USD) | 2,897 | 318,517 | 22,704 | 0 | 518,618 | 13,460 | 262,772 | 1,437,040 | 8,223 | 116,127 | 2,700,357 |
| | | Total (\$ USD) | 351,246 | 453,511 | 33,339 | 1,518 | 994,380 | 13,460 | 452,522 | 1,637,543 | 8,223 | 131,560 | 4,077,302 |

Project: **COLLEGE OF MICRONESIA - FSM**
 Campus: **NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE**
SUMMARY OF BUILDING & ELEMENT CONDITION GRADES
 Document: **CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN**

Audit Date: October 2013
 Revision: Final



| Ref | Building | Sub-Structure | Frame | Structural Walls | Upper Floors | Roof | External Walls & Finishes | Windows & Doors | Structure | Stairs Balus. & Handrails | Internal Walls & Partitions | Internal Doors | Floor Finishes | Wall Finishes | Ceiling Finishes | Fixed Joinery Units | Internal Fit-Out | Sanitary Plumbing | Mech. Services | Fire Services | Electrical Services | Vertical Transport | Special Services | Building Services | Building |
|-------|---|---------------|-------|------------------|--------------|------|---------------------------|-----------------|-----------|---------------------------|-----------------------------|----------------|----------------|---------------|------------------|---------------------|------------------|-------------------|----------------|---------------|---------------------|--------------------|------------------|-------------------|----------|
| 1.00 | A - Classroom | 3 | 2 | 2 | 2 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 4 | 3 | 3 | 3 | 4 | 3 | 4 | 3 | 3 | 0 | 3 | 3 | 3 |
| 2.00 | B - Classroom | 3 | 2 | 3 | 3 | 3 | 2 | 3 | 3 | 3 | 3 | 3 | 4 | 3 | 3 | 3 | 4 | 3 | 4 | 3 | 3 | 0 | 3 | 3 | 3 |
| 3.00 | C - Cafeteria | 2 | 2 | 2 | 0 | 3 | 2 | 3 | 3 | 0 | 2 | 3 | 4 | 2 | 3 | 3 | 3 | 3 | 4 | 3 | 4 | 0 | 3 | 4 | 3 |
| 4.00 | D - Male Residence Hall | 2 | 2 | 2 | 2 | 3 | 2 | 2 | 3 | 2 | 2 | 2 | 4 | 3 | 4 | 2 | 3 | 3 | 3 | 2 | 3 | 0 | 2 | 3 | 3 |
| 5.00 | E - Female Residence Hall | 2 | 2 | 2 | 2 | 3 | 2 | 2 | 3 | 3 | 2 | 2 | 4 | 3 | 4 | 2 | 3 | 3 | 4 | 2 | 3 | 0 | 2 | 3 | 3 |
| 6.00 | F - Faculty Office | 3 | 3 | 2 | 0 | 3 | 2 | 2 | 3 | 0 | 0 | 3 | 2 | 2 | 3 | 2 | 3 | 2 | 4 | 2 | 3 | 0 | 3 | 3 | 3 |
| 7.00 | F2 - Faculty Office | 3 | 2 | 0 | 0 | 3 | 2 | 3 | 3 | 0 | 2 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 3 | 2 | 0 | 2 | 3 | 3 |
| 8.00 | G - Administration | 3 | 2 | 3 | 2 | 3 | 3 | 2 | 3 | 3 | 2 | 2 | 3 | 3 | 4 | 3 | 3 | 4 | 3 | 3 | 4 | 0 | 4 | 4 | 3 |
| 9.00 | H - Learning Resource Centre | 2 | 2 | 2 | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 3 | 3 |
| 10.00 | I - Agriculture | 2 | 2 | 2 | 0 | 5 | 4 | 4 | 4 | 0 | 0 | 2 | 5 | 4 | 4 | 2 | 3 | 3 | 4 | 4 | 3 | 0 | 2 | 3 | 3 |
| 11.00 | J - A+ Centre | 2 | 2 | 0 | 0 | 3 | 2 | 3 | 3 | 2 | 2 | 2 | 2 | 3 | 4 | 3 | 3 | 3 | 3 | 2 | 3 | 0 | 2 | 3 | 3 |
| 12.00 | K - Student Services | 2 | 3 | 3 | 0 | 3 | 2 | 3 | 3 | 0 | 2 | 3 | 4 | 3 | 4 | 3 | 4 | 3 | 3 | 3 | 3 | 0 | 3 | 3 | 3 |
| 13.00 | L - Gymnasium | 3 | 4 | 3 | 3 | 5 | 4 | 5 | 4 | 3 | 3 | 4 | 4 | 4 | 3 | 4 | 4 | 4 | 4 | 3 | 4 | 0 | 0 | 4 | 4 |
| 14.00 | M - Security, Maintenance, Bookstore & IT | 1 | 2 | 3 | 2 | 5 | 3 | 5 | 4 | 1 | 2 | 3 | 3 | 3 | 3 | 4 | 3 | 3 | 4 | 2 | 4 | 0 | 3 | 3 | 3 |
| 15.00 | N - Maintenance Shop, Offices & Music Rooms | 1 | 2 | 2 | 0 | 4 | 3 | 5 | 4 | 0 | 2 | 3 | 3 | 2 | 4 | 3 | 3 | 3 | 4 | 2 | 3 | 0 | 3 | 3 | 4 |

| | |
|--------------------------------------|---|
| Condition Grade 0 = N/A | Not present or not applicable |
| Condition Grade 1 = Very Good | The building/element is new and is functioning as required. |
| Condition Grade 2 = Good | The building/element is functioning as required. |
| Condition Grade 3 = Average | The building element is approaching the end of its serviceable life but is still functioning as required. Maintenance is required to extend serviceable life. |
| Condition Grade 4 = Poor | The building element is showing signs of failure and deterioration. Extensive maintenance is required or the item should be considered for replacement. |
| Condition Grade 5 = Very Poor | The building element has failed and has deteriorated significantly beyond the point of repair. The item must be replaced |

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE
MAINTENANCE COST PLAN (BUILDINGS)
 Document: **CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN**

Audit Date: October 2013

Revision: Final



| Ref | Building | Gross Floor Area (GFA) | | External Wall Area (EWA) | | Roof Area (RA) | | Door & Window Area (DWA) | | Internal Wall Area (IWA) | | Element | Structure | | | | | | | Internal Fit-Out | | | | Services | | | | | | | | Total | | |
|------|---------------------------|------------------------|-----|--------------------------|-----|----------------|-----|--------------------------|-----|--------------------------|-----|------------------------------------|-----------|-------|------------------|---------------|------------------------|-----------------------------|-----------------------|-----------------------|-----------------------|--------------|-----------------------------------|------------------------|---------------------------|-----------------------|--------------|--|------------------------|-------------|----------------------|-------|---------------------|--------------------|
| | | ft2 | m2 | ft2 | m2 | ft2 | m2 | ft2 | m2 | ft2 | m2 | | ft2 | m2 | Maintenance Task | Building Wash | External Wall Painting | Protective Coatings to Roof | Wall Cladding Repairs | Roof Cladding Repairs | Door & Window Repairs | Misc Repairs | Floor Finishes Cleaning & Repairs | Internal Wall Painting | Ceiling & Soffit Painting | Internal Door Repairs | Misc Repairs | Fire Suppress. Detection & Alarm Systems | Mechanical Ventilation | A/C Systems | Hot Water Generation | | Electrical Services | Hydraulic Services |
| 1.00 | A - Classroom | 7,070 | 657 | 6,823 | 634 | 5,736 | 533 | 1,690 | 157 | 2,785 | 259 | Quantity | 12,559 | 6,823 | 5,736 | 6,823 | 5,736 | 1,690 | 2 | 7,070 | 12,393 | 9,369 | 9 | 3 | 7,070 | 0 | 6 | 1 | 7,070 | 23 | 3 | 0 | 3 | Total |
| | | | | | | | | | | | | Total Cost Per Occurrence (\$ USD) | 126 | 4,437 | 5,329 | 341 | 287 | 423 | 500 | 212 | 6,908 | 6,093 | 225 | 750 | 354 | 0 | 300 | 500 | 354 | 575 | 750 | 0 | 750 | Total |
| | | | | | | | | | | | | Annualised Maint. Budget (\$ USD) | 251 | 887 | 761 | 341 | 287 | 423 | 500 | 212 | 576 | 508 | 225 | 750 | 354 | 0 | 600 | 500 | 354 | 575 | 750 | 0 | 750 | Total |
| | | | | | | | | | | | | Budget (\$ USD) | 3,450 | | | | | | | 2,271 | | | | 3,882 | | | | | | | | 6.1% | | |
| 2.00 | B - Classroom | 7,430 | 690 | 6,848 | 636 | 5,487 | 510 | 2,077 | 193 | 326 | 30 | Quantity | 12,334 | 6,848 | 5,487 | 6,848 | 5,487 | 2,077 | 2 | 7,430 | 7,499 | 11,010 | 5 | 2 | 7,430 | 0 | 5 | 0 | 7,430 | 10 | 2 | 0 | 2 | Total |
| | | | | | | | | | | | | Total Cost Per Occurrence (\$ USD) | 123 | 4,453 | 5,097 | 342 | 274 | 519 | 500 | 223 | 4,180 | 7,160 | 125 | 500 | 372 | 0 | 250 | 0 | 372 | 250 | 500 | 0 | 500 | Total |
| | | | | | | | | | | | | Annualised Maint. Budget (\$ USD) | 247 | 891 | 728 | 342 | 274 | 519 | 500 | 223 | 348 | 597 | 125 | 500 | 372 | 0 | 500 | 0 | 372 | 250 | 500 | 0 | 500 | Total |
| | | | | | | | | | | | | Budget (\$ USD) | 3,502 | | | | | | | 1,793 | | | | 2,493 | | | | | | | | 5.0% | | |
| 3.00 | C - Cafeteria | 6,517 | 605 | 5,132 | 477 | 7,486 | 695 | 1,938 | 180 | 4,034 | 375 | Quantity | 12,618 | 5,132 | 7,486 | 5,132 | 7,486 | 1,938 | 2 | 6,517 | 13,200 | 7,486 | 13 | 2 | 6,517 | 17 | 3 | 1 | 6,517 | 16 | 2 | 0 | 1 | Total |
| | | | | | | | | | | | | Total Cost Per Occurrence (\$ USD) | 126 | 3,338 | 6,955 | 257 | 374 | 484 | 500 | 196 | 7,358 | 4,868 | 325 | 500 | 326 | 1,700 | 150 | 500 | 326 | 400 | 500 | 0 | 250 | Total |
| | | | | | | | | | | | | Annualised Maint. Budget (\$ USD) | 252 | 668 | 994 | 257 | 374 | 484 | 500 | 196 | 613 | 406 | 325 | 500 | 326 | 1,700 | 300 | 500 | 326 | 400 | 500 | 0 | 250 | Total |
| | | | | | | | | | | | | Budget (\$ USD) | 3,529 | | | | | | | 2,039 | | | | 4,302 | | | | | | | | 6.3% | | |
| 4.00 | D - Male Residence Hall | 10,240 | 951 | 7,316 | 680 | 8,088 | 751 | 3,014 | 280 | 753 | 70 | Quantity | 15,404 | 7,316 | 8,088 | 7,316 | 8,088 | 3,014 | 3 | 10,240 | 8,823 | 9,728 | 88 | 3 | 10,240 | 0 | 1 | 0 | 10,240 | 56 | 3 | 0 | 3 | Total |
| | | | | | | | | | | | | Total Cost Per Occurrence (\$ USD) | 154 | 4,758 | 7,514 | 366 | 404 | 753 | 750 | 307 | 4,918 | 6,326 | 2,200 | 750 | 512 | 0 | 50 | 0 | 512 | 1,400 | 750 | 0 | 750 | Total |
| | | | | | | | | | | | | Annualised Maint. Budget (\$ USD) | 308 | 952 | 1,073 | 366 | 404 | 753 | 750 | 307 | 410 | 527 | 2,200 | 750 | 512 | 0 | 100 | 0 | 512 | 1,400 | 750 | 0 | 750 | Total |
| | | | | | | | | | | | | Budget (\$ USD) | 4,607 | | | | | | | 4,194 | | | | 4,024 | | | | | | | | 8.2% | | |
| 5.00 | E - Female Residence Hall | 8,192 | 761 | 6,058 | 563 | 5,440 | 505 | 2,510 | 233 | 753 | 70 | Quantity | 11,498 | 6,058 | 5,440 | 6,058 | 5,440 | 2,510 | 2 | 8,192 | 7,565 | 9,536 | 60 | 2 | 8,192 | 0 | 1 | 0 | 8,192 | 56 | 2 | 0 | 2 | Total |
| | | | | | | | | | | | | Total Cost Per Occurrence (\$ USD) | 115 | 3,939 | 5,054 | 303 | 272 | 628 | 500 | 246 | 4,217 | 6,201 | 1,500 | 500 | 410 | 0 | 50 | 0 | 410 | 1,400 | 500 | 0 | 500 | Total |
| | | | | | | | | | | | | Annualised Maint. Budget (\$ USD) | 230 | 788 | 722 | 303 | 272 | 628 | 500 | 246 | 351 | 517 | 1,500 | 500 | 410 | 0 | 100 | 0 | 410 | 1,400 | 500 | 0 | 500 | Total |
| | | | | | | | | | | | | Budget (\$ USD) | 3,442 | | | | | | | 3,114 | | | | 3,319 | | | | | | | | 6.3% | | |
| 6.00 | F - Faculty Office | 4,055 | 377 | 3,336 | 310 | 5,443 | 506 | 639 | 59 | 0 | 0 | Quantity | 8,779 | 3,336 | 5,443 | 3,336 | 5,443 | 639 | 1 | 4,055 | 3,336 | 2,840 | 10 | 1 | 4,055 | 2 | 12 | 0 | 4,055 | 9 | 1 | 0 | 1 | Total |
| | | | | | | | | | | | | Total Cost Per Occurrence (\$ USD) | 88 | 2,170 | 5,057 | 167 | 272 | 160 | 250 | 122 | 1,860 | 1,847 | 250 | 250 | 203 | 200 | 600 | 0 | 203 | 225 | 250 | 0 | 250 | Total |
| | | | | | | | | | | | | Annualised Maint. Budget (\$ USD) | 176 | 434 | 722 | 167 | 272 | 160 | 250 | 122 | 155 | 154 | 250 | 250 | 203 | 200 | 1,200 | 0 | 203 | 225 | 250 | 0 | 250 | Total |
| | | | | | | | | | | | | Budget (\$ USD) | 2,181 | | | | | | | 931 | | | | 2,530 | | | | | | | | 3.6% | | |
| 7.00 | F2 - Faculty Office | 4,750 | 441 | 3,661 | 340 | 7,117 | 661 | 896 | 83 | 4,698 | 437 | Quantity | 10,778 | 3,661 | 7,117 | 3,661 | 7,117 | 896 | 1 | 4,750 | 13,058 | 1,599 | 16 | 1 | 4,750 | 0 | 13 | 1 | 4,750 | 7 | 2 | 0 | 2 | Total |
| | | | | | | | | | | | | Total Cost Per Occurrence (\$ USD) | 108 | 2,381 | 6,612 | 183 | 356 | 224 | 250 | 143 | 7,279 | 1,040 | 400 | 250 | 238 | 0 | 650 | 500 | 238 | 175 | 500 | 0 | 500 | Total |
| | | | | | | | | | | | | Annualised Maint. Budget (\$ USD) | 216 | 476 | 945 | 183 | 356 | 224 | 250 | 143 | 607 | 87 | 400 | 250 | 238 | 0 | 1,300 | 500 | 238 | 175 | 500 | 0 | 500 | Total |
| | | | | | | | | | | | | Budget (\$ USD) | 2,649 | | | | | | | 1,486 | | | | 3,450 | | | | | | | | 4.8% | | |

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE
 MAINTENANCE COST PLAN (BUILDINGS)
 Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013
 Revision: Final



| Ref | Building | Gross Floor Area (GFA) | | External Wall Area (EWA) | | Roof Area (RA) | | Door & Window Area (DWA) | | Internal Wall Area (IWA) | | Element | Structure | | | | | | | Internal Fit-Out | | | | Services | | | | | | | Total | | | | | | | | | | | | | | | |
|-------|---|------------------------|-----|--------------------------|-----|----------------|-----|--------------------------|----|--------------------------|-----|---|-----------|---------|------------------|---------------|------------------------|-----------------------------|-----------------------|-----------------------|-----------------------|--------------|-----------------------------------|------------------------|---------------------------|-----------------------|--------------|--|------------------------|-------------|---|----------------------|---------------------|--------------------|---------------|--------------------|--------------|--------|--------|--------|--------|--------|--------|--------|--------|------|
| | | ft2 | m2 | ft2 | m2 | ft2 | m2 | ft2 | m2 | ft2 | m2 | | ft2 | m2 | Maintenance Task | Building Wash | External Wall Painting | Protective Coatings to Roof | Wall Cladding Repairs | Roof Cladding Repairs | Door & Window Repairs | Misc Repairs | Floor Finishes Cleaning & Repairs | Internal Wall Painting | Ceiling & Soffit Painting | Internal Door Repairs | Misc Repairs | Fire Suppress. Detection & Alarm Systems | Mechanical Ventilation | A/C Systems | | Hot Water Generation | Electrical Services | Hydraulic Services | Comm. Systems | Vertical Transport | Misc Repairs | | | | | | | | | |
| | | | | | | | | | | | | Unit | ft2 | ft2 | ft2 | ft2 | ft2 | ft2 | ft2 | LS Allow | ft2 | ft2 | ft2 | No. | LS Allow | ft2 | LS Allow | No. | LS Allow | ft2 | No. | LS Allow | LS Allow | LS Allow | LS Allow | | | | | | | | | | | |
| | | | | | | | | | | | | Rate/Cost (\$ USD) | 0.01 | 0.65 | 0.93 | 0.05 | 0.05 | 0.25 | 250.00 | 0.03 | 0.56 | 0.65 | 25.00 | 250.00 | 0.05 | 100.00 | 50.00 | 500.00 | 0.05 | 25.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | |
| | | | | | | | | | | | | Frequency (Years) | 0.50 | 5.00 | 7.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 12.00 | 12.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| 15.00 | N - Maintenance Shop, Offices & Music Rooms | 4,952 | 460 | 3,836 | 356 | 6,061 | 563 | 858 | 80 | 2,619 | 243 | Quantity | 9,897 | 3,836 | 6,061 | 3,836 | 6,061 | 858 | 1 | 4,952 | 9,074 | 1,109 | 9 | 1 | 4,952 | 0 | 5 | 0 | 4,952 | 3 | 2 | 0 | 1 | Total | | | | | | | | | | | | |
| | | | | | | | | | | | | Total Cost Per Occurrence (\$ USD) | 99 | 2,495 | 5,630 | 192 | 303 | 215 | 250 | 149 | 5,058 | 721 | 225 | 250 | 248 | 0 | 250 | 0 | 248 | 75 | 500 | 0 | 250 | Total | | | | | | | | | | | | |
| | | | | | | | | | | | | Annualised Maint. Budget (\$ USD) | 198 | 499 | 804 | 192 | 303 | 215 | 250 | 149 | 422 | 60 | 225 | 250 | 248 | 0 | 500 | 0 | 248 | 75 | 500 | 0 | 250 | 5,386 | | | | | | | | | | | | |
| | | | | | | | | | | | | | 2,461 | | | | | | | 1,105 | | | | 1,820 | | | | | | | 3.4% | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Total Quantity | 230,717 | 100,098 | 130,619 | 100,098 | 130,619 | 24,769 | 34 | 124,691 | 199,814 | 101,023 | 327 | 35 | 124,691 | 32 | 153 | 6 | 124,691 | 282 | 32 | 1 | 35 | Total | | | | | | | | | | | | |
| | | | | | | | | | | | | Total Annualised Maint. Budget (\$ USD) | 4,614 | 13,019 | 17,335 | 5,005 | 6,531 | 6,192 | 8,500 | 3,741 | 9,282 | 5,475 | 8,175 | 8,750 | 6,235 | 3,200 | 15,300 | 3,000 | 6,235 | 7,050 | 8,000 | 2,500 | 8,750 | 156,888 | | | | | | | | | | | | |
| | | | | | | | | | | | | | 61,197 | | | | | | | 35,422 | | | | 60,269 | | | | | | | 100.0% | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Labour Portion (%) | 80% | 50% | 50% | 60% | 60% | 50% | 50% | 80% | 60% | 60% | 50% | 50% | 50% | 70% | 70% | 70% | 70% | 70% | 70% | 40% | 50% | Total | | | | | | | | | | | | |
| | | | | | | | | | | | | Labour Cost (\$ USD) | 3,691 | 6,510 | 8,668 | 3,003 | 3,919 | 3,096 | 4,250 | 2,993 | 5,569 | 3,285 | 4,088 | 4,375 | 3,117 | 2,240 | 10,710 | 2,100 | 4,364 | 4,935 | 5,600 | 1,000 | 4,375 | 91,887 | | | | | | | | | | | | |
| | | | | | | | | | | | | Labour Hours (Based on \$3/Hour) | 1,230 | 2,170 | 2,889 | 1,001 | 1,306 | 1,032 | 1,417 | 998 | 1,856 | 1,095 | 1,363 | 1,458 | 1,039 | 747 | 3,570 | 700 | 1,455 | 1,645 | 1,867 | 333 | 1,458 | 30,629 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Number Maintenance Staff Required (Based on 1,800 Hours/PA) | 17.0 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Plant Portion (%) | 10% | 10% | 10% | 10% | 10% | 0% | 0% | 10% | 10% | 10% | 0% | 0% | 0% | 10% | 10% | 10% | 10% | 10% | 0% | 20% | 0% | Total | | | | | | | | | | | | |
| | | | | | | | | | | | | Material Cost (\$ USD) | 461 | 1,302 | 1,734 | 500 | 653 | 0 | 0 | 374 | 928 | 547 | 0 | 0 | 0 | 320 | 1,530 | 300 | 623 | 705 | 0 | 500 | 0 | 10,479 | | | | | | | | | | | | |
| | | | | | | | | | | | | Material Portion (%) | 10% | 40% | 40% | 30% | 30% | 50% | 50% | 10% | 30% | 30% | 50% | 50% | 50% | 20% | 20% | 20% | 20% | 20% | 30% | 40% | 50% | Total | | | | | | | | | | | | |
| | | | | | | | | | | | | Material Cost (\$ USD) | 461 | 5,208 | 6,934 | 1,501 | 1,959 | 3,096 | 4,250 | 374 | 2,784 | 1,642 | 4,088 | 4,375 | 3,117 | 640 | 3,060 | 600 | 1,247 | 1,410 | 2,400 | 1,000 | 4,375 | 54,523 | | | | | | | | | | | | |

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE
 MAINTENANCE COST PLAN (SITE INFRASTRUCTURE)
 Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013
 Revision: Final



| Ref | Location | Total Buildings No. | Total Building Area | | Total Hard Surface Areas | | Total Green Surface Areas | | Site Area | |
|------|---|---------------------|---------------------|--------|--------------------------|--------|---------------------------|---------|-----------|---------|
| | | | ft2 | m2 | ft2 | m2 | ft2 | m2 | ft2 | m2 |
| 1.00 | National Campus at Palikir, Pohnpei State | 15 | 124,691 | 11,584 | 323,488 | 30,053 | 2,853,895 | 265,133 | 3,177,382 | 295,186 |

| Element | Grounds Keeping | | | | Car Parks, Roads & Pavements | | | Fences & Gates | | Structures | | | Site Drainage | | | Electrical Infrastructure | | Water Services | Site Furniture | Telecom Services | |
|---|-----------------------|-----------------------|-------------------------|-------------------------------|---|--------------------------------|---------------------------------|-----------------------|----------------------|--------------------------------|---|-----------------------------------|---------------------------------|-------------------------------------|--------------------------------|---------------------------|------------------------------|-------------------------------|-------------------------------|--|--------|
| | Mowing | Spraying | General Grounds Keeping | Pruning & General Tree Maint. | Regrade, Relevel & Compact Gravel Surface | Pot/Crack Fill Asphalt Surface | Pot/Crack Fill Concrete Surface | Repair Fences & Gates | Fence & Gate Repairs | Minor Building Structures Wash | Minor Building Structures General Repairs | Minor Building Structures Repaint | Site Stormwater Drainage Maint. | Building Stormwater Drainage Maint. | Building Sewer Drainage Maint. | General Electrical Maint. | General Electrical Servicing | General Water Services Maint. | General Site Furniture Maint. | General Telecom Services | |
| Unit | LS Allow / Green Area | LS Allow / Green Area | LS Allow / Green Area | LS Allow. | LS Allow / Area | LS Allow / Area | LS Allow / Area | LS Allow. | LS Allow. | LS Allow / GFA | LS Allow / Building No | LS Allow / GFA | LS Allow. | LS Allow / Building | LS Allow / Building | LS Allow / Building | LS Allow | LS Allow / Building | LS Allow. | LS Allow / Building | |
| Rate/Cost (\$ USD) | 0.00023 | 0.00012 | 0.00046 | 2,500.00 | 0.28 | 0.05 | 0.05 | 2,000.00 | 500.00 | 0.01 | 100.00 | 0.65 | 1,000.00 | 50.00 | 50.00 | 100.00 | 1,000.00 | 25.00 | 1,000.00 | 25.00 | |
| Frequency (Years) | 0.08 | 0.50 | 0.25 | 1.00 | 1.00 | 1.00 | 1.00 | 5.00 | 1.00 | 0.50 | 1.00 | 5.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | |
| Quantity | 2,853,895 | 2,853,895 | 2,853,895 | 2 | 17,590 | 172,632 | 116,033 | 2 | 2 | 18,219 | 10 | 18,219 | 1 | 15 | 15 | 15 | 1 | 15 | 1 | 15 | |
| Total Cost Per Occurrence (\$ USD) | 663 | 331 | 1,326 | 5,000 | 4,903 | 8,632 | 5,802 | 4,000 | 1,000 | 182 | 1,000 | 11,848 | 1,000 | 750 | 750 | 1,500 | 1,000 | 375 | 1,000 | 375 | |
| Annualised Maint. Budget (\$ USD) | 7,954 | 663 | 5,303 | 5,000 | 4,903 | 8,632 | 5,802 | 800 | 1,000 | 364 | 1,000 | 2,370 | 1,000 | 750 | 750 | 1,500 | 1,000 | 375 | 1,000 | 375 | |
| | 18,919 | | | | 19,336 | | | 1,800 | | 3,734 | | | 2,500 | | | 2,500 | | 1,750 | | | |
| Labour Portion (%) | 70% | 35% | 50% | 70% | 30% | 30% | 30% | 70% | 80% | 70% | 50% | 60% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | |
| Labour Cost (\$ USD) | 5,568 | 232 | 2,651 | 3,500 | 1,471 | 2,589 | 1,740 | 560 | 800 | 255 | 500 | 1,422 | 500 | 375 | 375 | 750 | 500 | 188 | 500 | 188 | |
| Labour Hours (Based on \$3/Hour) | 1,856 | 77 | 884 | 1,167 | 490 | 863 | 580 | 187 | 267 | 85 | 167 | 474 | 167 | 125 | 125 | 250 | 167 | 63 | 167 | 63 | |
| | | | | | | | | | | | | | | | | | | | | Number Maintenance Staff Required (Based on 1,800 Hours/PA) | 4.6 |
| Plant Portion (%) | 30% | 30% | 25% | 30% | 50% | 50% | 50% | 0% | 0% | 20% | 20% | 10% | 30% | 30% | 30% | 30% | 30% | 30% | 0% | 30% | |
| Material Cost (\$ USD) | 2,386 | 199 | 1,326 | 1,500 | 2,451 | 4,316 | 2,901 | 0 | 0 | 73 | 200 | 237 | 300 | 225 | 225 | 450 | 300 | 113 | 0 | 113 | |
| Material Portion (%) | 0% | 35% | 25% | 0% | 20% | 20% | 20% | 30% | 20% | 10% | 30% | 30% | 20% | 20% | 20% | 20% | 20% | 20% | 50% | 20% | |
| Material Cost (\$ USD) | 0 | 232 | 1,326 | 0 | 981 | 1,726 | 1,160 | 240 | 200 | 36 | 300 | 711 | 200 | 150 | 150 | 300 | 200 | 75 | 500 | 75 | |
| | | | | | | | | | | | | | | | | | | | | Total | 50,539 |

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

A - CLASSROOM

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final



| ID Code | Element | Condition Assessment | | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | | |
|---------|---|---|--|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|---|---|---|---|---|---|-------|---|----|----------------|-----------------|------------------|------------------|---------------------|--------------|----------------|-------|
| | | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace | |
| 1.00 | Sub-Structure | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 1.01 | Reinforced Concrete Foundations Beams | Not inspected | None | 2 | 30% | | | | | | | | | | | | | | | | | | | | | 69,186 | 0.0% | |
| 1.02 | Reinforced Concrete Slab on Grade | Good condition | None | 3 | 50% | | | | | | | | | | | | | | | | | | | | | 76,204 | 0.0% | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | 0.0% | |
| 1.00 | Total Sub-Structure | | | 3 | 50% | | | | | | | | | | | | | | | | | | | | | 145,390 | 0.0% | |
| 2.00 | Frame | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 2.01 | Timber Frame Roof trusses | Good condition, no evidence of insect attack | None | 2 | 30% | | | | | | | | | | | | | | | | | | | | | 202,234 | 0.0% | |
| 2.02 | Reinforced Concrete Columns & Beams | Good condition | Wash, clean and protect corners of columns from impact damage | 2 | 30% | | | | | | | | | | | | | | | | | | | | | 118,214 | 0.0% | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | 0.0% | |
| 2.00 | Total Frame | | | 2 | 30% | | | | | | | | | | | | | | | | | | | | | 320,448 | 0.0% | |
| 3.00 | Structural Walls | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 3.01 | Infill Reinforced Concrete Block Masonry Walls | Good condition | Wash down | 2 | 30% | | | | | | | | | | | | | | | | | | | | | 128,303 | 0.0% | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | 0.0% | |
| 3.00 | Total Structural Walls | | | 2 | 30% | | | | | | | | | | | | | | | | | | | | | 128,303 | 0.0% | |
| 4.00 | Upper Floors | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 4.01 | Pre-cast/Insitu Reinforced Concrete Upper Floor | Good condition | None | 2 | 30% | | | | | | | | | | | | | | | | | | | | | 180,210 | 0.0% | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | 0.0% | |
| 4.00 | Total Upper Floors | | | 2 | 30% | | | | | | | | | | | | | | | | | | | | | 180,210 | 0.0% | |
| 5.00 | Roof | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 5.01 | Profiled Metal Sheet Roof Cladding (Pre-Finished) | Not inspected due to two story building and unable to access. | Francesco advised 14 Oct 2013 that repainting is required immediately | 3 | 50% | | | | | | | | | | | | | | | | | | | | | 67,411 | 100.0% | |
| 5.02 | PVC Gutters | Ok condition | Clean and wash out | 3 | 50% | | | | | | | | | | | | | | | | | | | | | 8,884 | 100.0% | |
| 5.03 | Metal Down Pipes | Ok condition | Clean and wash out | 3 | 50% | | | | | | | | | | | | | | | | | | | | | 20,873 | 100.0% | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | 0.0% | |
| 5.00 | Total Roof | | | 3 | 50% | | | | | | | | | | | | | | | | | | | | | 97,168 | 100.0% | |
| 6.00 | External Walls & Finishes | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 6.01 | Solid Plaster Cladding with Painted Finishes | Ok condition | Clean and wash down | 3 | 50% | | | | | | | | | | | | | | | | | | | | | 73,774 | 100.0% | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | 0.0% | |
| 6.00 | Total External Walls & Finishes | | | 3 | 50% | | | | | | | | | | | | | | | | | | | | | 73,774 | 100.0% | |
| 7.00 | Windows & Doors | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 7.01 | Timber Framed Doors with glazed top light over | Evidence of marks and impact damage | Wash and repaint. Install door stops where note present. | 3 | 50% | | | | | | | | | | | | | | | | | | | | | 17,710 | 100.0% | |
| 7.01 | Timber Doors (Solid/No Glazing) | Evidence of marks and impact damage | Wash down and repaint doors. Install door stops and/or closers where not present | 3 | 50% | | | | | | | | | | | | | | | | | | | | | 7,590 | 100.0% | |
| 7.05 | Timber framed windows | No evidence of damage, normal wear and tear | Wash down glazing and frames | 2 | 30% | | | | | | | | | | | | | | | | | | | | | 1,579 | 0.0% | |
| 7.06 | Aluminium Louvre type windows | Generally in good condition. | Wash down and replace missing louvres. Ease and adjust. | 2 | 30% | | | | | | | | | | | | | | | | | | | | | 120,284 | 0.0% | |
| 7.11 | Window Glazing Treatments - metal bars | Peeling of paint finish | Wash and repaint | 3 | 50% | | | | | | | | | | | | | 6,415 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,830 | 200.0% | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | 0.0% | |
| 7.00 | Total Windows & Doors | | | 3 | 50% | | | | | | | | | | | | | 6,415 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 38,130 | 6,415 | 24.8% |
| A | TOTAL STRUCTURE | | | 3 | 50% | | | | | | | | | | | | | 6,415 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 209,072 | 6,415 | 19.0% |
| 8.00 | Stairs, Balustrades & Handrails | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 8.01 | Insitu Reinforced Concrete Stairs | Good condition, general wear and tear | Wash down, repair cracks and paint finish | 3 | 50% | | | | | | | | | | | | | | | | | | | | | 25,300 | 0.0% | |

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

A - CLASSROOM

Document: **CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN**

Audit Date: October 2013

Revision: Final



| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | |
|----------|--|---|--|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------------|-----------------|------------------|------------------|---------------------|--------------|----------------|
| | | | | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) |
| 8.02 | Metal Framed Balustrades (with Metal Infill Panels or Balusters) | Corrosion present | Remove rust, wash and repaint | 3 | 50% | | | | | | | | | | | | | | 36,432 | 0 | 0 | 36,432 | 36,432 | 36,432 | 100.0% | | |
| 8.03 | Metal Handrails | Corrosion present | Rust removal | 3 | 50% | | | | | | | | | | | | | | 3,036 | 0 | 0 | 3,036 | 3,036 | 3,036 | 100.0% | | |
| 8.00 | Total Stairs Balustrades & Handrails | | | 3 | 50% | | | | | | | | | | | | | | 39,468 | 0 | 0 | 39,468 | 39,468 | 64,768 | 60.9% | | |
| 9.00 | Internal Walls/Partitions | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 9.01 | Reinforced Concrete Block Masonry Walls | Good condition | Wash down | 3 | 50% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 65,456 | 0.0% | | |
| 9.00 | Total Internal Walls/Partitions | | | 3 | 50% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 65,456 | 0.0% | | |
| 10.00 | Internal Doors | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 10.01 | Timber Door - Single | Impact damage | Clean and repair | 3 | 50% | | | | | | | | | | | | | | 13,662 | 0 | 0 | 13,662 | 13,662 | 13,662 | 100.0% | | |
| 10.00 | Total Internal Doors | | | 3 | 50% | | | | | | | | | | | | | | 13,662 | 0 | 0 | 13,662 | 13,662 | 13,662 | 100.0% | | |
| 11.00 | Floor Finishes | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 11.01 | Vinyl Floor Finishes | Ok condition | | 3 | 50% | | | | | | | | | | | | | 31,569 | 63,137 | 31,569 | 0 | 31,569 | 63,137 | 31,569 | 200.0% | | |
| 11.02 | Ceramic Tiled Floor Finishes | Impact damage, broken tiles | Remove and replace | 5 | 90% | | | | | | | | | | | | | | 78,530 | 78,530 | 0 | 0 | 78,530 | 78,530 | 100.0% | | |
| 11.00 | Total Floor Finishes | | | 4 | 70% | | | | | | | | | | | | | 31,569 | 141,667 | 110,098 | 0 | 31,569 | 141,667 | 110,098 | 128.7% | | |
| 12.00 | Wall Finishes | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 12.01 | Solid Plaster Wall Lining with Painted Finishes | Little impact damage, normal wear and tear | Clean, strip and repaint where damaged | 3 | 50% | | | | | | | | | | | | | | 103,070 | 0 | 103,070 | 0 | 103,070 | 103,070 | 100.0% | | |
| 12.02 | Tiled Wall Finishes | Little impact damage, normal wear and tear | Clean, strip and repaint where damaged | 3 | 50% | | | | | | | | | | | | | | 15,028 | 0 | 15,028 | 0 | 15,028 | 15,028 | 100.0% | | |
| 12.00 | Total Wall Finishes | | | 3 | 50% | | | | | | | | | | | | | | 118,098 | 0 | 118,098 | 0 | 118,098 | 118,098 | 100.0% | | |
| 13.00 | Ceiling Finishes | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 13.01 | Painted ply soffit Lining with Painted Finishes | Good condition | Wash down | 3 | 50% | | | | | | | | | | | | | | 25,668 | 0 | 25,668 | 0 | 25,668 | 25,668 | 100.0% | | |
| 13.02 | Plywood Ceiling Lining with Painted Finishes | Good condition | | 3 | 50% | | | | | | | | | | | | | | 78,934 | 0 | 78,934 | 0 | 78,934 | 78,934 | 100.0% | | |
| 13.00 | Total Ceiling Finishes | | | 3 | 50% | | | | | | | | | | | | | | 104,602 | 0 | 104,602 | 0 | 104,602 | 104,602 | 100.0% | | |
| 14.00 | Fixed Joinery Units | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 14.01 | Toilet Partitions doors | General wear and tear | Wash and repaint | 3 | 50% | | | | | | | | | | | | | | 2,530 | 0 | 2,530 | 0 | 2,530 | 2,530 | 100.0% | | |
| 14.02 | Pin Board | General wear and tear | None | 3 | 50% | | | | | | | | | | | | | | 4,756 | 2,378 | 0 | 2,378 | 4,756 | 2,378 | 200.0% | | |
| 14.03 | White Boards | General wear and tear | None | 3 | 50% | | | | | | | | | | | | | | 3,795 | 0 | 3,795 | 0 | 3,795 | 3,795 | 100.0% | | |
| 14.04 | White Boards with projector screen | General wear and tear | None | 3 | 50% | | | | | | | | | | | | | | 759 | 0 | 759 | 0 | 759 | 759 | 100.0% | | |
| 14.05 | Mirrors | General wear and tear | None | 2 | 30% | | | | | | | | | | | | | | 759 | 0 | 0 | 759 | 759 | 759 | 100.0% | | |
| 14.07 | Built-in Joinery - Bench Unit | General wear and tear, lab sinks in bench units, tape not working | | 3 | 50% | | | | | | | | | | | | | | 88,550 | 0 | 88,550 | 0 | 88,550 | 88,550 | 100.0% | | |
| 14.08 | Built-in Joinery - Shelving Unit | General wear and tear, | | 3 | 50% | | | | | | | | | | | | | | 5,060 | 0 | 5,060 | 0 | 5,060 | 5,060 | 100.0% | | |
| 14.00 | Total Fixed Joinery Units | | | 3 | 50% | | | | | | | | | | | | | | 106,209 | 2,378 | 100,694 | 3,137 | 106,209 | 103,831 | 102.3% | | |
| B | TOTAL INTERNAL FIT-OUT | | | 4 | 70% | | | | | | | | | | | | | | 78,530 | 0 | 78,530 | 0 | 78,530 | 78,530 | 100.0% | | |
| 15.00 | Sanitary Plumbing | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 15.01 | WC | Generally ok | Needs clean up | 3 | 50% | | | | | | | | | | | | | | 12,650 | 0 | 12,650 | 0 | 12,650 | 12,650 | 100.0% | | |



| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | |
|---------|---|--|---|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|----------|----------|----------|----------|----------|----------|----------|----------------|----------------|----------------|-----------------|------------------|------------------|---------------------|--------------|----------------|
| | | | | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) |
| 15.04 | WHB (Single) | Generally ok | Needs clean up | 3 | 50% | | | | | | | | | | | | | | 7,590 | 0 | 7,590 | 0 | 7,590 | 7,590 | 100.0% | | |
| 15.04 | Cleaners basin | Generally ok | Needs clean up | 3 | 50% | | | | | | | | | | | | | | 3,795 | 0 | 3,795 | 0 | 3,795 | 3,795 | 100.0% | | |
| 15.04 | Lab sink | General wear and tear, some tapes not working | Fix tapes | 3 | 50% | | | | | | | | | | | | | | 16,698 | 0 | 16,698 | 0 | 16,698 | 16,698 | 100.0% | | |
| 15.06 | Shower | General wear and tear | None | 3 | 50% | | | | | | | | | | | | | | 6,325 | 0 | 6,325 | 0 | 6,325 | 6,325 | 100.0% | | |
| 15.07 | Hot Water System | General wear and tear | None | 3 | 50% | | | | | | | | | | | | | | 2,530 | 0 | 2,530 | 0 | 2,530 | 2,530 | 100.0% | | |
| 15.08 | Cold Water | Generally ok | None | 3 | 50% | | | | | | | | | | | | | | 29,095 | 0 | 29,095 | 0 | 29,095 | 29,095 | 100.0% | | |
| 15.00 | Total Sanitary Plumbing | | | 3 | 50% | | | | | | | | | | | | | | 78,683 | 0 | 78,683 | 0 | 78,683 | 78,683 | 100.0% | | |
| 16.00 | Mechanical Services | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 16.01 | Air-Conditioning - DX/Split System | Tired by appearance. | Service, overhaul or consider replacement | 3 | 50% | | | | | | | | | | | | | | 88,550 | 22,138 | 44,275 | 22,138 | 88,550 | 22,138 | 400.0% | | |
| 16.02 | Air-Conditioning - Window Mounted Unit) | Tired by appearance. | Service, overhaul or consider replacement | 3 | 50% | | | | | | | | | | | | | | 5,693 | 1,898 | 1,898 | 1,898 | 5,693 | 1,898 | 300.0% | | |
| 16.03 | Ceiling Mounted Fan | Large number of fan not working | Repair or replace broken fans, services remained including cleaning blades, treatment maybe required to blade edges | 4 | 70% | | | | | | | | | | | | | | 44,528 | 22,264 | 0 | 22,264 | 44,528 | 22,264 | 200.0% | | |
| 16.00 | Total Mechanical Services | | | 4 | 70% | | | | | | | | | | | | | | 138,771 | 46,299 | 46,173 | 46,299 | 138,771 | 46,299 | 299.7% | | |
| 17.00 | Fire Services | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 17.01 | Smoke Detection & Alarm Systems | Check if working | None | 3 | 50% | | | | | | | | | | | | | | 12,463 | 24,926 | 12,463 | 0 | 12,463 | 24,926 | 200.0% | | |
| 17.02 | 9lb Carbon Dioxide Fire Extinguisher | Good condition | Cheek expiry dates | 2 | 30% | | | | | | | | | | | | | | 15,813 | 6,325 | 6,325 | 3,163 | 15,813 | 3,163 | 500.0% | | |
| 17.03 | Fire Hose Reel | Ok condition | Service and maintain | 3 | 50% | | | | | | | | | | | | | | 2,530 | 0 | 2,530 | 0 | 2,530 | 2,530 | 100.0% | | |
| 17.00 | Total Fire Services | | | 3 | 50% | | | | | | | | | | | | | | 43,269 | 18,788 | 8,855 | 15,626 | 43,269 | 18,156 | 238.3% | | |
| 18.00 | Electrical Services | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 18.01 | Main Distribution Boards | OK condition | | 3 | 50% | | | | | | | | | | | | | | 9,488 | 0 | 9,488 | 0 | 9,488 | 9,488 | 100.0% | | |
| 18.02 | Sub-Main Distribution Boards | OK condition | | 3 | 50% | | | | | | | | | | | | | | 8,855 | 0 | 8,855 | 0 | 8,855 | 8,855 | 100.0% | | |
| 18.03 | Electrical Wiring/Reticulation | OK condition | | 3 | 50% | | | | | | | | | | | | | | 24,926 | 0 | 24,926 | 0 | 24,926 | 24,926 | 100.0% | | |
| 18.04 | General Power Outlet | OK condition | | 3 | 50% | | | | | | | | | | | | | | 33,235 | 0 | 33,235 | 0 | 33,235 | 33,235 | 100.0% | | |
| 18.05 | Lighting (External) - Incandescent | Some bulbs missing from fittings, no grille or cover | Replace missing or blown bulbs. Clean bulbs and install cover/grille | 3 | 50% | | | | | | | | | | | | | | 6,325 | 0 | 6,325 | 0 | 6,325 | 6,325 | 100.0% | | |
| 18.06 | Lighting (External) - Floodlights | Appear to be in good condition located at high level on road elevation of building | Wash external covers and monitor | 2 | 30% | | | | | | | | | | | | | | 1,392 | 0 | 0 | 1,392 | 1,392 | 1,392 | 100.0% | | |
| 18.09 | Lighting (Internal) - Incandescent | OK condition | Replace missing or blown tubes | 3 | 50% | | | | | | | | | | | | | | 633 | 0 | 633 | 0 | 633 | 633 | 100.0% | | |
| 18.07 | Lighting (Internal) - Fluorescent | OK condition | Replace missing or blown tubes | 3 | 50% | | | | | | | | | | | | | | 56,925 | 0 | 56,925 | 0 | 56,925 | 56,925 | 100.0% | | |
| 18.00 | Total Electrical Services | | | 3 | 50% | | | | | | | | | | | | | | 141,778 | 0 | 140,387 | 1,392 | 141,778 | 141,778 | 100.0% | | |
| 19.00 | Vertical Transportation | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 19.03 | None | None | | 0 | 0% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 19.00 | Total Vertical Transportation | | | 0 | 0% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 20.00 | Special Services | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 20.01 | Telecommunication/Data Network | Average condition | Service and fix loose outlets and wiring | 3 | 50% | | | | | | | | | | | | | | 33,235 | 66,471 | 33,235 | 0 | 33,235 | 66,471 | 33,235 | 200.0% | |
| 20.02 | Security Services | Modern and functioning | Service and fix loose outlets and wiring | 3 | 50% | | | | | | | | | | | | | | 24,926 | 49,853 | 24,926 | 0 | 24,926 | 49,853 | 24,926 | 200.0% | |
| 20.00 | Total Special Services | | | 3 | 50% | | | | | | | | | | | | | | 58,162 | 116,324 | 58,162 | 0 | 58,162 | 116,324 | 200.0% | | |

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE
 A - CLASSROOM
 Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



Audit Date: October 2013

Revision: Final

| ID Code | Element | Condition Assessment | | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | |
|---------|-------------------------|----------------------|--|-------------------|-----|-----------------|---------|---------|---------|----------|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|-----------------|------------------|------------------|---------------------|--------------|----------------|
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| | | | | | | | | | | | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | | | | | | | |
| C | TOTAL BUILDING SERVICES | | | 3 | 50% | | | | | | 0 | 0 | 0 | 25,300 | 1,898 | 22,264 | 0 | 0 | 3,163 | 70,625 | 518,824 | 123,249 | 274,097 | 121,478 | 518,824 | 343,078 | 151.2% |
| | TOTAL BUILDING | | | 3 | 50% | | | | | | 0 | 0 | 78,530 | 25,300 | 1,898 | 22,264 | 0 | 8,793 | 3,163 | 102,194 | 1,251,602 | 242,141 | 694,659 | 314,803 | 1,251,602 | 2,022,463 | 61.9% |
| | | | | | | | | | | | 242,141 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | Year 1 - 10 Consolidated Capital Replacement Cost | | | | | | | | | | | | | | | | |



| ID Code | Element | Condition Assessment | | Condition Grading | | Condition Gauge | | | | | | | | | | Asset Renewal Cost | | | | | | | | | | | |
|---------|---|--|--|-------------------|-----------------|-----------------|---------|---------|---------|----------|---------------|---------------|---------------|---------------|---------------|--------------------|---------------|---------------|---------------|---------------|----------------|-----------------|------------------|------------------|---------------------|--------------|----------------|
| | | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | | | | | | | |
| 1.00 | Sub-Structure | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.01 | Reinforced Concrete Foundations Beams | Not inspected | None | 2 | 30% | | | | | | | | | | | | | | | | | | | | 69,186 | 0.0% | |
| 1.02 | Reinforced Concrete Slab on Grade | Good condition | None | 3 | 50% | | | | | | | | | | | | | | | | | | | | 81,559 | 0.0% | |
| 1.00 | Total Sub-Structure | | | 3 | 50% | | | | | | | | | | | | | | | | | | | | 150,745 | 0.0% | |
| 2.00 | Frame | | | | | | | | | | | | | | | | | | | | | | | | 0 | 0.0% | |
| 2.01 | Timber Frame Roof trusses | Good condition, no evidence of insect attack | None | 2 | 30% | | | | | | | | | | | | | | | | | | | | 193,437 | 0.0% | |
| 2.02 | Reinforced Concrete Columns & Beams | Good condition | Wash, clean and protect corners of columns from impact damage | 2 | 30% | | | | | | | | | | | | | | | | | | | | 212,104 | 0.0% | |
| 2.00 | Total Frame | | | 2 | 30% | | | | | | | | | | | | | | | | | | | | 405,541 | 0.0% | |
| 3.00 | Structural Walls | | | | | | | | | | | | | | | | | | | | | | | | 0 | 0.0% | |
| 3.01 | Reinforced Concrete Masonry Walls | Good condition | Wash down | 3 | 50% | | | | | | | | | | | | | | | | | | | | 238,204 | 0.0% | |
| 3.00 | Total Structural Walls | | | 3 | 50% | | | | | | | | | | | | | | | | | | | | 238,204 | 0.0% | |
| 4.00 | Upper Floors | | | | | | | | | | | | | | | | | | | | | | | | 0 | 0.0% | |
| 4.01 | In situ Reinforced Concrete Upper Floor | Evidence of cracking | Repair cracks | 3 | 50% | | | | | | | | | | | | | | | | | | | | 194,611 | 0.0% | |
| 4.00 | Total Upper Floors | | | 3 | 50% | | | | | | | | | | | | | | | | | | | | 194,611 | 0.0% | |
| 5.00 | Roof | | | | | | | | | | | | | | | | | | | | | | | | 0 | 0.0% | |
| 5.01 | Profiled Metal Sheet Roof Cladding (Pre-Finished) | Evidence of a couple leaks to upper floor | Replace panels where lesks occurung, wash down and repaint | 3 | 50% | | | | | | | | | | | | | | | | 64,479 | 0 | 64,479 | 0 | 64,479 | 64,479 | 100.0% |
| 5.02 | PVC Downpipes | Good condition | Clean and wash | 2 | 30% | | | | | | | | | | | | | | | | 11,739 | 0 | 11,739 | 11,739 | 11,739 | 100.0% | |
| 5.03 | Metal Gutters | Good condition, no evidence of leaks noted | None | 2 | 30% | | | | | | | | | | | | | | | | 11,765 | 0 | 11,765 | 11,765 | 11,765 | 100.0% | |
| 5.00 | Total Roof | | | 3 | 50% | | | | | | | | | | | | | | | | 87,983 | 0 | 64,479 | 23,504 | 87,983 | 87,983 | 100.0% |
| 6.00 | External Walls & Finishes | | | | | | | | | | | | | | | | | | | | | | | | 0 | 0.0% | |
| 6.01 | Solid Plaster Cladding with Painted Finishes | Good condition | Wash down | 2 | 30% | | | | | | | | | | | | | | | | | | | | 97,689 | 0.0% | |
| 6.00 | Total External Walls & Finishes | | | 2 | 30% | | | | | | | | | | | | | | | | | | | | 97,689 | 0.0% | |
| 7.00 | Windows & Doors | | | | | | | | | | | | | | | | | | | | | | | | 0 | 0.0% | |
| 7.01 | Timber Framed Doors with glazed top light over | Evidence of marks and impact damage | Wash and repaint. Install door stops where note present. | 3 | 50% | | | | | | | | | | | | | | | | 26,565 | 0 | 26,565 | 26,565 | 26,565 | 100.0% | |
| 7.02 | Timber Doors (Solid/No Glazing) | Evidence of termite damage | Replace termite damaged doors | 5 | 90% | | | | | | | | | 3,795 | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 3,795 | 0 | 0 | 3,795 | 3,795 | 100.0% |
| 7.03 | Timber Doors (Solid/No Glazing) | Evidence of marks and impact damage | Wash down and repaint doors. Install door stops and/or closers where not present | 3 | 50% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 0 | 3,795 | 3,795 | 3,795 | 100.0% | |
| 7.04 | Timber framed windows | No evadence of damage, normal wear and tear | Wash down glazing and frames | 2 | 30% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,579 | 0.0% | |
| 7.05 | Aluminium Louvre type windows | Generally in good condition. | Wash down and replace missing louvres. Ease and adjust. | 2 | 30% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 146,810 | 0.0% | |
| 7.06 | Window Glazing Treatments - metal bars | Peeling of paint finish | Wash and repaint | 3 | 50% | | | | | | | | | 0 | 0 | 0 | 0 | 7,830 | 0 | 0 | 15,660 | 7,830 | 0 | 7,830 | 15,660 | 7,830 | 200.0% |
| 7.00 | Total Windows & Doors | | | 3 | 50% | | | | | | | | | 3,795 | 0 | 0 | 7,830 | 0 | 0 | 49,815 | 11,625 | 0 | 38,190 | 49,815 | 190,373 | 26.2% | |
| A | TOTAL STRUCTURE | | | 3 | 50% | | | | | | | | | 3,795 | 0 | 0 | 7,830 | 0 | 0 | 137,797 | 11,625 | 64,479 | 61,694 | 137,797 | 1,365,146 | 10.1% | |

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE
 B - CLASSROOM
 Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



Audit Date: October 2013
 Revision: Final



| ID Code | Element | Condition Assessment | | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | |
|---------|---------|------------------------|--|-------------------|-----------------|-----------------|---------|---------|---------|----------|---|---------------|---------------|---------------|---------------|----------------|-----------------|------------------|------------------|---------------------|----------------|-----------------|------------------|------------------|---------------------|--------------|----------------|
| | | | | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace | | | | | |
| | | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| | | | | | | | | | | | 143,920 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | Year 1 - 10 Consolidated Capital Replacement Cost | | | | | | | | | | | | | | | | |

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE
C - CAFETERIA
 Document: **CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN**



Audit Date: October 2013
 Revision: Final

| ID Code | Element | Condition Assessment | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | Full Replace | % Full Replace | | | | | | | |
|---------|--|---|--|-----------------|-----------------|---------------|---------------|---------------|--------------------|---------------|---------------|---------------|---------------|---------------|---------------|---|-------|---|--------------|----------------|--------|--------|----------------|-----------------|------------------|------------------|---------------------|
| | | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | | | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total |
| | | | | | | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | | | | | | | | | | | | |
| 1.00 | Sub-Structure | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 1.01 | Reinforced Concrete Foundations Beams | Unseen - assume OK | n/a | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 67,228 | 0.0% | |
| 1.03 | Reinforced Concrete Slab on Grade | Level and looks OK | n/a | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 99,560 | 0.0% | |
| 1.00 | Total Sub-Structure | | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 166,789 | 0.0% | |
| 2.00 | Frame | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 2.03 | Reinforced Concrete Columns & Beams | Minor chipping to columns | Clean, repair chips, repaint | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 226,562 | 0.0% | |
| 2.02 | Timber Roof Trusses and Beams, etc) | Generally OK | None | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 229,755 | 0.0% | |
| 2.00 | Total Frame | | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 456,316 | 0.0% | |
| 3.00 | Structural Walls | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 3.01 | Reinforced Concrete Block Masonry Infill Walls | Good condition | Clean down | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 78,626 | 0.0% | |
| 3.00 | Total Structural Walls | | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 78,626 | 0.0% | |
| 4.00 | Upper Floors | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 4.01 | None | n/a | n/a | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 4.00 | Total Upper Floors | | | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 5.00 | Roof | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 5.01 | Profiled Metal Sheet Roof Cladding (Pre-Finished) | Paint fading, black marks/stains evident but generally OK | Waterblast clean and repaint | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 87,980 | 0 | 87,980 | 0 | 87,980 | 87,980 | 100.0% | |
| 5.07 | PVC Downpipes | Vertical runs consealed in columns. Exposed portion (sloped to gutter) dirty but OK | Clean | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,084 | 0 | 0 | 7,084 | 7,084 | 7,084 | 100.0% | |
| 5.08 | Metal Gutters | Metal flaking and rust spots starting to appear | Waterblast clean, treat rust and paint | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 1,500 | 0 | 0 | 0 | 0 | 0 | 9,318 | 1,500 | 7,818 | 0 | 9,318 | 7,818 | 119.2% | |
| 5.00 | Total Roof | | | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 1,500 | 0 | 0 | 0 | 0 | 0 | 104,382 | 1,500 | 95,798 | 7,084 | 104,382 | 102,882 | 101.5% | |
| 6.00 | External Walls & Finishes | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 6.02 | Solid Plaster Cladding with Painted Finishes | Good condition generally with some minor marking | Clean and repaint | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 45,210 | 0.0% | |
| 6.00 | Total External Walls & Finishes | | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 45,210 | 0.0% | |
| 7.00 | Windows & Doors | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 7.01 | Unglazed Timber Framed Windows with Plastic Coated Steel Mesh Infill | To Dry Store addition only. Timber work OK but mesh showing signs of wear | Clean down and maintain | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20,145 | 0 | 0 | 20,145 | 20,145 | 20,145 | 100.0% | |
| 7.02 | Timber Doors (Solid/No Glazing) | Some marks and impact damage but generally OK | Clean and repaint | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13,283 | 0 | 0 | 13,283 | 13,283 | 13,283 | 100.0% | |
| 7.06 | Aluminium Framed Opening Glass Louvre Windows & Fixed Glazed Doors | Some missing louvres, minor scratches to metal | Replace louvres and clean | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 2,000 | 0 | 0 | 0 | 0 | 0 | 87,664 | 2,000 | 0 | 85,664 | 87,664 | 85,664 | 102.3% | |
| 7.10 | Metal Louvre Vents - High Level | Hard to see - look OK from the ground | Clean | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 47,225 | 0.0% | |
| 7.11 | Window Glazing Treatments - Insect Screens | Generally OK | Clean | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,590 | 0 | 0 | 13,179 | 6,590 | 0 | 6,590 | 13,179 | 6,590 | 200.0% | |
| 7.00 | Total Windows & Doors | | | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 2,000 | 0 | 0 | 6,590 | 0 | 0 | 134,270 | 8,590 | 0 | 125,681 | 134,270 | 172,906 | 77.7% | |
| A | TOTAL STRUCTURE | | | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 3,500 | 0 | 0 | 6,590 | 0 | 0 | 238,652 | 10,090 | 95,798 | 132,765 | 238,652 | 1,022,729 | 23.3% | |
| 8.00 | Stairs, Balustrades & Handrails | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |



| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Assessment | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------|--|--|---|----------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------------|-----------------|------------------|------------------|----------------------|--------------|----------------|----------|--------|--------|--------|------|---|---|---|---|---|------|------|------|
| | | | | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grandn Renewal Total | Full Replace | % Full Replace | | | | | | | | | | | | | |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | | | | | | | | | | | | |
| 8.01 | None | n/a | n/a | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 8.00 | Total Stairs Balustrades & Handrails | | | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 9.00 | Internal Walls/Partitions | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 9.03 | Reinforced Concrete Block Masonry Walls | Good condition | Clean down | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 2,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,000 | 2,000 | 0 | 0 | 2,000 | 94,814 | 2,1% | | | | | | | | |
| 9.00 | Total Internal Walls/Partitions | | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 2,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,000 | 2,000 | 0 | 0 | 2,000 | 94,814 | 2.1% | | | | | | | | | |
| 10.00 | Internal Doors | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 10.01 | Timber Door - Single | Impact damage, minor paint chips etc | Clean and repaint | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,626 | 0 | 0 | 10,626 | 10,626 | 10,626 | 10,626 | 100.0% | | | | | | | | | |
| 10.07 | Timber Door - Half Height Timber Louvre WC door | Minor impact damage but generally OK | Clean and refinish | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,072 | 0 | 0 | 6,072 | 6,072 | 6,072 | 100.0% | | | | | | | | | | |
| 10.00 | Total Internal Doors | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16,698 | 0 | 0 | 16,698 | 16,698 | 16,698 | 100.0% | | | | | | | | | | |
| 11.00 | Floor Finishes | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 11.02 | Vinyl Floor Tiles | To kitchen office only - marked and stained | Good clean | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,366 | 2,732 | 1,366 | 0 | 1,366 | 2,732 | 1,366 | 200.0% | | | | | | | | | | | |
| 11.05 | Tiled Floor Finishes | To café, kitchen, student offices, WC's and Store - marked and stained with some loose tiles | Good clean and replace damaged or missing tiles | 4 | 70% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 128,982 | 0 | 128,982 | 128,982 | 128,982 | 128,982 | 128,982 | 100.0% | | | | | | | | | | | | |
| 11.07 | Bare Concrete, U3 Machine Finish | Evidence of impact damage, lifting tiles, loose grout, marks, poor workmanship, etc | Repair, Replace, Clean Comments: | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,797 | 0 | 5,797 | 0 | 5,797 | 5,797 | 100.0% | | | | | | | | | | | | |
| 11.00 | Total Floor Finishes | | | 4 | 70% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 128,982 | 1,366 | 137,511 | 130,348 | 5,797 | 1,366 | 137,511 | 136,145 | 101.0% | | | | | | | | | | | | |
| 12.00 | Wall Finishes | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 12.03 | Solid Plaster Wall Lining with Painted Finishes | Good condition generally with some minor marks and stains | Clean and repaint where necessary | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 114,008 | 0 | 0 | 114,008 | 114,008 | 114,008 | 100.0% | | | | | | | | | | | |
| 12.00 | Total Wall Finishes | | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 114,008 | 0 | 0 | 114,008 | 114,008 | 114,008 | 100.0% | | | | | | | | | | | |
| 13.00 | Ceiling Finishes | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 13.02 | Fibre Cement Soffit Lining with Painted Finishes | Generally in good condition | Clean | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,825 | 0 | 0 | 10,825 | 10,825 | 10,825 | 100.0% | | | | | | | | | | | |
| 13.04 | Fibre Cement Ceiling Lining with Painted Finishes | Marked with evidence of humidity or moisture damage | Good clean and repair any damage | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36,378 | 0 | 36,378 | 0 | 36,378 | 36,378 | 100.0% | | | | | | | | | | | |
| 13.06 | Proprietary Suspended Ceilings (Exposed Grid Suspension System) with Tiles | Marked tiles with some damage and ill-fitting tiles | Re-fit all tiles, clean or paint | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22,975 | 0 | 22,975 | 0 | 22,975 | 22,975 | 100.0% | | | | | | | | | | | |
| 13.00 | Total Ceiling Finishes | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 70,179 | 0 | 59,353 | 10,825 | 70,179 | 70,179 | 100.0% | | | | | | | | | | | |
| 14.00 | Fixed Joinery Units | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 14.05 | Mirrors | To WC's - all good | Clean | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,277 | 0 | 0 | 2,277 | 2,277 | 2,277 | 100.0% | | | | | | | | | | | |
| 14.07 | Built-in Joinery - Bench Unit | To dry store - chipped and marked top, damage to doors | Repair damage, clean | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,488 | 0 | 9,488 | 0 | 9,488 | 9,488 | 100.0% | | | | | | | | | | | |
| 14.11 | Large Commercial Kitchen | Stainless steel OK, tiled tops looking worn and tired | Good clean, repair damage | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 63,250 | 0 | 63,250 | 0 | 63,250 | 63,250 | 100.0% | | | | | | | | | | | |
| 14.00 | Total Fixed Joinery Units | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 75,015 | 0 | 72,738 | 2,277 | 75,015 | 75,015 | 100.0% | | | | | | | | | | | |
| B | TOTAL INTERNAL FIT-OUT | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 2,000 | 0 | 0 | 0 | 0 | 128,982 | 1,366 | 415,411 | 132,348 | 137,888 | 145,175 | 415,411 | 506,859 | 82.0% | | | | | | | | | | | | |
| 15.00 | Sanitary Plumbing | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 15.01 | WC | Generally OK, rusted pan fixings | Replace fixings, clean | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18,975 | 0 | 18,975 | 0 | 18,975 | 18,975 | 100.0% | | | | | | | | | | | |
| 15.04 | WHB (Single) | Generally OK | Clean | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13,283 | 0 | 13,283 | 0 | 13,283 | 13,283 | 100.0% | | | | | | | | | | | |
| 15.07 | Hot Water System | Generally OK | Clean | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,530 | 0 | 2,530 | 0 | 2,530 | 2,530 | 100.0% | | | | | | | | | | | |



| ID Code | Element | Condition Assessment | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | | | | | | |
|----------|--|---|--|-----------------|-----------------|--------|---------|---------|--------------------|----------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-----------------|------------------|------------------|----------------------|----------------------|----------------|----------------|------|------|------|
| | | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | VG | G | A | P | VP | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grandn Renewal Total | Full Replace | % Full Replace | | | |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grandn Renewal Total | Full Replace | % Full Replace | | | | |
| 15.11 | Cold Water Storage (Outside) | Good | none | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 15.00 | Total Sanitary Plumbing | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 34,788 | 0 | 34,788 | 0 | 34,788 | 39,848 | 87.3% | | | |
| 16.00 | Mechanical Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 16.04 | Air-Conditioning - Window Mounted or "Through the Wall" Type | Manual remote control - day time use only, office unit not working but others are in OK condition | Replace office AC, service and clean | 4 | 70% | | | | | | 0 | 0 | 5,693 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17,078 | 5,693 | 5,693 | 5,693 | 17,078 | 5,693 | 300.0% | | | |
| 16.06 | Ventilation - Extract | Good working condition | Service and clean | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 37,950 | 75,900 | 37,950 | 0 | 37,950 | 75,900 | 37,950 | 200.0% | | | |
| 16.08 | Ventilation - Kitchen Extract (Large Hood) | Good working condition | Service and clean | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,650 | 25,300 | 12,650 | 0 | 12,650 | 25,300 | 12,650 | 200.0% | | | |
| 16.10 | Ceiling Mounted Fan | Manual control, rusted blades but generally OK condition | Clean, treat and paint blades, service | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,349 | 16,698 | 8,349 | 0 | 8,349 | 16,698 | 8,349 | 200.0% | | | | |
| 16.00 | Total Mechanical Services | | | 4 | 70% | | | | | | 0 | 0 | 5,693 | 0 | 0 | 0 | 0 | 0 | 58,949 | 134,976 | 64,642 | 5,693 | 64,642 | 134,976 | 64,642 | 208.8% | | | | |
| 17.00 | Fire Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 17.01 | Smoke Detection & Alarm Systems | OK. Working in meeting rooms and café. Disconnected in kitchen | Service and monitor | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11,488 | 22,975 | 11,488 | 0 | 11,488 | 22,975 | 11,488 | 200.0% | | | | |
| 17.07 | Fire Extinguisher | 2 in place and in good condition, 1 missing | Monitor & service existing, replace 1 | 2 | 30% | | | | | | 316 | 0 | 0 | 0 | 949 | 0 | 0 | 0 | 949 | 5,060 | 2,214 | 1,898 | 949 | 5,060 | 949 | 533.3% | | | | |
| 17.00 | Total Fire Services | | | 3 | 50% | | | | | | 316 | 0 | 0 | 0 | 949 | 0 | 0 | 0 | 12,436 | 28,035 | 13,701 | 1,898 | 12,436 | 28,035 | 12,436 | 225.4% | | | | |
| 18.00 | Electrical Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 18.01 | Main Distribution Boards | To kitchen - OK condition | Check and maintain | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,488 | 0 | 9,488 | 0 | 9,488 | 9,488 | 100.0% | | | | |
| 18.02 | Sub-Main Distribution Boards | To addition - OK | Check and maintain | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,428 | 0 | 4,428 | 0 | 4,428 | 4,428 | 100.0% | | | | |
| 18.03 | Electrical Wiring/Reticulation | OK | none | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22,975 | 0 | 22,975 | 0 | 22,975 | 22,975 | 100.0% | | | | |
| 18.04 | General Power Outlet | OK | none | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30,634 | 0 | 30,634 | 0 | 30,634 | 30,634 | 100.0% | | | | |
| 18.05 | 3 Phase Power Outlet | To kitchen equipment - OK | none | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,108 | 0 | 9,108 | 0 | 9,108 | 9,108 | 100.0% | | | | |
| 18.06 | Lighting (External) - Incandescent | Some missing fittings, remainder OK | Replace missing fittings | 3 | 50% | | | | | | 400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,867 | 400 | 2,467 | 0 | 2,867 | 2,467 | 116.2% | | | | |
| 18.09 | Lighting (Internal) - Incandescent | Bare bulbs, OK condition | WC light not working - replace bulb? | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 0 | 3,795 | 0 | 3,795 | 3,795 | 100.0% | | | | |
| 18.10 | Lighting (Internal) - Fluorescant | Missing diffusers, generally OK | Replace diffusers, clean all | 3 | 50% | | | | | | 600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28,430 | 600 | 27,830 | 0 | 28,430 | 27,830 | 102.2% | | | | |
| 18.12 | Emergency Lighting (Individual Battery Pack) | Good condition - not tested | none | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 759 | 0 | 759 | 0 | 759 | 759 | 100.0% | | | | |
| 18.00 | Total Electrical Services | | | 4 | 70% | | | | | | 1,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 112,483 | 1,000 | 111,483 | 0 | 112,483 | 111,483 | 100.9% | | | | |
| 19.00 | Vertical Transportation | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 19.01 | None | n/a | n/a | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 19.00 | Total Vertical Transportation | | | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 20.00 | Special Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 20.01 | Telecommunication/Data Network | Good. Some loose wiring | Tidy wiring, maintain | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,000 | 4,000 | 2,000 | 0 | 2,000 | 4,000 | 2,000 | 200.0% | | | | |
| 20.00 | Total Special Services | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,000 | 4,000 | 2,000 | 0 | 2,000 | 4,000 | 2,000 | 200.0% | | | | |
| C | TOTAL BUILDING SERVICES | | | 4 | 70% | | | | | | 1,316 | 0 | 5,693 | 0 | 949 | 0 | 0 | 0 | 73,385 | 314,281 | 81,343 | 153,861 | 79,078 | 314,281 | 230,409 | 136.4% | | | | |
| | TOTAL BUILDING | | | 3 | 50% | | | | | | 1,316 | 0 | 5,693 | 0 | 6,449 | 0 | 0 | 6,590 | 128,982 | 74,752 | 968,345 | 223,780 | 387,547 | 357,018 | 968,345 | 1,759,997 | 55.0% | | | |

223,780
 Year 1 - 10 Consolidated Capital Replacement Cost



| ID Code | Element | Condition Assessment | | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | | | |
|---------|---|--|--|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------------|-----------------|------------------|------------------|---------------------|--------------|----------------|----------|----------|
| | | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace | | |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) |
| 1.00 | Sub-Structure | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.01 | Reinforced Concrete Foundations Beams | Not inspected. Assumed OK and present to external walls/ internal load bearing walls | | 2 | 30% | | | | | | | | | | | | | | | | | | | | | | 76,840 | 0.0% | |
| 1.02 | Reinforced Concrete Block Foundation Walls | Not inspected. Assumed OK and present to external wall only | | 2 | 30% | | | | | | | | | | | | | | | | | | | | | | 17,768 | 0.0% | |
| 1.03 | Reinforced Concrete Slab on Grade | Not inspected due to floor finishes. Assumed OK | | 2 | 30% | | | | | | | | | | | | | | | | | | | | | | 156,392 | 0.0% | |
| 1.00 | Total Sub-Structure | | | 2 | 30% | | | | | | | | | | | | | | | | | | | | | | 251,000 | 0.0% | |
| 2.00 | Frame | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2.01 | Reinforced Concrete Columns & Beams | OK | | 2 | 30% | | | | | | | | | | | | | | | | | | | | | | 208,170 | 0.0% | |
| 2.00 | Total Frame | | | 2 | 30% | | | | | | | | | | | | | | | | | | | | | | 208,170 | 0.0% | |
| 3.00 | Structural Walls | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.01 | Reinforced Concrete Brick/Block Masonry Walls | Structurally OK, evidence of marks, paint flaking, graffiti | Repaint, Wash | 2 | 30% | | | | | | | | | | | | | | | | | | | | | | 280,628 | 0.0% | |
| 3.00 | Total Structural Walls | | | 2 | 30% | | | | | | | | | | | | | | | | | | | | | | 280,628 | 0.0% | |
| 4.00 | Upper Floors | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.01 | Pre-cast/Insitu Reinforced Concrete Upper Floor | Not inspected due to floor finishes. Assumed OK. | | 2 | 30% | | | | | | | | | | | | | | | | | | | | | | 210,598 | 0.0% | |
| 4.00 | Total Upper Floors | | | 2 | 30% | | | | | | | | | | | | | | | | | | | | | | 210,598 | 0.0% | |
| 5.00 | Roof | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5.01 | Profiled Metal Sheet Roof Cladding (Pre-Finished) | Not inspected. Assumed OK. | Repaint, clean regularly | 2 | 30% | | | | | | | | | | | | | | | | | | | | | | 95,002 | 100.0% | |
| 5.02 | PVC Downpipes | Paint flaking at visible areas, internal so difficult to assess | Repaint, clean out regularly | 2 | 30% | | | | | | | | | | | | | | | | | | | | | | 15,162 | 100.0% | |
| 5.03 | Metal Gutters | Evidence corrosion | Replace damaged sections, clean our regularly | 3 | 50% | | | | | | | | | | | | | | | | | | | | | | 12,338 | 100.0% | |
| 5.00 | Total Roof | | | 3 | 50% | | | | | | | | | | | | | | | | | | | | | | 122,502 | 100.0% | |
| 6.00 | External Walls & Finishes | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.01 | Plaster and Paint finish | OK | Repaint and wash | 2 | 30% | | | | | | | | | | | | | | | | | | | | | | 25,806 | 0.0% | |
| 6.02 | External Glassblock wall to stairwell | OK | | 2 | 30% | | | | | | | | | | | | | | | | | | | | | | 1,822 | 0.0% | |
| 6.00 | Total External Walls & Finishes | | | 2 | 30% | | | | | | | | | | | | | | | | | | | | | | 27,628 | 0.0% | |
| 7.00 | Windows & Doors | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7.01 | Timber Doors (Solid/No Glazing) | Aged but OK | Paint; maintain with regular washing programme | 2 | 30% | | | | | | | | | | | | | | | | | | | | | | | 7,590 | 0.0% |
| 7.02 | Aluminium Framed Windows & Doors | Evidence of flaking protective coating or corrosion, poor workmanship, etc | Maintain with regular washing programme | 2 | 30% | | | | | | | | | | | | | | | | | | | | | | 258,060 | 0.0% | |
| 7.04 | Metal Louvre Screens | OK | | 2 | 30% | | | | | | | | | | | | | | | | | | | | | | 4,554 | 0.0% | |
| 7.00 | Total Windows & Doors | | | 2 | 30% | | | | | | | | | | | | | | | | | | | | | | 270,204 | 0.0% | |
| A | TOTAL STRUCTURE | | | 3 | 50% | | | | | | | | | | | | | | | | | | | | | | 122,502 | 8.9% | |
| 8.00 | Stairs, Balustrades & Handrails | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8.01 | Pre-cast/Insitu Reinforced Concrete Stairs | OK | Clean regularly | 2 | 30% | | | | | | | | | | | | | | | | | | | | | | | 37,950 | 0.0% |
| 8.02 | Metal Framed Balustrades | Evidence of flaking protective coating and corrosion | Rust treat, repaint and clean regularly | 2 | 30% | | | | | | | | | | | | | | | | | | | | | | | 15,370 | 0.0% |

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

D - MALE RESIDENCE HALL

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final



| ID Code | Element | Condition Assessment | | Condition Grading | | | | | Condition Gauge | | | | | | | | | | Asset Renewal Cost | | | | | | | | | | |
|----------|---|---|--|-------------------|-----------------|--------|---------|---------|-----------------|----------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------------|---------------|----------------|-----------------|------------------|------------------|---------------------|--------------|----------------|---------|--------|
| | | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace | | |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | | | | | | | | | |
| 8.00 | Total Stairs Balustrades & Handrails | | | 2 | 30% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 9.00 | Internal Walls/Partitions | | | | | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 9.01 | Conc Block Partition Walls | OK | None | 2 | 30% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 9.02 | Aluminium Framed Windows | OK | Maintain with regular washing programme | 2 | 30% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 9.00 | Total Internal Walls/Partitions | | | 2 | 30% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 10.00 | Internal Doors | | | | | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 10.01 | Timber Door - Single | Some evidence of impact damage and misuse. | Wash down and paint. Recommend installing kickplates and push plates to prevent further damage | 2 | 30% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 10.02 | Timber doors to WCs - fixed to blockwork walls of similar appearance to bedroom doors | Some evidence of impact damage and misuse. | Wash down and paint. Recommend installing kickplates and push plates to prevent further damage | 2 | 30% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 10.00 | Total Internal Doors | | | 2 | 30% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 11.00 | Floor Finishes | | | | | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 11.01 | Vinyl Floor Finishes | Evidence of lifting, marks, tears, worn through, poor workmanship | Remove and replace | 4 | 70% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 85,744 | 0 | 0 | 0 | 0 | 0 | 171,487 | 85,744 | 0 | 85,744 | 171,487 | 85,744 | 200.0% | |
| 11.02 | Tiled Floor Finishes | Evidence lifting tiles, loose grout, marks, stains, etc | Replace and clean regularly | 4 | 70% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23,692 | 0 | 23,692 | 23,692 | 0 | 0 | 23,692 | 23,692 | 100.0% | | |
| 11.00 | Total Floor Finishes | | | 4 | 70% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 85,744 | 0 | 0 | 23,692 | 0 | 195,180 | 109,436 | 0 | 85,744 | 195,180 | 109,436 | 178.4% | | |
| 12.00 | Wall Finishes | | | | | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 12.01 | Tiled Wall Finishes | Evidence lifting tiles, loose grout, marks, stains, etc | Repair and clean regularly | 3 | 50% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,939 | 0 | 15,939 | 15,939 | 100.0% | | |
| 12.02 | Plaster and Paint finish | Evidence of impact damage and poor workmanship | Repaint and clean regularly | 2 | 30% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 12.00 | Total Wall Finishes | | | 3 | 50% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,939 | 0 | 15,939 | 0 | 15,939 | 664,181 | 2.4% |
| 13.00 | Ceiling Finishes | | | | | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 13.01 | Plywood Soffit Lining with Painted Finish | Evidence of leaks internally, cracks, impact damage, poor workmanship, etc | Replace and clean regularly | 4 | 70% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,344 | 0 | 15,344 | 15,344 | 100.0% | | |
| 13.02 | Plywood Ceiling linings with Painted Finishes | Evidence of leaks internally, cracks, distortion in sheets, poor workmanship, etc | Repair, Replace, Paint, Wash Comments: | 4 | 70% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 48,062 | 0 | 48,062 | 48,062 | 100.0% | | |
| 13.03 | Plaster and Paint finish to underside of 1st floor conc slab | OK | Paint, clean | 2 | 30% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21,436 | 0 | 0 | 21,436 | 21,436 | 100.0% | |
| 13.00 | Total Ceiling Finishes | | | 4 | 70% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 84,842 | 0 | 63,406 | 21,436 | 84,842 | 84,842 | 100.0% |
| 14.00 | Fixed Joinery Units | | | | | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 14.02 | Built-in Joinery - Bench Unit | Ok | | 2 | 30% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16,129 | 0 | 0 | 16,129 | 16,129 | 100.0% | |
| 14.03 | Folding shower seats (assume only 1 per bathroom) | Evidence of marks and staining | Wash thoroughly, remove mats left on top and paint finish | 2 | 30% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,075 | 0 | 0 | 1,075 | 1,075 | 100.0% |
| 14.04 | Stainless steel shower rail with curtain | Some evidence of misuse of shower curtains | Wash and clean thoroughly and regularly | 2 | 30% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,277 | 0 | 0 | 2,277 | 2,277 | 100.0% |
| 14.00 | Total Fixed Joinery Units | | | 2 | 30% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19,481 | 0 | 0 | 19,481 | 19,481 | 100.0% |
| B | TOTAL INTERNAL FIT-OUT | | | 3 | 50% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 85,744 | 0 | 0 | 23,692 | 0 | 315,441 | 109,436 | 79,345 | 126,661 | 315,441 | 1,151,262 | 27.4% | | |
| 15.00 | Sanitary Plumbing | | | | | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 15.01 | WC | Operating | Clean regularly | 2 | 30% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 37,950 | 0 | 0 | 37,950 | 37,950 | 100.0% | |
| 15.02 | WHB (Single) | Dirty appearance with some showing signs of bettenut saliva. Ok just needs a thorough clean | Clean thoroughly and often | 2 | 30% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 45,540 | 0 | 0 | 45,540 | 45,540 | 100.0% | |
| 15.03 | Shower | Corrosion, poor workmanship, shower heads missing | Replace missing shower heads and rusted pipes. | 3 | 50% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 37,950 | 0 | 37,950 | 37,950 | 100.0% | | |
| 15.05 | External cold water tap | Operating and well used | Clean and service taps | 2 | 30% | █ | █ | █ | █ | █ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,325 | 0 | 0 | 6,325 | 6,325 | 100.0% | |



| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | |
|---------|--|--|---|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------------|-----------------|------------------|------------------|---------------------|--------------|----------------|
| | | | | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | | | | | |
| 15.06 | Bathroom floor waste | Dirty appearance and grime buildup evident | Clean and wash thoroughly. | 2 | 30% | | | | | | | | | | | | | | | 15,813 | 0 | 0 | 15,813 | 15,813 | 15,813 | 100.0% | |
| 15.07 | Cleaners Sink | Operating/In Use | Clean regularly | 2 | 30% | | | | | | | | | | | | | | | 1,898 | 0 | 0 | 1,898 | 1,898 | 1,898 | 100.0% | |
| 15.00 | Total Sanitary Plumbing | | | 3 | 50% | | | | | | | | | | | | | | | 145,475 | 0 | 37,950 | 107,525 | 145,475 | 145,475 | 100.0% | |
| 16.00 | Mechanical Services | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 16.01 | Air-Conditioning - Window Mounted Unit | Corrosion | Repair and clean filters | 3 | 50% | | | | | | | | | 1,898 | 0 | 0 | 0 | 0 | 0 | 5,693 | 1,898 | 1,898 | 1,898 | 5,693 | 1,898 | 300.0% | |
| 16.02 | Ceiling Mounted Fan | Corrosion, poor wiring- exposed | Replace and service/ clean regularly | 3 | 50% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 23,656 | 47,311 | 23,656 | 0 | 23,656 | 47,311 | 200.0% | | |
| 16.00 | Total Mechanical Services | | | 3 | 50% | | | | | | | | | 1,898 | 0 | 0 | 0 | 0 | 23,656 | 53,004 | 25,553 | 1,898 | 25,553 | 53,004 | 207.4% | | |
| 17.00 | Fire Services | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 17.01 | Smoke Detection & Alarm Systems | Smoke detectors and manual fire alarm system in use, assume hardwired system | Service | 2 | 30% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 18,051 | 0 | 18,051 | 0 | 18,051 | 100.0% | | |
| 17.02 | Fire Hose Reel | Present, assumed to be functional | Service | 2 | 30% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 2,530 | 0 | 0 | 2,530 | 2,530 | 100.0% | | |
| 17.03 | Fire Extinguishers | Present, assumed to be functional | Service | 2 | 30% | | | | | | | | | 0 | 0 | 0 | 1,898 | 0 | 0 | 9,488 | 3,795 | 3,795 | 1,898 | 9,488 | 500.0% | | |
| 17.00 | Total Fire Services | | | 2 | 30% | | | | | | | | | 1,898 | 0 | 0 | 0 | 0 | 1,898 | 30,069 | 3,795 | 21,846 | 4,428 | 30,069 | 133.8% | | |
| 18.00 | Electrical Services | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 18.01 | Main Distribution Boards | Not inspected but assumed ok | | 2 | 30% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 9,488 | 0 | 0 | 9,488 | 9,488 | 100.0% | | |
| 18.02 | Sub-Main Distribution Boards | Main Distribution board not inspected, assumed no submain distribution boards to this building | | 0 | 0% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 18.03 | Electrical Wiring/Reticulation | Operating and in use. However loose wiring identified to ceiling fans and missing cover plates also. | Rectify loose and exposed wiring to ceiling fans. Reinstall missing cover plates | 3 | 50% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 36,090 | 0 | 36,090 | 0 | 36,090 | 100.0% | | |
| 18.04 | General Power Outlet | Some evidence of impact damage and misuse. Surface mounted wall units showing signs of corrosion to box. | Service. Clean and reinstate faceplates. Paint or cover exposed metal boxes. | 3 | 50% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 48,121 | 0 | 48,121 | 0 | 48,121 | 100.0% | | |
| 18.05 | Lighting (External) - Covered incandescent light fitting with cage and cover | Assumed operating and in use. Daylight sensors in use. | Clean covers | 2 | 30% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 8,223 | 0 | 0 | 8,223 | 8,223 | 100.0% | | |
| 18.06 | Lighting (Internal) - Incandescent | Operating | Clean bulbs, replace any blown or damaged fittings | 2 | 30% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 6,958 | 0 | 0 | 6,958 | 6,958 | 100.0% | | |
| 18.07 | Lighting (Internal) -Double Fluorescent | Operating and without diffusers | Service and clean tubes and install diffusers. | 2 | 30% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 24,668 | 0 | 0 | 24,668 | 24,668 | 100.0% | | |
| 18.08 | Emergency lighting | Mixture of older "Grey" type externally and newer "white" type internally. Assume operational. | Service, wash down and check backup batteries to units internally. | 2 | 30% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 30,075 | 0 | 30,075 | 0 | 30,075 | 100.0% | | |
| 18.00 | Total Electrical Services | | | 3 | 50% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 133,546 | 0 | 84,211 | 49,335 | 133,546 | 100.0% | | |
| 19.00 | Vertical Transportation | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 19.01 | None | | | 0 | 0% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 19.00 | Total Vertical Transportation | | | 0 | 0% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 20.00 | Special Services | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 20.01 | Telecommunication/Data Network | operating but some loose and untidy wiring evident. | Tidy up loose wiring recommend installing conduit to enclose/tidy wiring mounted to walls | 2 | 30% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 48,121 | 0 | 48,121 | 0 | 48,121 | 100.0% | | |
| 20.02 | Security Services | Security cameras evident in hallways and main entrance. Assume all operational | Monitor. Recommend having a backup power supply to cameras if not already. | 2 | 30% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 36,090 | 0 | 36,090 | 0 | 36,090 | 100.0% | | |
| 20.00 | Total Special Services | | | 2 | 30% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 84,211 | 0 | 84,211 | 0 | 84,211 | 100.0% | | |
| C | TOTAL BUILDING SERVICES | | | 3 | 50% | | | | | | | | | 1,898 | 1,898 | 0 | 0 | 0 | 1,898 | 23,656 | 446,305 | 29,348 | 230,116 | 186,841 | 446,305 | 108.5% | |
| | TOTAL BUILDING | | | 3 | 50% | | | | | | | | | 1,898 | 1,898 | 85,744 | 0 | 0 | 25,590 | 23,656 | 884,247 | 138,784 | 321,799 | 423,665 | 884,247 | 30.1% | |

138,784
 Year 1 - 10 Consolidated Capital Replacement Cost



| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Assessment | | Condition Gauge | | | | | Condition Grading | | | | | | | | | | Asset Renewal Cost | | | | | | |
|---------|---|--|--|----------------------|-----------------|-----------------|---------|---------|---------|----------|-------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|--------------------|-----------------|------------------|------------------|---------------------|--------------|----------------|
| | | | | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | | | | | |
| 1.00 | Sub-Structure | | | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 1.01 | Reinforced Concrete Foundations Beams | Not inspected. Assumed OK and present to external walls/ internal load bearing walls | | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 61,537 | 0 | 0.0% |
| 1.02 | Reinforced Concrete Block Foundation Walls | Not inspected. Assumed OK and present to external wall only | | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,876 | 0 | 0.0% |
| 1.03 | Reinforced Concrete Slab on Grade | Not inspected due to floor finishes. Assumed OK | | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 125,146 | 0 | 0.0% |
| 1.00 | Total Sub-Structure | | | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 201,560 | 0 | 0.0% |
| 2.00 | Frame | | | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 2.03 | Reinforced Concrete Columns & Beams | Ok | | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 172,451 | 0 | 0.0% |
| 2.00 | Total Frame | | | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 172,451 | 0 | 0.0% |
| 3.00 | Structural Walls | | | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 3.01 | Reinforced Concrete Brick/Block Masonry Walls | Structurally Ok, evidence of marks, paint flaking | Repaint, Wash | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 213,001 | 0 | 0.0% |
| 3.00 | Total Structural Walls | | | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 213,001 | 0 | 0.0% |
| 4.00 | Upper Floors | | | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 4.02 | Pre-cast/Insitu Reinforced Concrete Upper Floor | Not inspected due to floor finishes. Assumed OK. | | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 168,688 | 0 | 0.0% |
| 4.00 | Total Upper Floors | | | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 168,688 | 0 | 0.0% |
| 5.00 | Roof | | | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 5.01 | Profiled Metal Sheet Roof Cladding (Pre-Finished) | Not inspected. Assumed OK. | Repaint, clean regularly | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 63,883 | 0 | 0 | 63,883 | 63,883 | 63,883 | 100.0% | |
| 5.07 | PVC Downpipes | Paint flaking at visible areas, internal so difficult to assess | Repaint, clean out regularly | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,405 | 0 | 0 | 12,405 | 12,405 | 12,405 | 100.0% | |
| 5.08 | Metal Gutters | Evidence corrosion | Replace damaged sections, clean our regularly | 3 | 50% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,871 | 0 | 9,871 | 0 | 9,871 | 9,871 | 100.0% | |
| 5.00 | Total Roof | | | 3 | 50% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 86,158 | 0 | 9,871 | 76,288 | 86,158 | 86,158 | 100.0% | |
| 6.00 | External Walls & Finishes | | | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 6.01 | Plaster and Paint finish | OK | Repaint and wash | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 96,146 | 0 | 0.0% |
| 6.02 | External Glassblock wall to stairwell | OK | | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,822 | 0 | 0.0% |
| 6.00 | Total External Walls & Finishes | | | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 97,968 | 0 | 0.0% |
| 7.00 | Windows & Doors | | | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 7.02 | Timber Doors (Solid/No Glazing) | Aged but OK | Paint; maintain with regular washing programme | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,590 | 0 | 0.0% |
| 7.06 | Aluminium Framed Windows & Doors | Aged but OK. Poor workmanship regarding painting around frame. | Maintain with regular washing programme | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 213,659 | 0 | 0.0% |
| 7.10 | Metal Louvre Screens | Ok | | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,554 | 0 | 0.0% |
| 7.00 | Total Windows & Doors | | | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 225,803 | 0 | 0.0% |
| A | TOTAL STRUCTURE | | | 3 | 50% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 86,158 | 0 | 9,871 | 76,288 | 86,158 | 1,165,628 | 7.4% | |
| 8.00 | Stairs, Balustrades & Handrails | | | 3 | 50% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 8.01 | Pre-cast/Insitu Reinforced Concrete Stairs | Evidence of spalling concrete, cracking, corrosion, poor workmanship | Clean regularly | 3 | 50% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 37,950 | 0 | 0.0% |
| 8.04 | Metal Framed Balustrades | Evidence of flaking protective coating or corrosion, poor workmanship, etc | Rust treat, repaint and clean regularly | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,370 | 0 | 0.0% |



| ID Code | Element | Condition Assessment | | Condition Grading | | | | | Condition Gauge | | | | | | | | | | Asset Renewal Cost | | | | | | | | |
|---------|---|---|--|-------------------|-----------------|--------|---------|---------|-----------------|----------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------------|---------------|----------------|-----------------|------------------|------------------|---------------------|--------------|----------------|
| | | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | 2023 (\$ USD) | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8.00 | Total Stairs Balustrades & Handrails | | | 3 | 50% | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 9.00 | Internal Walls/Partitions | | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 9.01 | Conc Bloc Partition Walls | OK | None | 2 | 30% | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 9.02 | Aluminium Framed Windows | OK | Maintain with regular washing programme | 2 | 30% | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 9.00 | Total Internal Walls/Partitions | | | 2 | 30% | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 10.00 | Internal Doors | | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 10.01 | Timber Door - Single | Some evidence of impact damage and misuse. | Wash down and paint. Recommend installing kickplates and push plates to prevent further damage | 2 | 30% | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 10.02 | Timber doors to WCs - fixed to blockwork walls of similar appearance to bedroom doors | Some evidence of impact damage and misuse. | Wash down and paint. Recommend installing kickplates and push plates to prevent further damage | 2 | 30% | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 10.00 | Total Internal Doors | | | 2 | 30% | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 11.00 | Floor Finishes | | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 11.01 | Vinyl Floor Finishes | Evidence of lifting, marks, tears, worn through, poor workmanship | Remove and replace | 4 | 70% | | | | | | | | | | 66,488 | 0 | 0 | 0 | 0 | 0 | 132,977 | 66,488 | 0 | 66,488 | 132,977 | 66,488 | 200.0% |
| 11.02 | Tiled Floor Finishes | Evidence lifting tiles, loose grout, marks, stains, etc | Replace and clean regularly | 4 | 70% | | | | | | | | | | 0 | 0 | 0 | 23,692 | 0 | 23,692 | 23,692 | 0 | 0 | 23,692 | 23,692 | 100.0% | |
| 11.00 | Total Floor Finishes | | | 4 | 70% | | | | | | | | | | 66,488 | 0 | 0 | 23,692 | 0 | 156,669 | 90,181 | 0 | 66,488 | 156,669 | 90,181 | 173.7% | |
| 12.00 | Wall Finishes | | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 12.01 | Tiled Wall Finishes | Evidence of impact damage, lifting tiles, loose grout, marks, poor workmanship, etc | Repair, Replace, Clean | 3 | 50% | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 15,939 | 0 | 15,939 | 0 | 15,939 | 15,939 | 100.0% | |
| 12.02 | Plaster and Paint finish | Evidence of impact damage and poor workmanship | Repaint and clean regularly | 2 | 30% | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 12.00 | Total Wall Finishes | | | 3 | 50% | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 15,939 | 0 | 15,939 | 0 | 15,939 | 478,827 | 3.3% | |
| 13.00 | Ceiling Finishes | | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 13.01 | Plywood Soffit Lining with Painted Finish | Evidence of leaks internally, cracks, impact damage, poor workmanship, etc | Replace and clean regularly | 4 | 70% | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 13,424 | 0 | 13,424 | 0 | 13,424 | 13,424 | 100.0% | |
| 13.02 | Plywood Ceiling linings with Painted Finishes | Evidence of leaks internally, cracks, distortion in sheets, poor workmanship, etc | Repair, Replace, Paint, Wash Comments: | 4 | 70% | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 48,062 | 0 | 48,062 | 0 | 48,062 | 48,062 | 100.0% | |
| 13.03 | Plaster and Paint finish to underside of 1st floor conc slab | OK | Paint, clean | 2 | 30% | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 21,436 | 0 | 0 | 21,436 | 21,436 | 21,436 | 100.0% | |
| 13.00 | Total Ceiling Finishes | | | 4 | 70% | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 82,922 | 0 | 61,486 | 21,436 | 82,922 | 82,922 | 100.0% | |
| 14.00 | Fixed Joinery Units | | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 14.01 | Mirrors | No mirrors identified in bathrooms | Could look at installing mirrors to bathrooms | 0 | 0% | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 14.02 | Built-in Joinery - Bench Unit | OK | | 2 | 30% | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 16,129 | 0 | 0 | 16,129 | 16,129 | 16,129 | 100.0% | |
| 14.03 | Folding shower seats (assume only 1 per bathroom) | Evidence of marks and staining | Wash thoroughly, remove mats left on top and paint finish | 2 | 30% | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 1,075 | 0 | 0 | 1,075 | 1,075 | 1,075 | 100.0% | |
| 14.04 | Stainless steel shower rail with curtain | Some evidence of misuse of shower curtains | Wash and clean thoroughly and regularly | 2 | 30% | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 2,277 | 0 | 0 | 2,277 | 2,277 | 2,277 | 100.0% | |
| 14.00 | Total Fixed Joinery Units | | | 2 | 30% | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 17,204 | 0 | 0 | 17,204 | 17,204 | 17,204 | 100.0% | |
| B | TOTAL INTERNAL FIT-OUT | | | 3 | 50% | | | | | | | | | | 66,488 | 0 | 0 | 23,692 | 0 | 272,734 | 90,181 | 77,425 | 105,128 | 272,734 | 865,077 | 31.5% | |
| 15.00 | Sanitary Plumbing | | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 15.01 | WC | Operating | Clean regularly | 2 | 30% | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 37,950 | 0 | 0 | 37,950 | 37,950 | 37,950 | 100.0% | |
| 15.02 | WHB (Single) | Operating | Clean regularly | 2 | 30% | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 45,540 | 0 | 0 | 45,540 | 45,540 | 45,540 | 100.0% | |
| 15.03 | Shower | Corrosion, poor workmanship, shower heads missing | Repair, Replace | 3 | 50% | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 37,950 | 0 | 37,950 | 0 | 37,950 | 37,950 | 100.0% | |

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE
 E - FEMALE RESIDENCE HALL
 Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



Audit Date: October 2013
 Revision: Final

| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Assessment | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | |
|---------|--|--|---|----------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|-----------------|------------------|------------------|---------------------|--------------|----------------|
| | | | | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | | | | | | | |
| 15.05 | External cold water tap | Dirty appearance and grime buildup evident | Clean and wash thoroughly. | 2 | 30% | | | | | | | | | | | | | | | 3,163 | 0 | 0 | 3,163 | 3,163 | 3,163 | 100.0% | |
| 15.06 | Bathroom floor waste | Operating/In Use | Clean regularly | 2 | 30% | | | | | | | | | | | | | | | 15,813 | 0 | 0 | 15,813 | 15,813 | 15,813 | 100.0% | |
| 15.07 | Cleaners Sink | Operating/In Use | Clean regularly | 2 | 30% | | | | | | | | | | | | | | | 1,898 | 0 | 0 | 1,898 | 1,898 | 1,898 | 100.0% | |
| 15.00 | Total Sanitary Plumbing | | | 3 | 50% | | | | | | | | | | | | | | | 142,313 | 0 | 37,950 | 104,363 | 142,313 | 142,313 | 100.0% | |
| 16.00 | Mechanical Services | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 16.01 | Air-Conditioning - Window Mounted Unit | Corrosion, mould at wall unit junction. Mould indicates leaking from unit. | Repair and clean filters | 4 | 70% | | | | | | | | | | | | | | | 5,693 | 1,898 | 1,898 | 1,898 | 5,693 | 1,898 | 300.0% | |
| 16.02 | Ceiling Mounted Fan | Corrosion, poor wiring- exposed | Replace and service/ clean regularly | 4 | 70% | | | | | | | | | | | | | | | 36,179 | 18,090 | 0 | 18,090 | 36,179 | 18,090 | 200.0% | |
| 16.00 | Total Mechanical Services | | | 4 | 70% | | | | | | | | | | | | | | | 41,872 | 19,987 | 1,898 | 19,987 | 41,872 | 19,987 | 209.5% | |
| 17.00 | Fire Services | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 17.01 | Smoke Detection & Alarm Systems | Operating | Replace batteries | 2 | 30% | | | | | | | | | | | | | | | 14,440 | 0 | 14,440 | 0 | 14,440 | 14,440 | 100.0% | |
| 17.02 | Fire Hose Reel | Present, assumed to be functional | Service | 2 | 30% | | | | | | | | | | | | | | | 2,530 | 0 | 0 | 2,530 | 2,530 | 2,530 | 100.0% | |
| 17.03 | Fire Extinguishers | Present, assumed to be functional | Service | 2 | 30% | | | | | | | | | | | | | | | 9,488 | 3,795 | 3,795 | 1,898 | 9,488 | 1,898 | 500.0% | |
| 17.00 | Total Fire Services | | | 2 | 30% | | | | | | | | | | | | | | | 26,457 | 3,795 | 18,235 | 4,428 | 26,457 | 18,867 | 140.2% | |
| 18.00 | Electrical Services | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 18.01 | Main Distribution Boards | Not inspected but assumed ok | | 2 | 30% | | | | | | | | | | | | | | | 9,488 | 0 | 0 | 9,488 | 9,488 | 9,488 | 100.0% | |
| 18.02 | Sub-Main Distribution Boards | Main Distribution board not inspected, assumed no submain distribution boards to this building | | 0 | 0% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 18.03 | Electrical Wiring/Reticulation | Operating and in use. However loose wiring identified to ceiling fans and missing cover plates also. | Rectify loose and exposed wiring to ceiling fans. Reinstall missing cover plates | 3 | 50% | | | | | | | | | | | | | | | 28,880 | 0 | 28,880 | 0 | 28,880 | 28,880 | 100.0% | |
| 18.04 | General Power Outlet | Some evidence of impact damage and misuse. Surface mounted wall units showing signs of corrosion to box. | Service. Clean and reinstall faceplates. Paint or cover exposed metal boxes. | 3 | 50% | | | | | | | | | | | | | | | 38,507 | 0 | 38,507 | 0 | 38,507 | 38,507 | 100.0% | |
| 18.05 | Lighting (External) - Covered incandescent light fitting with cage and cover | Assumed operating and in use. Daylight sensors in use. | Clean covers | 2 | 30% | | | | | | | | | | | | | | | 6,958 | 0 | 0 | 6,958 | 6,958 | 6,958 | 100.0% | |
| 18.06 | Lighting (Internal) - Incandescent | Operating | Clean bulbs, replace any blown or damaged fittings | 2 | 30% | | | | | | | | | | | | | | | 6,325 | 0 | 0 | 6,325 | 6,325 | 6,325 | 100.0% | |
| 18.07 | Lighting (Internal) -Double Fluorescent | Operating and without diffusers | Service and clean tubes and install diffusers. | 2 | 30% | | | | | | | | | | | | | | | 20,240 | 0 | 0 | 20,240 | 20,240 | 20,240 | 100.0% | |
| 18.08 | Emergency lighting | Mixture of older "Grey" type externally and newer "white" type internally. Assume operational. | Service, wash down and check backup batteries to units | 2 | 30% | | | | | | | | | | | | | | | 24,067 | 0 | 24,067 | 0 | 24,067 | 24,067 | 100.0% | |
| 18.00 | Total Electrical Services | | | 3 | 50% | | | | | | | | | | | | | | | 134,463 | 0 | 91,453 | 43,010 | 134,463 | 134,463 | 100.0% | |
| 19.00 | Vertical Transportation | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 19.01 | None | | | 0 | 0% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 19.00 | Total Vertical Transportation | | | 0 | 0% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 20.00 | Special Services | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 20.01 | Telecommunication/Data Network | operating but some loose and untidy wiring evident. | Tidy up loose wiring recommend installing conduit to enclose/tidy wiring mounted to walls | 2 | 30% | | | | | | | | | | | | | | | 38,507 | 0 | 38,507 | 0 | 38,507 | 38,507 | 100.0% | |
| 20.02 | Security Services | Security cameras evident in hallways and main entrance. Assume all operational | Monitor. Recommend having a backup power supply to cameras if not already. | 2 | 30% | | | | | | | | | | | | | | | 28,880 | 0 | 28,880 | 0 | 28,880 | 28,880 | 100.0% | |
| 20.00 | Total Special Services | | | 2 | 30% | | | | | | | | | | | | | | | 67,387 | 0 | 67,387 | 0 | 67,387 | 67,387 | 100.0% | |
| C | TOTAL BUILDING SERVICES | | | 3 | 50% | | | | | | | | | | | | | | | 412,491 | 23,782 | 216,922 | 171,787 | 412,491 | 383,017 | 107.7% | |
| | TOTAL BUILDING | | | 3 | 50% | | | | | | | | | | | | | | | 771,384 | 113,963 | 304,218 | 353,203 | 771,384 | 2,413,721 | 32.0% | |

113,963
 Year 1 - 10 Consolidated Capital Replacement Cost

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE
 E - FEMALE RESIDENCE HALL
 Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



Audit Date: October 2013

Revision: Final



| ID Code | Element | Condition Assessment | | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | |
|---------|---------|------------------------|--|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|-----------------|------------------|------------------|---------------------|--------------|----------------|
| | | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | | | | | | | |

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE
 F - FACULTY OFFICE
 Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013
 Revision: Final



| ID Code | Element | Condition Assessment | | Condition Grading | | Condition Gauge | | | | | | | | | | Asset Renewal Cost | | | | | | | | | | | |
|---------|--|--|--|-------------------|-----|-----------------|---|---|---|----|------------------|------------------|------------------|------------------|------------------|--------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|
| | | | | | | Condition Gauge | | | | | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| | | | | | | VG | G | A | P | VP | | | | | | | | | | | | | | | | | |
| 1.00 | Sub-Structure | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 1.01 | Reinforced Concrete Foundations Beams - External | Not observed | Monintor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 34,239 | 0.0% | |
| 1.02 | Reinforced Concrete Foundations Beams - internal | Not observed | Monintor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 40,826 | 0.0% | |
| 1.03 | Reinforced Concrete Slab on Grade | Missing area of floor slab in one room | Repair damaged floor slab | 3 | 50% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 63,091 | 0.0% | |
| 1.04 | Reinforced Concrete Slab on Grade to covered walkway | Not observed | Monintor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 15,736 | 0.0% | |
| 1.05 | Reinforced concrete pad | Not observed | Monintor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 22,770 | 0.0% | |
| | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 1.00 | Total Sub-Structure | | | 3 | 50% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 176,662 | 0.0% | |
| 2.00 | Frame | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 2.01 | Timber Frame Trusses | Good condition | Monintor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 145,728 | 0.0% | |
| 2.02 | Reinforced Concrete Columns & Beams | Good condition | Wash down | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 66,664 | 0.0% | |
| 2.03 | Reinforced Concrete Roof | Not inspected | | 3 | 50% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 24,209 | 0.0% | |
| | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 2.00 | Total Frame | | | 3 | 50% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 236,602 | 0.0% | |
| 3.00 | Structural Walls | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 3.01 | Reinforced Concrete Brick/Block Masonry Walls - External assumed 200 thick | Good condition | Wash and paint | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 78,416 | 0.0% | |
| 3.02 | Reinforced Concrete Brick/Block Masonry Walls - Internal assumed 150 thick | Good condition | Wash and paint | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 75,742 | 0.0% | |
| | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 3.00 | Total Structural Walls | | | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 154,158 | 0.0% | |
| 4.00 | Upper Floors | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 4.01 | No upper floors to this building | | | 0 | 0% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 4.00 | Total Upper Floors | | | 0 | 0% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 5.00 | Roof | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 5.01 | Profiled Metal Sheet Roof Cladding (Pre-Finished) | Evidence of faded paint | Wash and repaint | 3 | 50% | | | | | | | | | | | | | | 54,798 | 0 | 54,798 | 0 | 54,798 | 54,798 | 100.0% | | |
| 5.02 | Box Gutters | Evidence of faded paint | Wash down and repaint | 3 | 50% | | | | | | | | | | | | | | 21,845 | 0 | 21,845 | 0 | 21,845 | 21,845 | 100.0% | | |
| 5.03 | PVC Downpipes | Evidence of stains | Wash and paint | 3 | 50% | | | | | | | | | | | | | | 2,429 | 0 | 2,429 | 0 | 2,429 | 2,429 | 100.0% | | |
| | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 5.00 | Total Roof | | | 3 | 50% | | | | | | | | | | | | | | 79,072 | 0 | 79,072 | 0 | 79,072 | 79,072 | 100.0% | | |
| 6.00 | External Walls & Finishes | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 6.01 | Solid Plaster with Painted Finishes | Good condition | Wash | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 45,089 | 0.0% | |
| | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 6.00 | Total External Walls & Finishes | | | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 45,089 | 0.0% | |
| 7.00 | Windows & Doors | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 7.01 | Timber Doors (Solid/No Glazing) | Generally ok. Cracks on door to utility room | Wash and paint, Replace door to utility room | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 15,180 | 0.0% | |
| 7.02 | Aluminium Framed Windows | Generally ok. Rubber seal to one of the windows has come off | Repair rubber seal | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 41,183 | 0.0% | |
| | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 7.00 | Total Windows & Doors | | | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 56,363 | 0.0% | |
| A | TOTAL STRUCTURE | | | 3 | 50% | | | | | | | | | | | | | | 79,072 | 0 | 79,072 | 0 | 79,072 | 747,946 | 10.6% | | |

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE
 F - FACULTY OFFICE
 Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



Audit Date: October 2013
 Revision: Final

| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | |
|---------|---|---|--|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------------|-----------------|------------------|------------------|---------------------|--------------|----------------|
| | | | | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) |
| 8.00 | Stairs, Balustrades & Handrails | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 8.01 | No stair and balustrade to this building | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 8.00 | Total Stairs Balustrades & Handrails | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 9.00 | Internal Walls/Partitions | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 9.01 | All walls are blockwork | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 9.00 | Total Internal Walls/Partitions | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 10.00 | Internal Doors | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 10.01 | Timber Door - Single | Evidence of stains, | Wsh and paint | 3 | 50% | | | | | | | | | | | | | | 12,144 | 0 | 0 | 12,144 | 12,144 | 12,144 | 100.0% | | |
| 10.02 | Timber Door - Single | Evidence of stains, impact damage | Repair affected door and Wash and Repaint rest | 3 | 50% | | | | | | | | | | | | | | 1,518 | 0 | 0 | 1,518 | 1,518 | 1,518 | 100.0% | | |
| 10.03 | Timber Door - Single | Evidence of , insect attack (termites borer) to door jamb | Repair affected door and Wash and Repaint rest | 3 | 50% | | | | | | | | | | | | | | 1,518 | 0 | 0 | 1,518 | 1,518 | 1,518 | 100.0% | | |
| 10.00 | Total Internal Doors | | | 3 | 50% | | | | | | | | | | | | | | 15,180 | 0 | 0 | 15,180 | 15,180 | 15,180 | 100.0% | | |
| 11.00 | Floor Finishes | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 11.01 | Vinyl Floor Finishes | Generally ok. | Wash | 2 | 30% | | | | | | | | | | | | | | 33,634 | 0 | 33,634 | 0 | 33,634 | 33,634 | 100.0% | | |
| 11.02 | Tiled Floor Finishes | Generally ok | Wash | 2 | 30% | | | | | | | | | | | | | | 3,348 | 0 | 0 | 3,348 | 3,348 | 3,348 | 100.0% | | |
| 11.00 | Total Floor Finishes | | | 2 | 30% | | | | | | | | | | | | | | 36,982 | 0 | 33,634 | 3,348 | 36,982 | 36,982 | 100.0% | | |
| 12.00 | Wall Finishes | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 12.03 | Solid Plaster Wall Lining with Painted Finishes | Generally ok | Wash | 2 | 30% | | | | | | | | | | | | | | 104,545 | 0 | 0 | 104,545 | 104,545 | 104,545 | 100.0% | | |
| 12.04 | Tiled Wall Finishes | Generally ok | Wash | 2 | 30% | | | | | | | | | | | | | | 7,952 | 0 | 0 | 7,952 | 7,952 | 7,952 | 100.0% | | |
| 12.00 | Total Wall Finishes | | | 2 | 30% | | | | | | | | | | | | | | 112,498 | 0 | 0 | 112,498 | 112,498 | 112,498 | 100.0% | | |
| 13.00 | Ceiling Finishes | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 13.01 | Fibre Cement Soffit Lining with Painted Finishes | Evidence of marks | Clean and Repaint | 3 | 50% | | | | | | | | | | | | | | 8,756 | 0 | 8,756 | 0 | 8,756 | 8,756 | 100.0% | | |
| 13.02 | Timber framed vents to soffits | Evidence of stains | Clean, Paint | 2 | 30% | | | | | | | | | | | | | | 2,606 | 0 | 0 | 2,606 | 2,606 | 2,606 | 100.0% | | |
| 13.03 | Plywood Ceiling Linings with Painted Finishes | Evidence of marks. Moulds | Wash down , remove mould and repaint | 3 | 50% | | | | | | | | | | | | | | 3,028 | 0 | 0 | 3,028 | 3,028 | 3,028 | 100.0% | | |
| 12.04 | Solid Plaster with Painted Finishes to soffits of covered walkway | Evidence of marks | Wash and repaint | 2 | 30% | | | | | | | | | | | | | | 10,289 | 0 | 0 | 10,289 | 10,289 | 10,289 | 100.0% | | |
| 13.05 | Proprietary Suspended Ceilings (Exposed Grid Suspension System) | Evidence of damaged/marked/stained ceiling tiles | Replace | 5 | 90% | | | | | | | | | | | | | | 5,268 | 5,268 | 0 | 0 | 5,268 | 5,268 | 100.0% | | |
| 13.06 | Proprietary Suspended Ceilings (Exposed Grid Suspension System) | Generally ok | Monintor | 3 | 50% | | | | | | | | | | | | | | 21,073 | 0 | 21,073 | 0 | 21,073 | 21,073 | 100.0% | | |
| 13.00 | Total Ceiling Finishes | | | 3 | 50% | | | | | | | | | | | | | | 51,021 | 5,268 | 29,829 | 15,923 | 51,021 | 51,021 | 100.0% | | |
| 14.00 | Fixed Joinery Units | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 14.01 | Toilet Partitions | Generally ok | Monintor | 2 | 30% | | | | | | | | | | | | | | 2,024 | 0 | 0 | 2,024 | 2,024 | 2,024 | 100.0% | | |
| 14.02 | White Boards | Generally ok | | 1 | 10% | | | | | | | | | | | | | | 1,898 | 0 | 0 | 1,898 | 1,898 | 1,898 | 100.0% | | |
| 14.03 | Mirrors | Generally ok | | 1 | 10% | | | | | | | | | | | | | | 759 | 0 | 0 | 759 | 759 | 759 | 100.0% | | |
| 14.00 | Total Fixed Joinery Units | | | 2 | 30% | | | | | | | | | | | | | | 4,681 | 0 | 0 | 4,681 | 4,681 | 4,681 | 100.0% | | |
| B | TOTAL INTERNAL FIT-OUT | | | 3 | 50% | | | | | | | | | | | | | | 220,361 | 5,268 | 63,463 | 151,630 | 220,361 | 220,361 | 100.0% | | |



| ID Code | Element | Condition Assessment | | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | | |
|---------|--------------------------------------|------------------------------------|--|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------------|-----------------|------------------|------------------|---------------------|--------------|----------------|----------|
| | | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace | |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) |
| 15.00 | Sanitary Plumbing | | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 15.01 | WC | General wear and tear | wash | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100.0% | | |
| 15.02 | WHB (Single) | General wear and tear | wash | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100.0% | | |
| 15.03 | Shower | General wear and tear | wash | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100.0% | | |
| 15.04 | Cold Water | | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100.0% | | |
| 15.05 | Floor Waste | General wear and tear | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100.0% | | |
| 15.00 | Total Sanitary Plumbing | | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100.0% | | |
| 16.00 | Mechanical Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 16.01 | Air-Conditioning - DX/Split System | Most not used, some not working | Service and clean | 4 | 70% | | | | | | 0 | 0 | 53,130 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 53,130 | 212,520 | 106,260 | 53,130 | 53,130 | 212,520 | 400.0% | |
| 16.02 | Ventilation - W/C Extract | General wear and tear | Service and clean | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,898 | 3,795 | 1,898 | 0 | 1,898 | 3,795 | 200.0% | |
| 16.03 | Ceiling Mounted Fan | General wear and tear | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,958 | 13,915 | 6,958 | 0 | 6,958 | 13,915 | 200.0% | |
| 16.00 | Total Mechanical Services | | | 4 | 70% | | | | | | 0 | 0 | 53,130 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 61,985 | 230,230 | 115,115 | 53,130 | 61,985 | 230,230 | 371.4% | |
| 17.00 | Fire Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 17.01 | Smoke Detection & Alarm Systems | Old hard wired type, but operating | Service and clean | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,148 | 14,295 | 7,148 | 0 | 7,148 | 14,295 | 200.0% | |
| 17.02 | 9lb Carbon Dioxide Fire Extinguisher | Good condition | Cheek expiry dates | 1 | 10% | | | | | | 0 | 0 | 0 | 0 | 1,898 | 0 | 0 | 0 | 0 | 0 | 1,898 | 9,488 | 3,795 | 3,795 | 1,898 | 9,488 | 500.0% | |
| 17.03 | Fire Hose Reel | Good condition | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,530 | 0 | 0 | 2,530 | 2,530 | 100.0% | | |
| 17.00 | Total Fire Services | | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 1,898 | 0 | 0 | 0 | 0 | 0 | 9,045 | 26,313 | 10,943 | 3,795 | 11,575 | 26,313 | 227.3% | |
| 18.00 | Electrical Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 18.01 | Main Distribution Boards | Not inspected | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100.0% | | |
| 18.02 | Electrical Wiring/Reticulation | Good condition | Tidy up loose wiring | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100.0% | | |
| 18.03 | General Power Outlet | Good condition | Tidy up loose wiring | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100.0% | | |
| 18.04 | Lighting (External) - Incandescent | General wear and tear | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100.0% | | |
| 18.05 | Lighting (Internal) - Incandescent | General wear and tear | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100.0% | | |
| 18.06 | Lighting (Internal) - Fluorescant | General wear and tear | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100.0% | | |
| 18.00 | Total Electrical Services | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100.0% | | |
| 19.00 | Vertical Transportation | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 19.01 | Not applicable | | | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 19.00 | Total Vertical Transportation | | | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 20.00 | Special Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 20.01 | Telecommunication/Data Network | Good all working | Tidy up loose wiring | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19,060 | 38,120 | 19,060 | 0 | 19,060 | 38,120 | 200.0% | |
| 20.00 | Total Special Services | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19,060 | 38,120 | 19,060 | 0 | 19,060 | 38,120 | 200.0% | |
| C | TOTAL BUILDING SERVICES | | | 3 | 50% | | | | | | 0 | 0 | 53,130 | 0 | 1,898 | 0 | 0 | 0 | 0 | 0 | 90,090 | 405,816 | 145,118 | 95,508 | 165,191 | 405,816 | 203,773 | 199.2% |
| | TOTAL BUILDING | | | 3 | 50% | | | | | | 0 | 0 | 58,398 | 0 | 1,898 | 0 | 0 | 0 | 0 | 0 | 90,090 | 705,249 | 150,386 | 238,043 | 316,820 | 705,249 | 1,172,080 | 60.2% |

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE
 F - FACULTY OFFICE
 Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final



| ID Code | Element | Condition Assessment | | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | |
|---------|---------|------------------------|--|-------------------|-----------------|-----------------|---------|---------|----------|---------------|--------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---|-------|-----------------|------------------|------------------|---------------------|
| | | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total |
| | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | Year 1 - 10 Consolidated Capital Replacement Cost | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE
 F2 - FACULTY OFFICE
 Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



Audit Date: October 2013
 Revision: Final

| ID Code | Element | Condition Assessment | | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | |
|----------|---|---------------------------------------|--|-------------------|-----------------|-----------------|---|---|---|----|--------------------|---|---|---|---|---|---|---|---|----|----------------|-----------------|------------------|------------------|---------------------|--------------|----------------|
| | | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| 9.01 | Timber Framed Partition Walls | Good condition | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18,330 | 0.0% |
| 9.02 | Infil Reinforced Concrete Block Masonry Walls | Good condition | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 49,335 | 0.0% |
| 9.00 | Total Internal Walls/Partitions | | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 67,665 | 0.0% |
| 10.00 | Internal Doors | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 10.01 | Timber Door - Single | Evidence of impact damage | Replace damaged door and repaint | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24,288 | 0 | 0 | 24,288 | 24,288 | 24,288 | 100.0% |
| 10.00 | Total Internal Doors | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24,288 | 0 | 0 | 24,288 | 24,288 | 24,288 | 100.0% |
| 11.00 | Floor Finishes | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 11.01 | Vinyl Floor Finishes | Good condition, general wear and tear | Wash down | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 41,311 | 0 | 41,311 | 0 | 41,311 | 41,311 | 100.0% |
| 11.02 | Tiled Floor Finishes - Toilets only | Good condition, general wear and tear | Wash down | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,541 | 0 | 7,541 | 0 | 7,541 | 7,541 | 100.0% |
| 11.00 | Total Floor Finishes | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 48,851 | 0 | 48,851 | 0 | 48,851 | 48,851 | 100.0% |
| 12.00 | Wall Finishes | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 12.01 | Plywood Wall Linings with Painted Finishes | Good condition | Wash down | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 54,990 | 0.0% | |
| 12.02 | Solid Plaster Wall Lining with Painted Finishes | Evidence of minor plaster cracking | Repair and repaint | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 69,623 | 0 | 69,623 | 0 | 69,623 | 69,623 | 100.0% |
| 12.00 | Total Wall Finishes | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 69,623 | 0 | 69,623 | 0 | 69,623 | 124,612 | 55.9% |
| 13.00 | Ceiling Finishes | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 13.01 | T&G Timber Board Soffit Lining with Clear Finish | Good condition | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27,016 | 0.0% | |
| 13.02 | Plywood Lining with Painted Finishes | Some damage to tiles | Replace damaged tiles | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,980 | 0 | 0 | 3,980 | 3,980 | 100.0% | |
| 13.03 | Proprietary Suspended Ceilings (Exposed Grid Suspension System) | Good condition | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30,983 | 0 | 30,983 | 0 | 30,983 | 30,983 | 100.0% |
| 13.00 | Total Ceiling Finishes | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 34,963 | 0 | 30,983 | 3,980 | 34,963 | 61,978 | 56.4% |
| 14.00 | Fixed Joinery Units | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 14.01 | Toilet Partitions | Good condition | Wash down | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,024 | 0 | 0 | 2,024 | 2,024 | 2,024 | 100.0% |
| 14.02 | Pin Board | General wear and tear | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 405 | 0 | 202 | 202 | 405 | 202 | 200.0% |
| 14.03 | White Boards | Good condition | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,036 | 0 | 0 | 3,036 | 3,036 | 3,036 | 100.0% |
| 14.04 | Mirrors | Good condition | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 759 | 0 | 0 | 759 | 759 | 759 | 100.0% |
| 14.05 | Built-in Joinery - Bench Unit | Tied | Wash down | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 0 | 3,795 | 0 | 3,795 | 3,795 | 100.0% |
| 14.06 | Built-in Joinery - Shelving Unit | Good condition | Wash down | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 253 | 0 | 253 | 0 | 253 | 253 | 100.0% |
| 14.00 | Total Fixed Joinery Units | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,272 | 0 | 4,250 | 6,021 | 10,272 | 10,069 | 102.0% |
| B | TOTAL INTERNAL FIT-OUT | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 187,996 | 0 | 153,707 | 34,289 | 187,996 | 337,464 | 55.7% |
| 15.00 | Sanitary Plumbing | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 15.01 | WC | General wear and tear | Wash down | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,325 | 0 | 6,325 | 0 | 6,325 | 6,325 | 100.0% |
| 15.02 | Urinal (Stall) | Good condition | Wash down | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,277 | 0 | 2,277 | 0 | 2,277 | 2,277 | 100.0% |
| 15.03 | WHB (Single) | General wear and tear | Wash down | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 0 | 3,795 | 0 | 3,795 | 3,795 | 100.0% |
| 15.04 | Shower | General wear and tear | Wash down | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,325 | 0 | 6,325 | 0 | 6,325 | 6,325 | 100.0% |
| 15.05 | Hot Water System | Not inspected | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,530 | 0 | 2,530 | 0 | 2,530 | 2,530 | 100.0% |



| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Assessment | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | | |
|---------|--------------------------------------|--|--|----------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------------|-----------------|------------------|------------------|---------------------|--------------|----------------|----------|
| | | | | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace | |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) |
| 15.06 | Cold Water | Good condition | | 2 | 30% | | | | | | | | | | | | | | 8,855 | 0 | 0 | 8,855 | 8,855 | 8,855 | 100.0% | | | |
| 15.00 | Total Sanitary Plumbing | | | 3 | 50% | | | | | | | | | | | | | | 30,107 | 0 | 21,252 | 8,855 | 30,107 | 30,107 | 100.0% | | | |
| 16.00 | Mechanical Services | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | | | |
| 16.01 | Air-Conditioning - DX/Split System | Good condition | Service and clean | 2 | 30% | | | | | | | | 53,130 | 0 | 0 | 0 | 0 | 0 | 212,520 | 53,130 | 106,260 | 53,130 | 212,520 | 53,130 | 400.0% | | | |
| 16.02 | Air-Conditioning - Ducted system | Working condition but not used due to energy cost of running whole system. | | 1 | 10% | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 223,309 | 0 | 111,655 | 111,655 | 223,309 | 111,655 | 200.0% | | | |
| 16.03 | Ventilation - W/C Extract | Good condition | Boys toilet only | 2 | 30% | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 949 | 0 | 949 | 0 | 949 | 949 | 100.0% | | | |
| 16.00 | Total Mechanical Services | | | 2 | 30% | | | | | | | | 53,130 | 0 | 0 | 0 | 0 | 0 | 436,778 | 53,130 | 218,863 | 164,785 | 436,778 | 165,733 | 263.5% | | | |
| 17.00 | Fire Services | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | | | |
| 17.01 | Smoke Detection & Alarm Systems | Working condition | Service and monitor | 3 | 50% | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 8,374 | 16,748 | 8,374 | 0 | 8,374 | 16,748 | 8,374 | 200.0% | | |
| 17.02 | 9lb Carbon Dioxide Fire Extinguisher | Good condition | Cheek expiry dates | 2 | 30% | | | | | | | | 2,530 | 0 | 0 | 0 | 0 | 2,530 | 0 | 12,650 | 5,060 | 5,060 | 2,530 | 12,650 | 2,530 | 500.0% | | |
| 17.03 | Fire Hose Reel | Working condition | Service and monitor | 2 | 30% | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 2,530 | 0 | 0 | 2,530 | 2,530 | 2,530 | 100.0% | | | |
| 17.00 | Total Fire Services | | | 3 | 50% | | | | | | | | 2,530 | 0 | 0 | 0 | 0 | 2,530 | 8,374 | 31,928 | 13,434 | 5,060 | 13,434 | 31,928 | 13,434 | 237.7% | | |
| 18.00 | Electrical Services | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | | | |
| 18.01 | Main Distribution Boards | Good condition | | 2 | 30% | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 9,488 | 0 | 0 | 9,488 | 9,488 | 9,488 | 100.0% | | | |
| 18.02 | Sub-Main Distribution Boards | Good condition | | 2 | 30% | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 8,855 | 0 | 0 | 8,855 | 8,855 | 8,855 | 100.0% | | | |
| 18.03 | Electrical Wiring/Reticulation | Some loose wiring | Fixs loose wiring | 2 | 30% | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 16,748 | 0 | 0 | 16,748 | 16,748 | 16,748 | 100.0% | | | |
| 18.04 | General Power Outlet | Good condition | | 2 | 30% | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 22,331 | 0 | 0 | 22,331 | 22,331 | 22,331 | 100.0% | | | |
| 18.06 | Lighting (External) - Incandescent | Good condition | | 2 | 30% | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 1,265 | 0 | 0 | 1,265 | 1,265 | 1,265 | 100.0% | | | |
| 18.09 | Lighting (Internal) - Incandescent | Good condition | | 2 | 30% | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 4,428 | 0 | 0 | 4,428 | 4,428 | 4,428 | 100.0% | | | |
| 18.10 | Lighting (Internal) - Fluorescant | Good condition | Replace tubes that are not working | 2 | 30% | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 37,950 | 0 | 0 | 37,950 | 37,950 | 37,950 | 100.0% | | | |
| 18.00 | Total Electrical Services | | | 2 | 30% | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 101,064 | 0 | 0 | 101,064 | 101,064 | 101,064 | 100.0% | | | |
| 19.00 | Vertical Transportation | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | | | |
| 19.01 | None | None | | 0 | 0% | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | | |
| 19.00 | Total Vertical Transportation | | | 0 | 0% | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | | |
| 20.00 | Special Services | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | | | |
| 20.01 | Telecommunication/Data Network | Good but loose wiring | Tidy up loose wiring | 2 | 30% | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 22,331 | 0 | 22,331 | 0 | 22,331 | 22,331 | 100.0% | | | |
| 20.02 | Security Services - Cameras | Good condition | Clean and sevice | 2 | 30% | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 7,590 | 0 | 7,590 | 0 | 7,590 | 7,590 | 100.0% | | | |
| 20.00 | Total Special Services | | | 2 | 30% | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 29,921 | 0 | 29,921 | 0 | 29,921 | 29,921 | 100.0% | | | |
| C | TOTAL BUILDING SERVICES | | | 3 | 50% | | | | | | | | 0 | 0 | 0 | 2,530 | 53,130 | 0 | 0 | 2,530 | 8,374 | 629,799 | 66,564 | 275,096 | 288,138 | 629,799 | 340,260 | 185.1% |
| | TOTAL BUILDING | | | 3 | 50% | | | | | | | | 0 | 0 | 0 | 2,530 | 53,130 | 0 | 0 | 2,530 | 8,374 | 925,260 | 66,564 | 520,030 | 338,666 | 925,260 | 1,204,613 | 76.8% |

66,564
 Year 1 - 10 Consolidated Capital Replacement Cost

Project: COLLEGE OF MICRONESIA - FSM
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CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013
 Revision: Final



| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | |
|---------|--|--|--|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------------|-----------------|------------------|------------------|---------------------|--------------|----------------|
| | | | | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | | | | | |
| 1.00 | Sub-Structure | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 1.01 | Reinforced Concrete Foundations Beams | Good condition | none | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 102,718 | 0.0% | | |
| 1.03 | Reinforced Concrete Slab on Grade | Good condition generally. One crack noted. | repair crack and replace vinyl tiles | 3 | 50% | | | | | | | | | | | | | | 500 | 0 | 500 | 0 | 500 | 67,054 | 0.7% | | |
| 1.00 | Total Sub-Structure | | | 3 | 50% | | | | | | | | | | | | | | 500 | 0 | 500 | 0 | 500 | 169,772 | 0.3% | | |
| 2.00 | Frame | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 2.02 | Timber Roof Trusses & Beams | Good condition | none | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 199,936 | 0.0% | | |
| 2.03 | Reinforced Concrete Columns & Beams | Good condition | none | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 376,274 | 0.0% | | |
| 2.00 | Total Frame | | | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 576,210 | 0.0% | | |
| 3.00 | Structural Walls | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 3.01 | Reinforced Concrete Block Masonry Infill Walls | One or two cracks, generally OK | Repair cracks and repaint | 3 | 50% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 162,436 | 0.0% | | |
| 3.00 | Total Structural Walls | | | 3 | 50% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 162,436 | 0.0% | | |
| 4.00 | Upper Floors | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 4.02 | Pre-cast or Insitu Reinforced Concrete Upper Floor | Good condition | none | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 231,505 | 0.0% | | |
| 4.00 | Total Upper Floors | | | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 231,505 | 0.0% | | |
| 5.00 | Roof | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 5.01 | Profiled Metal Sheet Roof Cladding (Pre-Finished) | Paint fade but otherwise OK | Clean and repaint in 5 years | 3 | 50% | | | | | | | | | 15,805 | 0 | 0 | 0 | 0 | 82,450 | 15,805 | 66,645 | 0 | 82,450 | 66,645 | 123.7% | | |
| 5.07 | PVC Downpipes | Vertical runs concealed in columns. Exposed portion (sloped to gutter) in good condition | Clean | 2 | 30% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 12,954 | 0 | 0 | 12,954 | 12,954 | 12,954 | 100.0% | | |
| 5.08 | Metal Gutters | Rust spots appearing | Waterblast clean, treat rust and paint | 3 | 50% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 8,703 | 0 | 8,703 | 0 | 8,703 | 8,703 | 100.0% | | |
| 5.11 | Insitu Reinforced Concrete Veranda Roof to Front Including Waterproof Membrane | Not seen | Maintain membrane | 3 | 50% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 4,116 | 0 | 0 | 4,116 | 4,116 | 21,478 | 19.2% | | |
| 5.00 | Total Roof | | | 3 | 50% | | | | | | | | | 15,805 | 0 | 0 | 0 | 0 | 108,223 | 15,805 | 75,348 | 17,070 | 108,223 | 109,780 | 98.6% | | |
| 6.00 | External Walls & Finishes | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 6.02 | Solid Plaster Cladding with Painted Finishes | Generally OK, some stains or marks evident | Clean and repaint | 3 | 50% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 66,192 | 0 | 0 | 66,192 | 66,192 | 66,192 | 100.0% | | |
| 6.00 | Total External Walls & Finishes | | | 3 | 50% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 66,192 | 0 | 0 | 66,192 | 66,192 | 66,192 | 100.0% | | |
| 7.00 | Windows & Doors | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 7.06 | Aluminium Framed Windows & Doors | Good condition | Clean | 2 | 30% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 153,790 | 0.0% | | |
| 7.10 | Metal Louvre Vents - High Level | Hard to see - look OK from the ground | Clean | 2 | 30% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,544 | 0.0% | | |
| 7.00 | Total Windows & Doors | | | 2 | 30% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 169,334 | 0.0% | | |
| A | TOTAL STRUCTURE | | | 3 | 50% | | | | | | | | | 15,805 | 0 | 0 | 0 | 0 | 174,915 | 15,805 | 75,848 | 83,261 | 174,915 | 1,485,229 | 11.8% | | |
| 8.00 | Stairs, Balustrades & Handrails | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 8.01 | Pre-cast/Insitu Reinforced Concrete Stairs | Good condition | none | 2 | 30% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25,300 | 0.0% | | |
| 8.04 | Metal Framed Balustrades (with Metal Infill Panels or Balusters) | Generally good condition, minor paint chips | repaint | 3 | 50% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 6,660 | 0 | 0 | 6,660 | 6,660 | 6,660 | 100.0% | | |
| 8.06 | Metal Handrails | Generally good condition, minor paint chips | repaint | 3 | 50% | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 2,220 | 0 | 0 | 2,220 | 2,220 | 2,220 | 100.0% | | |

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

G - ADMINISTRATION

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final



| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Assessment | | Condition Grading | | | | | Condition Gauge | | | | | | | | | | Asset Renewal Cost | | | | | | |
|----------|--|--|--|----------------------|-----------------|-------------------|---------|---------|---------|----------|-----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|----------------|--------------------|-----------------|------------------|------------------|---------------------|------------------|----------------|
| | | | | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | | | | | | | |
| 15.04 | WHB (Single) | General wear and tear | Clean | 3 | 50% | | | | | | | | | | | | | | 5,693 | 0 | 5,693 | 0 | 5,693 | 5,693 | 100.0% | | |
| 15.13 | Cleaners Sink - Insitu Concrete | Poor appearance but OK condition | repairs to concrete wall and sealant | 3 | 50% | | | | | | | | 300 | 0 | 0 | 0 | 0 | 0 | 1,565 | 300 | 0 | 1,265 | 1,565 | 1,265 | 123.7% | | |
| 15.14 | Drinking Fountain | Poor appearance but OK condition | Major clean | 4 | 70% | | | | | | | | 300 | 0 | 0 | 0 | 0 | 0 | 2,198 | 300 | 1,898 | 0 | 2,198 | 1,898 | 115.8% | | |
| 15.00 | Total Sanitary Plumbing | | | 4 | 70% | | | | | | | | 600 | 0 | 0 | 0 | 0 | 0 | 25,268 | 600 | 23,403 | 1,265 | 25,268 | 24,668 | 102.4% | | |
| 16.00 | Mechanical Services | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 16.01 | Air-Conditioning - DX/Split System | Manual remote control - day time use only set to various temps, all in OK condition | Service and clean | 3 | 50% | | | | | | | | 97,405 | 0 | 0 | 0 | 0 | 0 | 389,620 | 97,405 | 194,810 | 97,405 | 389,620 | 97,405 | 400.0% | | |
| 16.04 | Air-Conditioning - Window Mounted Unit | Manual remote control - day time use only, most in OK condition, 1 or 2 need replacing | Replace 2, service and clean others | 4 | 70% | | | | | | | | 17,078 | 0 | 0 | 0 | 0 | 0 | 51,233 | 17,078 | 17,078 | 17,078 | 51,233 | 17,078 | 300.0% | | |
| 16.07 | Ventilation - W/C Extract | Presidents office only - in good condition | Service and clean | 2 | 30% | | | | | | | | | | | | | | 949 | 0 | 949 | 0 | 949 | 949 | 100.0% | | |
| 16.00 | Total Mechanical Services | | | 3 | 50% | | | | | | | | 17,078 | 97,405 | 0 | 0 | 0 | 0 | 441,801 | 114,483 | 212,836 | 114,483 | 441,801 | 115,431 | 382.7% | | |
| 17.00 | Fire Services | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 17.01 | Smoke Detection & Alarm Systems | All looks OK - not tested | Test | 3 | 50% | | | | | | | | | | | | | | 15,578 | 15,578 | 0 | 15,578 | 31,156 | 15,578 | 200.0% | | |
| 17.06 | Fire Hose Reel | Good (new) condition | Test | 2 | 30% | | | | | | | | | | | | | | 1,265 | 0 | 0 | 1,265 | 1,265 | 100.0% | | | |
| 17.07 | Fire Extinguisher | Good | Test and maintain | 3 | 50% | | | | | | | | | 1,898 | 0 | 0 | 0 | 0 | 9,488 | 3,795 | 3,795 | 1,898 | 9,488 | 1,898 | 500.0% | | |
| 17.00 | Total Fire Services | | | 3 | 50% | | | | | | | | 1,898 | 0 | 0 | 0 | 0 | 0 | 17,476 | 41,909 | 19,373 | 3,795 | 18,741 | 41,909 | 18,741 | 223.6% | |
| 18.00 | Electrical Services | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 18.01 | Main Distribution Boards | OK | none | 2 | 30% | | | | | | | | | | | | | | 9,488 | 0 | 0 | 9,488 | 9,488 | 9,488 | 100.0% | | |
| 18.03 | Electrical Wiring/Reticulation | OK | none | 3 | 50% | | | | | | | | | | | | | | 31,156 | 0 | 31,156 | 0 | 31,156 | 31,156 | 100.0% | | |
| 18.04 | General Power Outlet | Some damaged plates | replace plates | 3 | 50% | | | | | | | | | | | | | | 41,541 | 0 | 41,541 | 0 | 41,541 | 41,541 | 100.0% | | |
| 18.06 | Lighting (External) - Incandescent | OK | check | 3 | 50% | | | | | | | | | | | | | | 3,163 | 0 | 3,163 | 0 | 3,163 | 3,163 | 100.0% | | |
| 18.09 | Lighting (Internal) - Incandescent | Generally OK, some missing bulbs or not working | replace bulbs or test | 4 | 70% | | | | | | | | | | | | | | 3,263 | 100 | 3,163 | 0 | 3,263 | 3,163 | 103.2% | | |
| 18.10 | Lighting (Internal) - Fluorescent | Generally OK, some missing tubes or not working | replace tubes or test | 3 | 50% | | | | | | | | | | | | | | 41,449 | 400 | 41,049 | 0 | 41,449 | 41,049 | 101.0% | | |
| 18.12 | Emergency Lighting (Individual Battery Pack) | OK - not tested | Test and maintain | 3 | 50% | | | | | | | | | | | | | | 2,277 | 0 | 2,277 | 0 | 2,277 | 2,277 | 100.0% | | |
| 18.00 | Total Electrical Services | | | 4 | 70% | | | | | | | | 500 | 0 | 0 | 0 | 0 | 0 | 132,336 | 500 | 122,348 | 9,488 | 132,336 | 131,836 | 100.4% | | |
| 19.00 | Vertical Transportation | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 19.01 | None | In Operation (Y/N) Condition: | Repair, Replace, Service Comments: | 0 | 0% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 19.00 | Total Vertical Transportation | | | 0 | 0% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 20.00 | Special Services | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 20.01 | Telecommunication/Data Network | Good but untidy wiring | tidy wiring | 3 | 50% | | | | | | | | | | | | | | 41,541 | 83,083 | 41,541 | 0 | 41,541 | 83,083 | 200.0% | | |
| 20.02 | Security Services - Cameras | Good but insufficient coverage | more cameras | 2 | 30% | | | | | | | | | 7,789 | 0 | 0 | 0 | 0 | 38,945 | 7,789 | 31,156 | 0 | 38,945 | 31,156 | 125.0% | | |
| 20.03 | Wireless Internet Transmitter | Good | none | 2 | 30% | | | | | | | | | | | | | | 2,000 | 0 | 2,000 | 0 | 2,000 | 2,000 | 100.0% | | |
| 20.00 | Total Special Services | | | 4 | 70% | | | | | | | | 7,789 | 0 | 0 | 0 | 0 | 0 | 124,028 | 49,330 | 33,156 | 41,541 | 124,028 | 74,697 | 166.0% | | |
| C | TOTAL BUILDING SERVICES | | | 4 | 70% | | | | | | | | 500 | 0 | 17,078 | 97,405 | 10,267 | 0 | 59,017 | 765,341 | 184,286 | 395,538 | 185,517 | 765,341 | 365,372 | 209.5% | |
| | TOTAL BUILDING | | | 3 | 50% | | | | | | | | 500 | 300 | 17,078 | 97,405 | 29,092 | 0 | 60,832 | 140,126 | 1,411,131 | 345,333 | 516,687 | 549,112 | 1,411,131 | 2,479,132 | 56.9% |

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE
 G - ADMINISTRATION
 Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



Audit Date: October 2013
 Revision: Final

| ID Code | Element | Condition Assessment | | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | |
|------------------------|--|----------------------|-----------------|-------------------|-------------|-----------------|-------------|---------------|---------------|---|--------------------|---------------|---------------|---------------|---------------|---------------|-----------------|------------------|------------------|---------------------|------------------|------------------|---------------------|--------------|----------------|
| | | | | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace | | | |
| Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | VG 0-20% | G 20-40% | A 40-60% | P 60-80% | VP 80-100% | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| | | | | | | | | | | 345,333 | | | | | | | | | | | | | | | |
| | | | | | | | | | | Year 1 - 10 Consolidated Capital Replacement Cost | | | | | | | | | | | | | | | |



| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | |
|---------|---|------------------------|--|-------------------|-----------------|-----------------|---|---|---|----|--------------------|---|---|---|---|---|---|---|---|---------|----------------|-----------------|------------------|------------------|---------------------|--------------|
| | | | | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace |
| 8.00 | Total Stairs Balustrades & Handrails | | | 3 | 50% | | | | | | | | | | | | | | | 14,231 | 0 | 0 | 14,231 | 14,231 | 39,531 | 36.0% |
| 9.00 | Internal Walls/Partitions | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 9.01 | Timber Framed Partition Walls | Good condition | | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 5,123 | 0.0% |
| 9.02 | Reinforced Concrete Block Masonry Walls | Good condition | | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 181,173 | 0.0% |
| 9.00 | Total Internal Walls/Partitions | | | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 186,297 | 0.0% |
| 10.00 | Internal Doors | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 10.01 | Timber Door - Single | Good condition | | 3 | 50% | | | | | | | | | | | | | | | 45,540 | 0 | 0 | 45,540 | 45,540 | 45,540 | 100.0% |
| 10.02 | Metal Door - Double | Good condition | | 3 | 50% | | | | | | | | | | | | | | | 3,795 | 0 | 0 | 3,795 | 3,795 | 3,795 | 100.0% |
| 10.03 | Operable wall | Good condition | | 3 | 50% | | | | | | | | | | | | | | | 22,163 | 0 | 0 | 22,163 | 22,163 | 22,163 | 100.0% |
| 10.00 | Total Internal Doors | | | 3 | 50% | | | | | | | | | | | | | | | 71,498 | 0 | 0 | 71,498 | 71,498 | 71,498 | 100.0% |
| 11.00 | Floor Finishes | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 11.02 | Vinyl Floor Finishes | General wear and tear | | 3 | 50% | | | | | | | | | | | | | | | 159,248 | 159,248 | 0 | 159,248 | 318,496 | 159,248 | 200.0% |
| 11.05 | Tiled Floor Finishes | General wear and tear | Wash and clean | 3 | 50% | | | | | | | | | | | | | | | 7,934 | 0 | 7,934 | 0 | 7,934 | 7,934 | 100.0% |
| 11.00 | Total Floor Finishes | | | 3 | 50% | | | | | | | | | | | | | | | 159,248 | 159,248 | 7,934 | 159,248 | 326,429 | 167,181 | 195.3% |
| 12.00 | Wall Finishes | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 12.01 | Plywood Wall Linings with Painted Finishes | General wear and tear | | 3 | 50% | | | | | | | | | | | | | | | 15,370 | 0 | 0 | 15,370 | 15,370 | 100.0% | |
| 12.02 | Solid Plaster Wall Lining with Painted Finishes | General wear and tear | | 3 | 50% | | | | | | | | | | | | | | | 227,012 | 0 | 227,012 | 0 | 227,012 | 227,012 | 100.0% |
| 12.00 | Total Wall Finishes | | | 3 | 50% | | | | | | | | | | | | | | | 242,382 | 0 | 227,012 | 15,370 | 242,382 | 242,382 | 100.0% |
| 13.00 | Ceiling Finishes | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 13.01 | Painted concrete soffits to canopies | Good condition | | 3 | 50% | | | | | | | | | | | | | | | 9,780 | 0 | 0 | 9,780 | 9,780 | 100.0% | |
| 13.02 | Fibre Cement Soffit Lining with Painted Finishes | Good condition | | 3 | 50% | | | | | | | | | | | | | | | 9,541 | 0 | 9,541 | 0 | 9,541 | 9,541 | 100.0% |
| 13.03 | Plywood Ceiling Lining with Painted Finishes | Good condition | | 3 | 50% | | | | | | | | | | | | | | | 4,187 | 0 | 4,187 | 0 | 4,187 | 4,187 | 100.0% |
| 13.04 | Proprietary Suspended Ceilings (Exposed Grid Suspension System) | Good condition | | 3 | 50% | | | | | | | | | | | | | | | 119,436 | 0 | 119,436 | 0 | 119,436 | 119,436 | 100.0% |
| 13.00 | Total Ceiling Finishes | | | 3 | 50% | | | | | | | | | | | | | | | 142,944 | 0 | 133,164 | 9,780 | 142,944 | 142,944 | 100.0% |
| 14.00 | Fixed Joinery Units | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 14.01 | Toilet Partitions | Good condition | Wash and clean | 3 | 50% | | | | | | | | | | | | | | | 6,578 | 0 | 6,578 | 0 | 6,578 | 6,578 | 100.0% |
| 14.02 | Pin Board | Good condition | | 1 | 10% | | | | | | | | | | | | | | | 810 | 0 | 405 | 405 | 810 | 405 | 200.0% |
| 14.03 | White Boards | Good condition | | 1 | 10% | | | | | | | | | | | | | | | 2,277 | 0 | 0 | 2,277 | 2,277 | 2,277 | 100.0% |
| 14.04 | Mirrors | Good condition | | 2 | 30% | | | | | | | | | | | | | | | 1,518 | 0 | 0 | 1,518 | 1,518 | 1,518 | 100.0% |
| 14.05 | Built-in Joinery - circulation desk | General wear and tear | | 3 | 50% | | | | | | | | | | | | | | | 19,924 | 0 | 19,924 | 0 | 19,924 | 19,924 | 100.0% |
| 14.06 | Built-in Joinery - Shelving Unit | General wear and tear | | 3 | 50% | | | | | | | | | | | | | | | 506 | 0 | 506 | 0 | 506 | 506 | 100.0% |
| 14.00 | Total Fixed Joinery Units | | | 3 | 50% | | | | | | | | | | | | | | | 31,612 | 0 | 27,413 | 4,200 | 31,612 | 31,208 | 101.3% |
| B | TOTAL INTERNAL FIT-OUT | | | 3 | 50% | | | | | | | | | | | | | | | 159,248 | 159,248 | 395,522 | 274,326 | 829,096 | 881,040 | 94.1% |
| 15.00 | Sanitary Plumbing | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | |



Audit Date: October 2013

Revision: Final

| ID Code | Element | Condition Assessment | | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | |
|----------|--------------------------------------|--|----------------------|-------------------|-----|-----------------|---------|---------|---------|----------|--------------------|---|---|---------|---|---|---|---|-------|--------|--------------------|-----------------|------------------|------------------|---------------------|--------------|----------------|
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Asset Renewal Cost | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| 15.01 | WC | General wear and tear | Wash down | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18,975 | 0 | 18,975 | 0 | 18,975 | 18,975 | 100.0% |
| 15.02 | Urinal (Stall) | General wear and tear | Wash down | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,277 | 0 | 2,277 | 0 | 2,277 | 2,277 | 100.0% |
| 15.04 | WHB (Single) | General wear and tear | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,488 | 0 | 9,488 | 0 | 9,488 | 9,488 | 100.0% |
| 15.07 | Hot Water System | | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,060 | 0 | 0 | 5,060 | 5,060 | 5,060 | 100.0% |
| 15.10 | Cold Water | | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13,915 | 0 | 0 | 13,915 | 13,915 | 13,915 | 100.0% |
| 15.00 | Total Sanitary Plumbing | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 49,715 | 0 | 30,740 | 18,975 | 49,715 | 49,715 | 100.0% |
| 16.00 | Mechanical Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 16.01 | Air-Conditioning - DX/Split System | Good condition | Service and clean | 3 | 50% | | | | | | 0 | 0 | 0 | 132,825 | 0 | 0 | 0 | 0 | 0 | 0 | 531,300 | 132,825 | 265,650 | 132,825 | 531,300 | 132,825 | 400.0% |
| 15.02 | Ventilation - W/C Extract | Good condition | Service and clean | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 0 | 3,795 | 0 | 3,795 | 3,795 | 100.0% |
| 16.03 | Ceiling Mounted Fan | OK condition | clean | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,958 | 13,915 | 6,958 | 0 | 6,958 | 13,915 | 6,958 | 200.0% |
| 16.00 | Total Mechanical Services | | | 3 | 50% | | | | | | 0 | 0 | 0 | 132,825 | 0 | 0 | 0 | 0 | 0 | 6,958 | 549,010 | 139,783 | 269,445 | 139,783 | 549,010 | 143,578 | 382.4% |
| 17.00 | Fire Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.01 | Smoke Detection & Alarm Systems | Working condition | Service and monitor | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30,520 | 61,040 | 30,520 | 0 | 30,520 | 61,040 | 30,520 | 200.0% |
| 17.02 | 9lb Carbon Dioxide Fire Extinguisher | Good condition | Cheek expiry dates | 2 | 30% | | | | | | 0 | 0 | 0 | 6,325 | 0 | 0 | 0 | 0 | 6,325 | 0 | 31,625 | 12,650 | 12,650 | 6,325 | 31,625 | 6,325 | 500.0% |
| 17.03 | Fire Hose Reel | Working condition | Service and monitor | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,530 | 0 | 2,530 | 0 | 2,530 | 2,530 | 100.0% |
| 17.00 | Total Fire Services | | | 3 | 50% | | | | | | 0 | 0 | 0 | 6,325 | 0 | 0 | 0 | 0 | 6,325 | 30,520 | 95,195 | 43,170 | 15,180 | 36,845 | 95,195 | 39,375 | 241.8% |
| 18.00 | Electrical Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 18.01 | Main Distribution Boards | Good condition | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,488 | 0 | 9,488 | 0 | 9,488 | 9,488 | 100.0% |
| 18.02 | Sub-Main Distribution Boards | Good condition | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17,710 | 0 | 17,710 | 0 | 17,710 | 17,710 | 100.0% |
| 18.03 | Electrical Wiring/Reticulation | Good condition | Tidy up loose wiring | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 61,040 | 0 | 61,040 | 0 | 61,040 | 61,040 | 100.0% |
| 18.04 | General Power Outlet | Good condition | Tidy up loose wiring | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 81,387 | 0 | 81,387 | 0 | 81,387 | 81,387 | 100.0% |
| 18.06 | Lighting (External) - Incandescent | General wear and tear | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,163 | 0 | 3,163 | 0 | 3,163 | 3,163 | 100.0% |
| 18.09 | Lighting (Internal) - Incandescent | General wear and tear | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 0 | 3,795 | 0 | 3,795 | 3,795 | 100.0% |
| 18.10 | Lighting (Internal) - Fluorescent | General wear and tear | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 158,125 | 0 | 158,125 | 0 | 158,125 | 158,125 | 100.0% |
| 18.00 | Total Electrical Services | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 334,707 | 0 | 334,707 | 0 | 334,707 | 334,707 | 100.0% |
| 19.00 | Vertical Transportation | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 19.01 | Passenger Lifts | Wheel chair lift - working order, internal panel missing | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 63,250 | 0 | 63,250 | 0 | 63,250 | 63,250 | 100.0% |
| 19.00 | Total Vertical Transportation | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 63,250 | 0 | 63,250 | 0 | 63,250 | 63,250 | 100.0% |
| 20.00 | Special Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 20.01 | Telecommunication/Data Network | Good but loose wiring | Tidy up loose wiring | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 81,387 | 0 | 81,387 | 0 | 81,387 | 81,387 | 100.0% |
| 20.02 | Security Services - Cameras | New, but require additional cameras | Clean and service | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50,867 | 0 | 50,867 | 0 | 50,867 | 50,867 | 100.0% |
| 20.03 | Other | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 20.00 | Total Special Services | | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 132,254 | 0 | 132,254 | 0 | 132,254 | 132,254 | 100.0% |
| C | TOTAL BUILDING SERVICES | | | 3 | 50% | | | | | | 0 | 0 | 0 | 139,150 | 0 | 0 | 0 | 0 | 6,325 | 37,478 | 1,224,131 | 182,953 | 845,575 | 195,603 | 1,224,131 | 762,878 | 160.5% |

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE
 H - LEARNING RESOURCE CENTRE
 Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



Audit Date: October 2013

Revision: Final

| ID Code | Element | Condition Assessment | | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | |
|---------|----------------|------------------------|--|-------------------|-----------------|-----------------|---------|---------|---------|----------|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|-----------------|------------------|------------------|---------------------|--------------|----------------|
| | | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | | | | | | | |
| | TOTAL BUILDING | | | 3 | 50% | | | | | | 0 | 0 | 0 | 139,150 | 0 | 0 | 0 | 0 | 6,325 | 247,580 | 2,537,520 | 393,055 | 1,485,258 | 659,207 | 2,537,520 | 3,409,263 | 74.4% |
| | | | | | | | | | | | 393,055 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | Year 1 - 10 Consolidated Capital Replacement Cost | | | | | | | | | | | | | | | | |

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

I - AGRICULTURE
 Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



Audit Date: October 2013

Revision: Final

| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Assessment | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | | | | | | | | |
|----------|---|---|---|----------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|---------------|---------------|---------------|---------------|----------------|-----------------|------------------|------------------|---------------------|---------------|----------------|--------------|--------------|--------------|---------------|---------------|----------------|---------------|---------------|---------------|----------------|----------------|---------------|
| | | | | Condition Grading | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace | | | | | | | | | | | | |
| | | | | Condition Grade | % Deterioration | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | | | | | | | | | | | | | | |
| 9.01 | Blockwork - incl'd above | n/a | n/a | 0 | 0% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | | | | | | |
| 9.00 | Total Internal Walls/Partitions | | | 0 | 0% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | | | | | | |
| 10.00 | Internal Doors | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10.01 | Timber Door - Single | Good condition, recently repainted | n/a | 1 | 10% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | | | | | | |
| 10.02 | Timber Door - Single | Poor condition, | sand, fill and repaint | 3 | 50% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | | | | | | |
| 10.00 | Total Internal Doors | | | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 1,518 | 1,518 | 1,518 | 100.0% | | | | | | | | |
| 11.00 | Floor Finishes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11.02 | Vinyl Floor Finishes | Edges lifting, surface marking and worn areas | Uplift all and replace | 5 | 90% | | | | | | | | | | | | | | | 0 | 17,602 | 0 | 0 | 0 | 0 | 0 | 35,203 | 17,602 | 0 | 17,602 | 35,203 | 17,602 | 200.0% | |
| 11.05 | Tiled Floor Finishes | Old tiles, some missing, grout loose | Repairs and replacements | 4 | 70% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18,057 | 18,057 | 0 | 0 | 18,057 | 18,057 | 100.0% | |
| 11.00 | Total Floor Finishes | | | 5 | 90% | | | | | | | | | | | | | | | 0 | 17,602 | 0 | 0 | 0 | 0 | 0 | 18,057 | 53,260 | 35,658 | 0 | 17,602 | 53,260 | 35,658 | 149.4% |
| 12.00 | Wall Finishes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12.03 | Solid Plaster Wall Lining with Painted Finishes | Some evidence of blistering paint | Clean and re-paint | 4 | 70% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,753 | 10,753 | 0 | 0 | 10,753 | 10,753 | 100.0% | |
| 12.00 | Total Wall Finishes | | | 4 | 70% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,753 | 10,753 | 0 | 0 | 10,753 | 10,753 | 100.0% | |
| 13.00 | Ceiling Finishes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13.02 | Plywood Soffit Lining with Painted Finishes | Poor condition, peeling paint and holes | Remove and replace | 5 | 90% | | | | | | | | | | | | | | | 0 | 0 | 17,002 | 0 | 0 | 0 | 0 | 0 | 17,002 | 17,002 | 0 | 0 | 17,002 | 17,002 | 100.0% |
| 13.04 | Fibre Cement Ceiling Lining with Painted Finishes | Evidence of leaks internally, cracks, distortion in sheets, poor workmanship, etc | | 3 | 50% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30,432 | 0 | 30,432 | 0 | 30,432 | 30,432 | 100.0% |
| 13.00 | Total Ceiling Finishes | | | 4 | 70% | | | | | | | | | | | | | | | 0 | 0 | 17,002 | 0 | 0 | 0 | 0 | 0 | 47,434 | 17,002 | 30,432 | 0 | 47,434 | 47,434 | 100.0% |
| 14.00 | Fixed Joinery Units | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14.04 | White Boards | New condition | wash down | 1 | 10% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,277 | 0 | 0 | 2,277 | 2,277 | 2,277 | 100.0% | |
| 14.07 | Built-in Joinery - Bench Units to labs | New condition | clean, ease and adjust doors | 1 | 10% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11,859 | 0 | 0 | 11,859 | 11,859 | 11,859 | 100.0% | |
| 14.07a | Built-in Joinery - Bench Units to classrooms | General wear and tear with some water damage to internal shelving | Refurb and replace some shelves | 3 | 50% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,042 | 0 | 14,042 | 0 | 14,042 | 14,042 | 100.0% | |
| 14.08 | Built-in Joinery - Shelving Unit | New condition | clean | 1 | 10% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 633 | 0 | 0 | 633 | 633 | 633 | 100.0% | |
| 14.11 | Built-in Joinery - Kitchen (Large) | Good condition | clean, remove marks from formica, ease and adjust doors | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 37,950 | 0 | 0 | 37,950 | 37,950 | 37,950 | 100.0% | |
| 14.00 | Total Fixed Joinery Units | | | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 66,760 | 0 | 14,042 | 52,719 | 66,760 | 66,760 | 100.0% | |
| B | TOTAL INTERNAL FIT-OUT | | | 3 | 50% | | | | | | | | | | | | | | | 0 | 17,602 | 17,002 | 0 | 0 | 0 | 0 | 28,809 | 179,724 | 63,412 | 44,473 | 71,839 | 179,724 | 165,159 | 108.8% |
| 15.00 | Sanitary Plumbing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15.01 | WC | General wear and tear | clean | 3 | 50% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,325 | 0 | 6,325 | 0 | 6,325 | 6,325 | 100.0% | |
| 15.04 | WHB (Single) | New condition but poorly installed | clean and re-do water connections | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 0 | 0 | 3,795 | 3,795 | 3,795 | 100.0% | |
| 15.04a | Tapware | New condition but evidence of wear already | clean and check washers etc | 3 | 50% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 506 | 0 | 506 | 0 | 506 | 506 | 100.0% | |
| 15.00 | Total Sanitary Plumbing | | | 3 | 50% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,626 | 0 | 6,831 | 3,795 | 10,626 | 10,626 | 100.0% | |
| 16.00 | Mechanical Services | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16.01 | Air-Conditioning - DX/Split System | Local (manual) controlled - day time only, set to 21 degrees, generally all are reasonable condition and working OK | Service, clean filters | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22,138 | 22,138 | 44,275 | 22,138 | 88,550 | 22,138 | 400.0% | |



| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Assessment | | Condition Gauge | | | | | Condition Grading | | | | | | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | |
|---------|--|--|--|----------------------|-----------------|-----------------|---------|---------|---------|---|-------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------------|-----------------|------------------|------------------|---------------------|--------------|----------------|-------|---------|---------|---------|---------|---------|---------|--------|--------|
| | | | | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace | | | | | | | | | |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | | | | | | | | | | | | | | | | |
| 16.04 | Air-Conditioning - Window Mounted Unit | Local (manual) controled - day time only. poor condition, leaking water and rusted | Replace | 5 | 90% | | | | | | | | | | | | | | 3,795 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11,385 | 3,795 | 3,795 | 3,795 | 11,385 | 3,795 | 300.0% |
| 16.00 | Total Mechanical Services | | | 4 | 70% | | | | | | | | | | | | | | 3,795 | 0 | 0 | 0 | 22,138 | 0 | 0 | 0 | 0 | 0 | 0 | 99,935 | 25,933 | 48,070 | 25,933 | 99,935 | 25,933 | 385.4% |
| 17.00 | Fire Services | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.07 | Fire Extinguisher | OK condition | Service and re-hang on wall. Provide new extinguishers to classrooms | 4 | 70% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 1,581 | 0 | 0 | 0 | 0 | 0 | 1,581 | 7,906 | 3,163 | 3,163 | 1,581 | 7,906 | 1,581 | 500.0% |
| 17.00 | Total Fire Services | | | 4 | 70% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 1,581 | 0 | 0 | 0 | 0 | 1,581 | 7,906 | 3,163 | 3,163 | 1,581 | 7,906 | 1,581 | 500.0% | |
| 18.00 | Electrical Services | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 18.02 | Sub-Main Distribution Board | OK condition | Service | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,428 | 0 | 0 | 4,428 | 4,428 | 4,428 | 100.0% | |
| 18.03 | Electrical Wiring/Reticulation | OK condition | n/a | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,610 | 0 | 0 | 9,610 | 9,610 | 9,610 | 100.0% | |
| 18.04 | General Power Outlet | OK condition | Clean | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,813 | 0 | 0 | 12,813 | 12,813 | 12,813 | 100.0% | |
| 18.06 | Lighting (External) - Incandescent | Generally OK, one fitting not working | Replace damage fitting | 3 | 50% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,163 | 0 | 3,163 | 0 | 3,163 | 3,163 | 100.0% | |
| 18.09 | Lighting (Internal) - Incandescent | OK condition | Clean | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,163 | 0 | 0 | 3,163 | 3,163 | 3,163 | 100.0% | |
| 18.10 | Lighting (Internal) - Fluorescant | OK condition, diffusers missing | Clean, new diffusers | 3 | 50% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,325 | 0 | 6,325 | 0 | 6,325 | 6,325 | 100.0% | |
| 18.00 | Total Electrical Services | | | 3 | 50% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 39,501 | 0 | 9,488 | 30,014 | 39,501 | 39,501 | 100.0% | |
| 19.00 | Vertical Transportation | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 19.01 | None | None | | 0 | 0% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 19.00 | Total Vertical Transportation | | | 0 | 0% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 20.00 | Special Services | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 20.01 | Telecommunication/Data Network | Working but wiring untidy | Tidy wiring | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,433 | 0 | 3,433 | 0 | 3,433 | 3,433 | 100.0% | |
| 20.00 | Total Special Services | | | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,433 | 0 | 3,433 | 0 | 3,433 | 3,433 | 100.0% | |
| C | TOTAL BUILDING SERVICES | | | 3 | 50% | | | | | | | | | | | | | | 3,795 | 0 | 0 | 0 | 23,719 | 0 | 0 | 0 | 0 | 1,581 | 161,401 | 29,095 | 70,984 | 61,322 | 161,401 | 81,073 | 199.1% | |
| | TOTAL BUILDING | | | 3 | 50% | | | | | | | | | | | | | | 3,795 | 18,361 | 72,000 | 0 | 41,555 | 0 | 0 | 0 | 28,809 | 1,581 | 443,607 | 166,102 | 144,345 | 133,161 | 443,607 | 763,190 | 58.1% | |
| | | | | | | | | | | 166,102 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | Year 1 - 10 Consolidated Capital Replacement Cost | | | | | | | | | | | | | | | | | | | | | | | | | | |

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE
 J - A+ CENTRE
 Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



Audit Date: October 2013
 Revision: Final

| ID Code | Element | Condition Assessment | | Condition Grading | | Condition Gauge | | | | | | | | | | Asset Renewal Cost | | | | | | | | | | | |
|---------|---|---|---|-------------------|-----|-----------------|-----------------|--------|---------|---------|---------|----------|----------|----------|----------|--------------------|----------|----------|----------|----------|----------|-----------|------------|------------|--------|-------|--------|
| | | | | | | | | | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total | Year 1-10 | Year 11-20 | Year 21-30 | Grand | Full | % Full |
| | | | | | | Condition Grade | % Deterioration | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | Total | Total | Total |
| 1.00 | Sub-Structure | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 1.01 | Reinforced Concrete Foundation beam | Not observed | Monitor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 26,945 | 0.0% | | |
| 1.02 | Reinforced Concrete Foundation beam for patio | Not observed | Monitor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 13,265 | 0.0% | | |
| 1.03 | Reinforced Concrete Foundation Walls | Evidence of flaking paint, impact damage | Repaint | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 10,778 | 0.0% | | |
| 1.04 | Reinforced Concrete Foundation Walls for patio | Not observed | Monitor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 5,313 | 0.0% | | |
| 1.05 | Reinforced Concrete Slab on Grade | Not observed | Monitor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 36,849 | 0.0% | | |
| 1.06 | Reinforced Concrete Slab on Grade to patio | Not observed | Monitor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 13,367 | 0.0% | | |
| 1.00 | Total Sub-Structure | | | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 106,516 | 0.0% | | |
| 2.00 | Frame | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 2.01 | Timber Frame Trusses | Evidence of staining | | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 83,490 | 0.0% | | |
| 2.02 | Timber posts | Good condition | No maintenance required | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 3,821 | 0.0% | | |
| 2.03 | Other: | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 2.00 | Total Frame | | | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 87,311 | 0.0% | | |
| 3.00 | Structural Walls | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 3.01 | No structural walls to this building | | | 0 | 0% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 3.00 | Total Structural Walls | | | 0 | 0% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 4.00 | Upper Floors | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 4.01 | No upper floors to this building | | | 0 | 0% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 4.00 | Total Upper Floors | | | 0 | 0% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 5.00 | Roof | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 5.01 | Profiled Metal Sheet Roof Cladding (Pre-Finished) | Evidence of faded paint | Repaint | 2 | 30% | | | | | | | | | | | | | | 32,064 | 0 | 0 | 32,064 | 32,064 | 32,064 | 100.0% | | |
| 5.02 | Box Gutters | Dirty | Clean, Repaint | 2 | 30% | | | | | | | | | | | | | | 17,029 | 0 | 0 | 17,029 | 17,029 | 17,029 | 100.0% | | |
| 5.03 | PVC Downpipes | Evidence of moulds, stains etc Comments: | Clean | 3 | 50% | | | | | | | | | | | | | | 6,679 | 0 | 6,679 | 0 | 6,679 | 6,679 | 100.0% | | |
| 5.00 | Total Roof | | | 3 | 50% | | | | | | | | | | | | | | 55,772 | 0 | 6,679 | 49,092 | 55,772 | 55,772 | 100.0% | | |
| 6.00 | External Walls & Finishes | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 6.01 | Shadowcladd plywood cladding | Evidence of corroded fixings, stains | Replace fixings, Wash and repaint walls | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 63,474 | 0.0% | | |
| 6.00 | Total External Walls & Finishes | | | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 63,474 | 0.0% | | |
| 7.00 | Windows & Doors | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 7.01 | Aluminium Framed Windows & Doors | Good condition | No maintenance required | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 31,480 | 0.0% | | |
| 7.02 | Timber Door - Single | Evidence of impact damage, insect attack (termites/borer) | Replace, | 5 | 90% | | | | | | | | 3,036 | 0 | 0 | 0 | 0 | 0 | 3,036 | 3,036 | 0 | 0 | 3,036 | 3,036 | 100.0% | | |
| 7.03 | Metal Louvre Screens | Evidence of flaking protective coating | Clean, Paint | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 615 | 0.0% | | |
| 7.00 | Total Windows & Doors | | | 3 | 50% | | | | | | | | 3,036 | 0 | 0 | 0 | 0 | 0 | 3,036 | 3,036 | 0 | 0 | 3,036 | 35,130 | 8.6% | | |

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Revision: Final



| ID Code | Element | Condition Assessment | | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | |
|---------|----------------|----------------------|--|-------------------|-----|-----------------|---------|---------|---------|----------|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|-----------------|------------------|------------------|---------------------|--------------|----------------|
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| | | | | | | | | | | | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | | | | | | | |
| | TOTAL BUILDING | | | 3 | 50% | | | | | | 0 | 0 | 2,088 | 45,540 | 14,421 | 0 | 0 | 0 | 3,795 | 0 | 479,536 | 65,844 | 202,866 | 210,826 | 479,536 | 660,973 | 72.6% |
| | | | | | | | | | | | 65,844 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | Year 1 - 10 Consolidated Capital Replacement Cost | | | | | | | | | | | | | | | | |

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

K - STUDENT SERVICES

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final



| ID Code | Element | Condition Assessment | Condition Observations | Recommended Course of Action & Maintenance | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | |
|---------|---|--|---|--|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------------|-----------------|------------------|------------------|---------------------|--------------|----------------|
| | | | | | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| | | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) |
| 9.00 | Total Internal Walls/Partitions | | | | 2 | 30% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 64,515 | 0.0% | | |
| 10.00 | Internal Doors | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 10.01 | Timber Door - Single | General wear and tear, impact damage | Repair and repaint | | 3 | 50% | | | | | | | | | | | | | 0 | 0 | 0 | 15,180 | 15,180 | 15,180 | 100.0% | | | |
| 10.02 | Timber Door - Sliding | General wear and tear, impact damage | Repaint | | 2 | 30% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 1,771 | 0.0% | | |
| 10.00 | Total Internal Doors | | | | 3 | 50% | | | | | | | | | | | | | 0 | 0 | 0 | 15,180 | 15,180 | 16,951 | 89.6% | | | |
| 11.00 | Floor Finishes | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 11.01 | Vinyl Floor Finishes | Normal wear and tear, including some chipping to vinyl | Uplift and repair damage portions | | 4 | 70% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 11.02 | Tiled Floor Finishes | Impact damage, broken tiles | Remove and replace damage tiles | | 4 | 70% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 100.0% | | | |
| 11.00 | Total Floor Finishes | | | | 4 | 70% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 12.00 | Wall Finishes | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 12.01 | Solid Plaster Wall Lining with Painted Finishes | Minor water damage marks | Strip, plaster and repaint | | 3 | 50% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 12.00 | Total Wall Finishes | | | | 3 | 50% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 13.00 | Ceiling Finishes | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 13.01 | Fibre Cement Soffit Lining with Painted Finishes | | | | 3 | 50% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 13.02 | Plywood Ceiling Lining with Painted Finishes | Good condition | Clean down | | 3 | 50% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 13.03 | Proprietary Suspended Ceilings (Exposed Grid Suspension System) | Damaged ceiling tiles | remove and replace | | 4 | 70% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 13.00 | Total Ceiling Finishes | | | | 4 | 70% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 14.00 | Fixed Joinery Units | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 14.01 | Toilet Partitions | Impact damage | Repair and wash down | | 3 | 50% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 14.02 | White Boards | General wear and tear | Clean | | 3 | 50% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 14.03 | Mirrors | Good condition | | | 3 | 50% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 14.04 | Built-in Joinery - Bench Unit | Good condition, General wear and tear | | | 3 | 50% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 14.05 | Built-in Joinery - Shelving Unit | Good condition, General wear and tear | | | 3 | 50% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 14.06 | Built-in Joinery - Kitchen (Medium) | Good condition, General wear and tear | | | 3 | 50% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 14.00 | Total Fixed Joinery Units | | | | 3 | 50% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| B | TOTAL INTERNAL FIT-OUT | | | | 4 | 70% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 15.00 | Sanitary Plumbing | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 15.01 | WC | General wear and tear | Repair damage seat and lean | | 3 | 50% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 15.04 | WHB (Single) | General wear and tear | Wash | | 3 | 50% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 15.10 | Cold Water | General wear and tear | Wash | | 3 | 50% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 15.00 | Total Sanitary Plumbing | | | | 3 | 50% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 16.00 | Mechanical Services | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 16.01 | Air-Conditioning - DX/Split System | Tired by appearance. | Service, overhaul or consider replacement | | 3 | 50% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 16.02 | Ventilation - W/C Extract | Tired by appearance. | Service, overhaul or consider replacement | | 3 | 50% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |



| ID Code | Element | Condition Assessment | | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | |
|---------|--------------------------------------|------------------------|--|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------------|-----------------|------------------|------------------|---------------------|--------------|----------------|
| | | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) |
| 16.03 | Ceiling Mounted Fan | Tired by appearance. | Service, overhaul or consider replacement | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,566 | 11,132 | 5,566 | 0 | 5,566 | 11,132 | 5,566 | 200.0% |
| 16.00 | Total Mechanical Services | | | 3 | 50% | | | | | | 0 | 0 | 0 | 26,565 | 0 | 0 | 0 | 0 | 0 | 8,412 | 123,085 | 34,977 | 53,130 | 34,977 | 123,085 | 34,977 | 351.9% |
| 17.00 | Fire Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.01 | Smoke Detection & Alarm Systems | Check if working | None | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,075 | 10,150 | 5,075 | 0 | 5,075 | 10,150 | 5,075 | 200.0% |
| 17.02 | 9lb Carbon Dioxide Fire Extinguisher | Good condition | Cheek expiry dates | 2 | 30% | | | | | | 0 | 0 | 0 | 1,265 | 0 | 0 | 0 | 0 | 1,265 | 0 | 6,325 | 2,530 | 2,530 | 1,265 | 6,325 | 1,265 | 500.0% |
| 17.03 | Fire Hose Reel | Ok condition | Service and maintain | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,265 | 0 | 0 | 1,265 | 1,265 | 1,265 | 100.0% | |
| 17.00 | Total Fire Services | | | 3 | 50% | | | | | | 0 | 0 | 0 | 1,265 | 0 | 0 | 0 | 0 | 1,265 | 5,075 | 17,740 | 7,605 | 2,530 | 7,605 | 17,740 | 7,605 | 233.3% |
| 18.00 | Electrical Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 18.01 | Main Distribution Boards | OK condition | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,488 | 0 | 0 | 9,488 | 9,488 | 9,488 | 100.0% | |
| 18.03 | Electrical Wiring/Reticulation | OK condition | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,150 | 0 | 0 | 10,150 | 10,150 | 10,150 | 100.0% | |
| 18.04 | General Power Outlet | OK condition | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13,533 | 0 | 13,533 | 0 | 13,533 | 13,533 | 100.0% | |
| 18.06 | Lighting (External) - Incandescent | OK condition | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,265 | 0 | 0 | 1,265 | 1,265 | 1,265 | 100.0% | |
| 18.09 | Lighting (Internal) - Incandescent | OK condition | Replace missing or blown bulbs | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 949 | 0 | 949 | 0 | 949 | 949 | 100.0% | |
| 18.10 | Lighting (Internal) - Fluorescant | OK condition | Replace missing or blown tubes | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25,300 | 0 | 25,300 | 0 | 25,300 | 25,300 | 100.0% | |
| 18.00 | Total Electrical Services | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 60,684 | 0 | 39,782 | 20,902 | 60,684 | 60,684 | 100.0% | |
| 19.00 | Vertical Transportation | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 19.03 | Not Applicable | None | | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 19.00 | Total Vertical Transportation | | | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 20.00 | Special Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 20.01 | Telecommunication/Data Network | OK condition | Service and maintain | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13,533 | 27,066 | 13,533 | 0 | 13,533 | 27,066 | 13,533 | 200.0% | |
| 20.00 | Total Special Services | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13,533 | 27,066 | 13,533 | 0 | 13,533 | 27,066 | 13,533 | 200.0% | |
| C | TOTAL BUILDING SERVICES | | | 3 | 50% | | | | | | 0 | 0 | 0 | 27,830 | 0 | 0 | 0 | 0 | 1,265 | 27,020 | 266,524 | 56,115 | 133,392 | 77,017 | 266,524 | 154,749 | 172.2% |
| | TOTAL BUILDING | | | 3 | 50% | | | | | | 0 | 0 | 0 | 27,830 | 0 | 24,362 | 0 | 0 | 7,348 | 27,020 | 563,624 | 86,560 | 314,013 | 163,050 | 563,624 | 757,576 | 74.4% |

86,560
 Year 1 - 10 Consolidated Capital Replacement Cost

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE
 L - GYMNASIUM
 Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



Audit Date: October 2013
 Revision: Final

| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | Full Replace | % Full Replace | | | | | | | | | | | | | | | | |
|---------|-------------------------|------------------------|--|-------------------|-----------------|--------|---------|---------|--------------------|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------|----------------|---------------|---------------|----------------|-----------------|------------------|------------------|---------------------|-----------|-------|-----------|-----------|-----------|---------|-----------|-----------|--------|
| | | | | Condition Grading | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | | | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | | | | | | | | | |
| | | | | Condition Grade | % Deterioration | | | | | | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | | | 2021 (\$ USD) | 2022 (\$ USD) | | | | | | | | | | | | | | |
| 20.00 | Total Special Services | | | 0 | 0% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | | | | | | | | |
| C | TOTAL BUILDING SERVICES | | | 4 | 70% | | | | | | | | | | | | | | | 0 | 43,236 | 0 | 61,985 | 2,530 | 0 | 0 | 0 | 7,590 | 2,530 | 924,251 | 117,871 | 698,629 | 107,751 | 924,251 | 684,940 | 134.9% |
| | TOTAL BUILDING | | | 4 | 70% | | | | | | | | | | | | | | | 0 | 43,236 | 132,849 | 61,985 | 518,722 | 0 | 0 | 0 | 1,142,968 | 2,530 | 4,320,537 | 1,902,290 | 2,147,690 | 270,557 | 4,320,537 | 9,442,394 | 45.8% |
| | | | | | | | | | | 1,902,290 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | Year 1 - 10 Consolidated Capital Replacement Cost | | | | | | | | | | | | | | | | | | | | | | | | | | |



| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Assessment | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | |
|---------|--|---|--|----------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------------|-----------------|------------------|------------------|---------------------|--------------|----------------|
| | | | | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Asset Renewal Cost | | | | | | |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| 14.00 | Total Fixed Joinery Units | | | 4 | 70% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,488 | 0 | 11,385 | 9,488 | 1,898 | 0 | 11,385 | 11,385 | 100.0% |
| B | TOTAL INTERNAL FIT-OUT | | | 3 | 50% | | | | | | 0 | 0 | 19,392 | 0 | 900 | 14,330 | 0 | 0 | 9,488 | 0 | 152,572 | 44,110 | 31,642 | 76,820 | 152,572 | 194,231 | 78.6% |
| 15.00 | Sanitary Plumbing | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 15.13 | Exterior tap | Worn but working | Replace washer, maintain | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 253 | 0 | 0 | 253 | 253 | 253 | 100.0% |
| | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 15.00 | Total Sanitary Plumbing | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 253 | 0 | 0 | 253 | 253 | 253 | 100.0% |
| 16.00 | Mechanical Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 16.01 | Air-Conditioning - DX/Split System | Manual remote control - daytime use only, set at 22 degrees, OK condition | Service and clean | 3 | 50% | | | | | | 0 | 0 | 0 | 17,710 | 0 | 0 | 0 | 0 | 0 | 0 | 70,840 | 17,710 | 35,420 | 17,710 | 70,840 | 17,710 | 400.0% |
| 16.04 | Air-Conditioning - Window Mounted Unit | Manual remote control - day time only, poor condition, leaking water and rusted | Replace | 5 | 90% | | | | | | 1,898 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,693 | 1,898 | 1,898 | 1,898 | 5,693 | 1,898 | 300.0% |
| | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 16.00 | Total Mechanical Services | | | 4 | 70% | | | | | | 1,898 | 0 | 0 | 17,710 | 0 | 0 | 0 | 0 | 0 | 0 | 76,533 | 19,608 | 37,318 | 19,608 | 76,533 | 19,608 | 390.3% |
| 17.00 | Fire Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.07 | Fire Extinguisher | Good condition | monitor & service | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 633 | 0 | 0 | 0 | 0 | 633 | 3,163 | 1,265 | 1,265 | 633 | 3,163 | 633 | 500.0% |
| | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.00 | Total Fire Services | | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 633 | 0 | 0 | 0 | 0 | 633 | 3,163 | 1,265 | 1,265 | 633 | 3,163 | 633 | 500.0% |
| 18.00 | Electrical Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 18.02 | Sub-Main Distribution Boards | Loose wiring, messy board | Repair and sort | 4 | 70% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,428 | 0 | 4,428 | 0 | 4,428 | 4,428 | 100.0% |
| 18.03 | Electrical Wiring/Reticulation | OK, some untidy wiring | Tidy wiring | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22,644 | 0 | 22,644 | 0 | 22,644 | 22,644 | 100.0% |
| 18.04 | General Power Outlet | OK | Clean | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30,192 | 0 | 30,192 | 0 | 30,192 | 30,192 | 100.0% |
| 18.06 | Lighting (External) - Incandescent | OK condition | Clean | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,214 | 0 | 2,214 | 0 | 2,214 | 2,214 | 100.0% |
| 18.09 | Lighting (Internal) - Incandescent | Good condition | Clean | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,163 | 0 | 3,163 | 0 | 3,163 | 3,163 | 100.0% |
| 18.10 | Lighting (Internal) - Fluorescent | Generally in good condition, some diffusers missing | Replace tubes, install diffusers, clean | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13,915 | 0 | 13,915 | 0 | 13,915 | 13,915 | 100.0% |
| 18.10 | Lighting (Internal) - High Bay lights | To Weights room, good condition | Clean and maintain | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,060 | 0 | 5,060 | 0 | 5,060 | 5,060 | 100.0% |
| | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 18.00 | Total Electrical Services | | | 4 | 70% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 81,615 | 0 | 81,615 | 0 | 81,615 | 81,615 | 100.0% |
| 19.00 | Vertical Transportation | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 19.01 | Passenger Lifts | None | | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 19.00 | Total Vertical Transportation | | | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 20.00 | Special Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 20.01 | Telecommunication/Data Network | Working condition - no issues | Maintenance only - tidy wiring | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,590 | 15,180 | 7,590 | 0 | 7,590 | 15,180 | 7,590 | 200.0% |
| 20.01a | Server Room | Recently installed | Maintenance only | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,650 | 0 | 12,650 | 0 | 12,650 | 12,650 | 100.0% |
| 20.02 | Security Services | Recently installed surveillance camera | Maintenance only | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 76 | 0 | 76 | 0 | 76 | 76 | 100.0% |
| | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 20.00 | Total Special Services | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,590 | 27,906 | 7,590 | 12,726 | 7,590 | 27,906 | 20,316 | 137.4% |
| C | TOTAL BUILDING SERVICES | | | 3 | 50% | | | | | | 1,898 | 0 | 0 | 17,710 | 633 | 0 | 0 | 0 | 0 | 8,223 | 189,469 | 28,463 | 132,923 | 28,083 | 189,469 | 122,424 | 154.8% |
| | TOTAL BUILDING | | | 3 | 50% | | | | | | 1,898 | 569 | 52,331 | 17,710 | 47,583 | 14,330 | 0 | 0 | 9,488 | 13,133 | 545,415 | 157,041 | 273,586 | 114,789 | 545,415 | 819,164 | 66.6% |

157,041
 Year 1 - 10 Consolidated Capital Replacement Cost

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE
 N - MAINTENANCE SHOP, OFFICES & MUSIC ROOMS

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final



| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Assessment | | Condition Gauge | | | | | Condition Grading | | | | | | | | | | Asset Renewal Cost | | | | | | | | | | | | | |
|---------|---|--|--|----------------------|-----------------|-----------------|---------|---------|---------|----------|-------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|--------------------|-----------------|------------------|------------------|---------------------|--------------|----------------|----------|---------|--------|--------|--------|--------|--------|
| | | | | Condition Grade | % Deterioration | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace | | | | | | | |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | | | | | | |
| 7.00 | Total Windows & Doors | | | 5 | 90% | | | | | | 0 | 0 | 0 | 0 | 25,300 | 1,943 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 93,147 | 27,243 | 63,961 | 1,943 | 93,147 | 91,204 | 102.1% | |
| A | TOTAL STRUCTURE | | | 4 | 70% | | | | | | 0 | 2,530 | 0 | 0 | 25,300 | 1,943 | 0 | 0 | 23,557 | 0 | 212,999 | 53,330 | 157,726 | 1,943 | 212,999 | 501,269 | 42.5% | | | | | | | |
| 8.00 | Stairs, Balustrades & Handrails | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 8.03 | None | | | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 8.00 | Total Stairs Balustrades & Handrails | | | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 9.00 | Internal Walls/Partitions | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 9.05 | Reinforced Concrete Block Masonry Walls | All walls in very good condition | none | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 61,555 | 0.0% | |
| 9.00 | Total Internal Walls/Partitions | | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 61,555 | 0.0% | |
| 10.00 | Internal Doors | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 10.01 | Timber Door - Single | Generally good condition, paint faded with some marks | Clean and repaint | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,262 | 600 | 0 | 13,662 | 14,262 | 13,662 | 104.4% | |
| 10.00 | Total Internal Doors | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,262 | 600 | 0 | 13,662 | 14,262 | 13,662 | 104.4% | |
| 11.00 | Floor Finishes | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 11.02 | Vinyl Floor Finishes | Generally good condition. Some discolouration and uplift in places | Replace loose tiles. Clean remainder | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21,950 | 43,901 | 21,950 | 0 | 21,950 | 43,901 | 21,950 | 200.0% |
| 11.06 | U3 Floated Concrete | General wear and tear | Clean and repaint | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16,916 | 0.0% | |
| 11.00 | Total Floor Finishes | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21,950 | 43,901 | 21,950 | 0 | 21,950 | 43,901 | 38,867 | 113.0% |
| 12.00 | Wall Finishes | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 12.06 | Exposed Blockwork Painted | Very good condition | none | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,389 | 0 | 0 | 15,389 | 15,389 | 15,389 | 100.0% | |
| 12.00 | Total Wall Finishes | | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,389 | 0 | 0 | 15,389 | 15,389 | 15,389 | 100.0% | |
| 13.00 | Ceiling Finishes | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 13.07 | Profiled Metal Sheet Soffit Lining (Pre-Finished) | Corrosion to fixings and edges. | Remove and replace | 5 | 90% | | | | | | 0 | 0 | 19,544 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19,544 | 19,544 | 0 | 0 | 19,544 | 19,544 | 100.0% | |
| 13.06 | Proprietary Suspended Ceilings (Exposed Grid Suspension System) | To offices - generally OK, some tiles out of position or marked | Re-fit tiles and clean | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16,463 | 0 | 16,463 | 0 | 16,463 | 16,463 | 100.0% | |
| 13.07 | Roof Space Insulation and Vapour Barrier | To store - barrier damaged most everywhere with some insulation hanging down | Re-fit insulation, repair barrier | 4 | 70% | | | | | | 0 | 0 | 0 | 0 | 4,614 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,227 | 4,614 | 4,614 | 0 | 9,227 | 9,227 | 100.0% | |
| 13.00 | Total Ceiling Finishes | | | 4 | 70% | | | | | | 0 | 0 | 19,544 | 0 | 4,614 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 45,234 | 24,158 | 21,076 | 0 | 45,234 | 45,234 | 100.0% | |
| 14.00 | Fixed Joinery Units | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 14.04 | White Boards | Good condition - general wear & tear | Clean | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,518 | 0 | 1,518 | 0 | 1,518 | 1,518 | 100.0% | |
| 14.03 | Pin Board | Good condition - general wear & tear | none | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,518 | 0 | 759 | 759 | 1,518 | 759 | 200.0% | |
| 14.08 | Built-in Joinery - Shelving Unit | Rough timber frame & ply shelves to maint. Shop. Rough unfinished condition | none | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,530 | 0 | 2,530 | 0 | 2,530 | 2,530 | 100.0% | |
| 14.00 | Total Fixed Joinery Units | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,566 | 0 | 4,807 | 759 | 5,566 | 4,807 | 115.8% | |
| B | TOTAL INTERNAL FIT-OUT | | | 3 | 50% | | | | | | 0 | 0 | 19,544 | 0 | 5,214 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21,950 | 124,351 | 46,708 | 25,883 | 51,760 | 124,351 | 179,513 | 69.3% | | | | |
| 15.00 | Sanitary Plumbing | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 15.14 | Tap - exterior and interior | Worn and dirty but working | Replace washer, maintain | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 759 | 0 | 0 | 759 | 759 | 759 | 100.0% | |
| | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE
 N - MAINTENANCE SHOP, OFFICES & MUSIC ROOMS
 Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



Audit Date: October 2013
 Revision: Final

| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grading | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | | |
|---------|---|---|---|-------------------|-----------------|-----------------|---------|---------|---------|----------|--------------------|-------|--------|---|--------|-------|---|---|--------|--------|----------------|-----------------|------------------|------------------|---------------------|--------------|----------------|--------|
| | | | | Condition Grade | % Deterioration | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace | |
| 15.00 | Total Sanitary Plumbing | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 759 | 0 | 0 | 759 | 759 | 759 | 100.0% | |
| 16.00 | Mechanical Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 16.01 | Air-Conditioning - DX/Split System | Manual remote control - daytime use only, set at 21 degrees, OK condition | Service and clean. Replace AC to maintenance room | 4 | 70% | | | | | | 4,428 | 0 | 13,283 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17,710 | 70,840 | 35,420 | 17,710 | 17,710 | 70,840 | 17,710 | 400.0% |
| 16.04 | Air-Conditioning - Window Mounted Unit | Manual remote control - day time only, OK condition | Service and clean | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 1,898 | 0 | 0 | 0 | 0 | 0 | 5,693 | 1,898 | 1,898 | 1,898 | 5,693 | 1,898 | 300.0% | |
| 16.10 | Ceiling Mounted Fan | Manual control, rusted blades but generally OK condition | Clean, treat and paint blades, service | 4 | 70% | | | | | | 0 | 0 | 0 | 0 | 0 | 2,783 | 0 | 0 | 0 | 0 | 5,566 | 2,783 | 0 | 2,783 | 5,566 | 2,783 | 200.0% | |
| | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 16.00 | Total Mechanical Services | | | 4 | 70% | | | | | | 4,428 | 0 | 13,283 | 0 | 1,898 | 2,783 | 0 | 0 | 0 | 17,710 | 82,099 | 40,101 | 19,608 | 22,391 | 82,099 | 22,391 | 366.7% | |
| 17.00 | Fire Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 17.06 | Fire Hose Reel | Wall mounted, good condition | Inspect & test | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,265 | 0 | 0 | 1,265 | 1,265 | 1,265 | 100.0% | |
| 17.07 | Fire Extinguisher | Good condition | Monitor & service | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 633 | 0 | 0 | 0 | 0 | 633 | 3,163 | 1,265 | 1,265 | 633 | 3,163 | 633 | 500.0% | |
| | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 17.00 | Total Fire Services | | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 633 | 0 | 0 | 0 | 0 | 633 | 4,428 | 1,265 | 1,265 | 1,898 | 4,428 | 1,898 | 233.3% | |
| 18.00 | Electrical Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 18.02 | Sub-Main Distribution Boards | OK condition | Check and maintain | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,428 | 0 | 4,428 | 0 | 4,428 | 4,428 | 100.0% | |
| 18.03 | Electrical Wiring/Reticulation | OK, some untidy wiring | Tidy wiring | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17,459 | 0 | 17,459 | 0 | 17,459 | 17,459 | 100.0% | |
| 18.04 | General Power Outlet | OK | Clean | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23,278 | 0 | 23,278 | 0 | 23,278 | 23,278 | 100.0% | |
| 18.06 | Lighting (External) - Incandescent | OK condition | Replace bulbs and clean | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,163 | 0 | 3,163 | 0 | 3,163 | 3,163 | 100.0% | |
| 18.09 | Lighting (Internal) - Incandescent | Bare bulbs, good condition | Replace bulbs | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,265 | 0 | 1,265 | 0 | 1,265 | 1,265 | 100.0% | |
| 18.10 | Lighting (Internal) - Fluorescent (Modular) | Generally in good condition | Replace tubes and clean | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,650 | 0 | 12,650 | 0 | 12,650 | 12,650 | 100.0% | |
| 18.10 | Lighting (Internal) - High Bay lights | To maintenance shop, average condition | Clean diffuser | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,590 | 0 | 7,590 | 0 | 7,590 | 7,590 | 100.0% | |
| | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 18.00 | Total Electrical Services | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 69,832 | 0 | 69,832 | 0 | 69,832 | 69,832 | 100.0% | |
| 19.00 | Vertical Transportation | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 19.01 | Passenger Lifts | None | | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 19.00 | Total Vertical Transportation | | | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 20.00 | Special Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 20.01 | Telecommunication/Data Network | Working condition, phones are old | Maintenance only - tidy wiring | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,975 | 21,950 | 10,975 | 0 | 10,975 | 21,950 | 10,975 | 200.0% | |
| | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 20.00 | Total Special Services | | | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,975 | 21,950 | 10,975 | 0 | 10,975 | 21,950 | 10,975 | 200.0% | |
| C | TOTAL BUILDING SERVICES | | | 3 | 50% | | | | | | 4,428 | 0 | 13,283 | 0 | 2,530 | 2,783 | 0 | 0 | 0 | 29,318 | 179,067 | 52,341 | 90,704 | 36,022 | 179,067 | 105,854 | 169.2% | |
| | TOTAL BUILDING | | | 4 | 70% | | | | | | 4,428 | 2,530 | 32,827 | 0 | 33,044 | 4,726 | 0 | 0 | 23,557 | 51,268 | 516,418 | 152,379 | 274,314 | 89,725 | 516,418 | 786,636 | 65.6% | |

152,379
 Year 1 - 10 Consolidated Capital Replacement Cost

SITE INFRASTRUCTURE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



Audit Date: October 2013
 Revision: Final

| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Assessment | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | |
|---------|--|--|--|----------------------|----------|-----------------|---------|---------|---------|----------|--------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|-----------------|------------------|------------------|-------------|--------------|----------------|
| | | | | Condition Grade | % Deter. | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Total | Full Replace | % Full Replace |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | | | | | | | |
| 1.00 | Roading | | | 3 | 50% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 1.01 | Gravel Roads | Evidence of rutting, scour and potholes as access road to Pig Pens and Agricultural area | Review by Civil Engineer, repair pot holes and scour and level surface | 3 | 50% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,483 | 5,793 | 5,793 | 2,897 | 14,483 | 2,897 | 500.0% | | |
| 1.02 | Asphalt Concrete Roads - resurface | Ok | Monitor | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 336,763 | 0 | 336,763 | 0 | 336,763 | 336,763 | 100.0% | | |
| 1.03 | Asphalt Concrete Roads - rebuild pavement | Ok | Monitor | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 471,469 | 0.0% | | |
| 1.04 | Reinforced Concrete Roads | To Gymnasium. Significant amount of cracking and damaged concrete | Uplift and replace worst damaged areas, repair other areas | 3 | 50% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 188,518 | 0.0% | | |
| 1.05 | Reinforced Concrete Kerbs & Channels | With rebated edge near gym. Ok | Monitor | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,455 | 0.0% | | |
| 1.00 | Total Roothing | | | 3 | 50% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 351,246 | 5,793 | 342,557 | 2,897 | 351,246 | 1,001,101 | 35.1% | | |
| 2.00 | Car Parks | | | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 2.01 | Asphalt Concrete Car Parks - Resurface asphalt | Ok | Monitor | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 134,994 | 0 | 134,994 | 0 | 134,994 | 134,994 | 100.0% | | |
| 2.02 | Asphalt Concrete Car Parks - Rebuild pavement | Ok | Monitor | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 188,992 | 0.0% | | |
| 2.02 | Reinforced Concrete Car Parks | Evidence of cracking, spalling and chipped concrete | Uplift and remove worst affected areas. Repair remainder | 4 | 70% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 318,517 | 0 | 0 | 318,517 | 318,517 | 318,517 | 100.0% | | |
| 2.03 | Reinforced Concrete Car Parks | Evidence of minor cracks and heavily used | Wash down thoroughly and monitor | 3 | 50% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 171,509 | 0.0% | | |
| 2.04 | Painted wheel stops to Carparks | Evidence of displacement, chipped and flaking paint finish but in sound condition for thos inspected. | Move into desired position on carpark. Wash and paint finish | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 52,181 | 0.0% | | |
| 2.00 | Total Car Parks | | | 3 | 50% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 453,511 | 0 | 134,994 | 318,517 | 453,511 | 866,193 | 52.4% | | |
| 3.00 | Foot Paths & Circulation Areas | | | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 3.01 | Gravel Foot Paths & Circulation Areas | From Gym carpark to Agriculture building. Narrow but otherwise ok | Monitor and recommend widening | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 291 | 0 | 0 | 0 | 0 | 0 | 291 | 1,453 | 581 | 581 | 291 | 1,453 | 291 | 500.0% | | |
| 3.02 | Asphalt Concrete Foot Paths & Circulation Areas | Part has been screeded over recently with a cement concrete screed and the other section is the walkway from road between Cafeteria and Library up to A+ center. Appears ok. | Monitor | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22,414 | 0 | 0 | 22,414 | 22,414 | 22,414 | 100.0% | | |
| 3.03 | Reinforced Concrete Foot Paths & Circulation Areas | Evidence of cracks, spalling and settlement in certain areas | Uplift and replace worst affected areas. Repair remainder. | 3 | 50% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 275,999 | 0.0% | | |
| 3.04 | Concrete Screed Floor Finish | Recently installed over asphalt surface. Ok | Monitor | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24,635 | 0.0% | | |
| 3.05 | Gravel chip feature bed to front of Gym on compacted base | Appears ok. Some evidence of grass and weeds growing through | Deweeds and spray. | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,473 | 0 | 9,473 | 0 | 9,473 | 9,473 | 100.0% | | |
| 3.06 | Painted wheel stop as kerb to bottom of walkway from carpark up to Library | Evidence of chipped and flaking paint | Wash down and repaint | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 759 | 0.0% | | |
| 3.00 | Total Foot Paths & Collection Areas | | | 3 | 50% | 0 | 0 | 0 | 0 | 0 | 0 | 291 | 0 | 0 | 0 | 0 | 0 | 291 | 33,339 | 581 | 10,054 | 22,704 | 33,339 | 333,571 | 10.0% | | |
| 4.00 | Fences & Gates | | | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 4.01 | Chain Link Fences / Gate | Chainlink with three rows of barbed wire to top. Generally ok. Some evidence of rust and marks | Clear overgrown vegetation from around parts of the fence | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 60,160 | 0.0% | | |
| 4.02 | Chain Link Fences / Gate | Fence enclosure to Classroom A unused gas store. Dirty fence and enclosure and dust and grime buildup on fence but | Clear out dirty enclosure. Wash down fence | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 512 | 0.0% | | |
| 4.03 | Metal Framed Fences / Gate | Large entry gate to Agriculture area. Some evidence of dirt and grime buildup particularly at bottom left hand corner of fence. Single gate to Classroom A. | Wash down thoroughly | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,423 | 0.0% | | |
| 4.04 | Metal framed fences/gate to old Satellite Station surround | Rusted top railed and damaged entry gate | Demolish and remove | 5 | 90% | 0 | 0 | 0 | 0 | 0 | 0 | 1,518 | 0 | 0 | 0 | 0 | 0 | 0 | 1,518 | 1,518 | 0 | 0 | 1,518 | 1,518 | 100.0% | | |
| 4.05 | Metal framed fences/gate to old new Satellite station surround | Detached bottom rail noticed but generally ok | Fix up detached bottom rail and monitor | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,973 | 0.0% | | |
| 4.00 | Total Fences & Gates | | | 3 | 50% | 0 | 0 | 0 | 0 | 0 | 0 | 1,518 | 0 | 0 | 0 | 0 | 0 | 0 | 1,518 | 1,518 | 0 | 0 | 1,518 | 65,587 | 2.3% | | |
| 5.00 | Structures | | | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 5.01 | Steel posts on raised concrete columns and timber roof framed Covered Ways (Profiled Metal Roof) | Recent installation and in good condition. One section of downpipe detached from guttering and some displaced downpipe concrete splashbacks | Reinstate in right location the concrete downpipe splashbacks (suggest grouting into ground) and refix downpipes to guttering where detached or loosely fitted | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,110,630 | 0.0% | | |
| 5.02 | Metal Framed Balustrades | Worn paint finish and evidence of rusting | Wash and remove rust. Apply paint finish | 2 | 30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 44,718 | 0.0% | | |



Audit Date: October 2013

Revision: Final

| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Assessment | | Condition Gauge | | | | | Asset Renewal Cost | | | | | | | | | | | | | | | | |
|---------|---|--|--|----------------------|----------|-----------------|---------|---------|---------|----------|--------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|-----------------|------------------|------------------|-------------|--------------|----------------|
| | | | | Condition Grade | % Deter. | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Total | Full Replace | % Full Replace |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | | | | | | | |
| 5.32 | Abandoned container near Agriculture building | Rusted through and abandoned | Demolish and remove | 5 | 90% | | | | | | | | | | | | | | 5,882 | 5,882 | 5,882 | 0 | 0 | 5,882 | 5,882 | 100.0% | |
| 5.33 | Storage building comprising two containers and a central open store area near Gym | Located on a 1m high concrete platform constructed from two long containers with central storage area. Roof constructed from timber framing and corrugated iron roof cladding. Evidence of rusted through roof cladding, rust and graffiti to containers with part rusted through. | Repair rusted through areas of container at base. Wash down thoroughly and repaint. Replace roof cladding. Enclose front storage area and roof space recommended | 4 | 70% | | | | | | | | | | | | | | 296,010 | 296,010 | 0 | 0 | 296,010 | 296,010 | 100.0% | | |
| 5.34 | Storage Container behind IT shop/Security office/Weight lifting room fixed on concrete blocks at corners | Generally ok, offset about the ground. Evidence of rust and marks to container | Wash down and paint finish | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 5,882 | 0.0% | | |
| 5.35 | Storage Container behind Maintenance Shop sitting on concrete slabs to corners. | Insufficient clearance above ground particularly to front face. Marks and evidence of rust but generally ok | Wash down and paint finish | 3 | 50% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 5,882 | 0.0% | | |
| 5.36 | Store and toilet block behind Maintenance building. Comprising two containers with central toilet block. Toilet block is blockwork walled with concrete slab and ply ceiling. | Evidence of rust to roof cladding. Water damaged ply to toilet and shower ceiling. Damaged louvre external windows. Graffiti to rear of building. Advanced corrosion to base of containers. | Demolish and rebuild with a structure more elevated above ground. | 5 | 90% | | | | | | | | | | | | | 280,109 | 280,109 | 280,109 | 0 | 0 | 280,109 | 280,109 | 100.0% | | |
| 5.37 | Sand bedded volleyball court | Evidence of grass and soil layer on top to parts. | Remove grass and soil from areas where present. Churn up and recompact bedding | 3 | 50% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 11,532 | 0.0% | | |
| 5.38 | LPG Gas store | Painted concrete blockwork walls. Timber framed, prefinished metal roof. PVC gutters and downpipes and serviced for LPG gas bottle connections | Wash down and repaint, particularly internally. Ease and adjust opening metal door | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 45,301 | 0.0% | | |
| 5.39 | Recreational building using traditional techniques and materials near Male Dormitory | Partially abandoned and deteriorating. No roof covering and missing or damaged seating boards | Remove remains of roof cladding and install new. Remove and replace seating boards | 4 | 70% | | | | | | | | | | | | | | 15,370 | 15,370 | 0 | 0 | 15,370 | 15,370 | 100.0% | | |
| 5.40 | Recreational building using traditional techniques and materials near Female Dormitory | Low height, steel plank laid on timber as seating. Looking tired and in need of attention. | Strengthen framing, Replace roof cladding and fixed seating | 4 | 70% | | | | | | | | | | | | | | 3,416 | 3,416 | 0 | 0 | 3,416 | 3,416 | 100.0% | | |
| 5.41 | Rest area buildings in Cultural Hub near carpark built using traditional techniques | Well built using local construction techniques with thatched roof and timber framing. | Monitor roof and framing members | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 37,191 | 0.0% | | |
| 5.42 | Old rainwater header tank on steel support structure and concrete pads | Advanced rust and corrosion to header tank and steel work. Appears to no longer be used | Demolish and remove | 4 | 70% | | | | | | | | | | | | | | 11,385 | 11,385 | 0 | 0 | 11,385 | 11,385 | 100.0% | | |
| 5.42 | Unidentified concrete structures to the Campus - mostly embedded in the ground including those near the Gymnasium | Not inspected, unsure what they are used for | Inspect and monitor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 37,950 | 0.0% | | |
| 5.43 | Carpark Solar Panel Structures | Well built using Solar panel to the roof, supported on structural steel members, with a central metal gutter and downpipes feeding into a soak pit channel. Approximate length and width as no drawing provided or measured for this item. | Wash down. Recoat and protect steelwork | 1 | 10% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 5,851,258 | 0.0% | | |
| 5.44 | Canopy Solar Panel Structure | Well built using Solar panel to the roof, supported on structural steel members | Wash down. Recoat and protect supporting steel work. | 1 | 10% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 717,635 | 0.0% | | |
| 5.45 | Solar Panel Gear and Equipment housed inside the Library | Not inspected but assumed ok | | 1 | 10% | | | | | | | | | | | | | | 63,250 | 63,250 | 0 | 0 | 63,250 | 63,250 | 100.0% | | |
| 5.46 | Generator Buildings | Combination of blockwork walls and metal posts and rail fence type cladding. Timber framed, prefinished metal walls with plastic guttering and spouting | Wash down and paint roof. Clean out guttering and downpipes. Wash and paint blockwork | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 571,129 | 0.0% | | |
| 5.47 | Water well and pump 1 | Constructed and maintained by Utility company. Not valued as part of this Condition Assessment but note condition is good | | 0 | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 5.48 | Water well and pump 2 | Constructed and maintained by Utility company. Not valued as part of this Condition Assessment but note condition is good | | 0 | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 5.49 | Water well and pump 3 | Constructed by COM but operated and utilised by the utility company. Not valued as part of this Condition Assessment but not condition as ok and in operation | Wash down and repaint steelwork. Monitor performance and replace parts as required. | 0 | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 5.00 | Total Structures | | | 3 | 50% | | | | | | | | | | | | | | 475,762 | 994,380 | 475,762 | 0 | 518,618 | 994,380 | 9,649,455 | 10.3% | |
| 6.00 | Retaining Walls | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| | Reinforced Concrete Retaining Walls | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | |
| 6.01 | Reinforced Concrete Retaining Walls to seating area below Library | Evidence of cracked and damaged plaster to blockwork retaining wall. | Repair cracked and damaged plaster to blockwork. Wash down | 3 | 50% | | | | | | | | | | | | | | 13,460 | 13,460 | 0 | 0 | 13,460 | 13,460 | 100.0% | | |
| 6.02 | Reinforced concrete retaining wall to flower bed below Administration area | Ok generally, some evidence of a rough plaster finish | Wash down and monitor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 21,766 | 0.0% | | |
| 6.03 | Reinforced Concrete Retaining Walls to rear of new Faculty building below carpark | Ok | Wash down and monitor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 27,857 | 0.0% | | |
| 6.04 | Raised nib wall/feature seating wall to front of F2 building | Good condition no evidence of any damage | Wash down and monitor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 12,031 | 0.0% | | |
| 6.05 | Terraced seating retaining wall below Library | Well used but ok | Wash and clean regularly | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 56,176 | 0.0% | | |



Audit Date: October 2013

Revision: Final

| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grading | | Condition Gauge | | | | | | | | | | Asset Renewal Cost | | | | | | | | | | | |
|---------|--|---|--|-------------------|----------|-----------------|---------|---------|---------|----------|---------------|---------------|---------------|---------------|---------------|--------------------|---------------|---------------|---------------|---------------|----------------|-----------------|------------------|------------------|-------------|--------------|----------------|
| | | | | Condition Grade | % Deter. | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Total | Full Replace | % Full Replace |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | | | | | | | |
| 6.06 | Terraced seating retaining wall below Faculty building F | Weathered but ok | Wash and clean | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 21,066 | 0.0% | | | |
| 6.07 | Stone wall either side of culvert and swales near Building M and N | Evidence of displaced/loosely packed rocks and grass and vegetation growth | Repair loose rocks and remove garden and vegetation growth | 3 | 50% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 39,468 | 0.0% | | | |
| 6.08 | Stone feature wall either side of main entrance to Gymnasium seating area | Appears ok | Wash down and monitor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 8,197 | 0.0% | | | |
| 6.09 | Stone Retaining Walls as wall on hill side to formed swale between access roads to Gymnasium | Appear ok however grass and plant matter growing over the walls in areas particularly at bottom of bank | Uplift and remove grass, topsoil and plant matter overhanging stone wall. Wash down stone wall | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 30,765 | 0.0% | | | |
| 6.00 | Total Retaining Walls | | | 3 | 50% | | | | | | | | | | | | | | 13,460 | 0 | 0 | 13,460 | 13,460 | 230,786 | 5.8% | | |
| 7.00 | Site Drainage | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 7.01 | Large swales to side of main access road | Evidence of scour, erosion and flooding | Reshape and reform swales where possible. Recommend installing riprap to protect bank from future erosion | 3 | 50% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 20,227 | 0.0% | | | |
| 7.02 | Swales | Evidence of scour, plant and small amounts of waste to base of swale and flooding | Clean out swales of waste and plant overgrowth. Deepen and shape to provide improved water flow | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 99,282 | 0.0% | | | |
| 7.03 | Inground Piped Stormwater Drainage | Not inspected but assumed ok | Suggest cleaning out system including pipework, sumps and manholes | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 94,875 | 0.0% | | | |
| 7.04 | Soak Pits | Unclear if any soak pits are present | Recommend installing soak pits particularly at low points and where water pooling is an issue | 0 | 0% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| | Open Concrete Channels | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 7.05 | Open concrete channel above and below retaining wall to top level carpark/ Faculty F2 | Performing well. | Clean out regularly | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 23,150 | 0.0% | | | |
| 7.06 | Concrete open channel between library and classroom B | Recently installed and performs well | Wash and clean out regularly | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 33,017 | 0.0% | | | |
| 7.07 | Open Concrete Channels either side of road up to Gymnasium carpark | Ok, evidence of plant growth overgrown in several locations | Wash out drain. Remove plant growth overhanging or growing on concrete channel | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 10,879 | 0.0% | | | |
| 7.08 | Steel grate fixed on top and open concrete channel below near Classroom B | Generally ok. Buckled bar noticed to grill | Wash down and cleanout and monitor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 949 | 0.0% | | | |
| 7.09 | Sumps/Cess Pits | Generally ok. One has a displaced grille, one other a missing grille. Some grass growth also present over the grille in a large number of locations | Clean out sumps. Remove grass and soil from over the grille. Wash down grilles. Replace missing and repair displaced grille/sump top | 3 | 50% | | | | | | | | | | | | | | 223,652 | 0 | 0 | 223,652 | 223,652 | 223,652 | 100.0% | | |
| 7.10 | Manholes | Generally ok. Some evidence of plant growth and soil over part of manhole cover | Remove plant and soil from manhole covers where present. Clean and wash down | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 652,740 | 0.0% | | | |
| | Concrete Culverts | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 7.11 | Approx 400mm diameter concrete culvert under walkway from carpark to Faculty building F | Weathered apartially blocked/overgrown at entry point | Clean out pipe and at entry and exit points | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 3,416 | 0.0% | | | |
| 7.12 | Headwalls to above pipe | Ok | Wash down and monitor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 2,024 | 0.0% | | | |
| 7.13 | Approx 3100 diameter PE pipe culvert under walkway between carpark and Classroom Building B | Evidence of dirt and waste at base of pipe. | Clean out pipe thoroughly and clear out at entry and exit points | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 2,657 | 0.0% | | | |
| 7.14 | Headwalls to above pipe | Ok | Wash down and monitor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 2,024 | 0.0% | | | |
| 7.15 | 200mm diameter assumed plastic culvert below Classroom building B near road swale | Appears ok, terminates above ground. Could not locate inlet end - assumed distance for this pipe and connection into a | Wash and clean down pipe | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 10,753 | 0.0% | | | |
| 7.16 | Headwall to above pipe | Ok | Wash down and monitor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 1,012 | 0.0% | | | |
| 7.17 | 310mm diameter assumed PE pipe under entrance to carparks with solar canopy roof (In 2No) | Appears ok, some dirt and waste in pipe and attention required at entry and exist points | Wash down and clean out pipes. Clean up at entry and exist points | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 12,334 | 0.0% | | | |
| 7.18 | Headwalls to above pipes | Weathered and dirty appearance but ok | Wash and clean thoroughly | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 4,048 | 0.0% | | | |
| 7.19 | 200mm diameter assumed plastic culvert near Student Services building K | Appears ok, terminates above ground. Could not locate inlet end - assumed distance for this pipe and that this is ok. | Wash and clean down pipe | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 1,898 | 0.0% | | | |
| 7.20 | 300mm diameter assumed plastic culvert near Student Services building K | Mostly submerged in earth. Requires cleanout. Could not locate inlet end- assumed distance for this item and that inlet end is ok. | Wash down and clean pipe out completely. Clear out at entry and exit points | 3 | 50% | | | | | | | | | | | | | | 2,277 | 0 | 0 | 2,277 | 2,277 | 2,277 | 100.0% | | |
| 7.21 | Headwalls to above pipes (outlet end only identified) | Good condition. | Wash down and monitor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 3,795 | 0.0% | | | |
| 7.22 | 300mm diameter assumed PE culverts to access road to solar canopy carpark area (In 2No) | Partially hidden by plant and vegetation growth at outlet end | Clean out pipe thoroughly and clear out plant and vegetation around headwall and into pipe at entry and exit points | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 9,867 | 0.0% | | | |
| 7.23 | Headwalls to above pipe | Good condition generally. Some evidence of plant growth over headwalls | Wash down and remove plant growth around headwalls | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 6,325 | 0.0% | | | |
| 7.24 | 310mm diameter assumed PE pipe under ramp to walkway up to administration | Partially blocked pipe. Cleanout required at entry and exit points | Wash out and clean pipe thoroughly and at entrance and exit points | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 1,028 | 0.0% | | | |
| 7.25 | Headwalls to above pipe | Generally ok. Some evidence of rough plaster finish | Wash down and monitor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 1,265 | 0.0% | | | |
| 7.26 | Assumed 310mm diameter plastic culvert below gravel track below administration building | Generally ok | Wash out and clean pipe thoroughly and at entrance and exit points | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 1,645 | 0.0% | | | |

Project: COLLEGE OF MICRONESIA - FSM
 Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE
 SITE INFRASTRUCTURE
 Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



Audit Date: October 2013
 Revision: Final

| ID Code | Element | Condition Assessment | | Condition Grading | | Condition Gauge | | | | | | | | | | Asset Renewal Cost | | | | | | | | | | | |
|---------|---|---|--|-------------------|-----|-----------------|---------|---------|---------|----------|---------------|---------------|---------------|---------------|---------------|--------------------|---------------|---------------|---------------|---------------|----------------|-----------------|------------------|------------------|-------------|--------------|----------------|
| | | | | | | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Total | Full Replace | % Full Replace |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | | | | | | | |
| 7.27 | Head walls to above culvert | Generally ok. Some evidence of rough plaster finish | Wash down and monitor | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 1,265 | 0.0% | |
| 7.28 | Assumed 300mm concrete culvert under walkway between Cafeteria and Administration building | Blocked and waste evident at entry and exit points | Clean out pipe and remove waste in pipe and at entry and exit point | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 1,233 | 0.0% | |
| 7.29 | 300mm diameter assumed plastic culvert near Student Services building K | Mostly submerged in earth. Requires cleanout. Could not locate inlet end- assumed distance for this item and that inlet end is ok. | Wash down and clean pipe out completely. Clear out at entry and exit points | 3 | 50% | | | | | | | | | | | | | | | 2,277 | 0 | 0 | 2,277 | 2,277 | 2,277 | 100.0% | |
| 7.30 | 300mm diameter assumed plastic culvert near Student Services building K underneath concrete ramp | Mostly submerged in earth. Requires cleanout. | Wash down and clean pipe out completely. Clear out at entry and exit points | 3 | 50% | | | | | | | | | | | | | | | 1,898 | 0 | 0 | 1,898 | 1,898 | 1,898 | 100.0% | |
| 7.31 | Assumed approximately 350mm diameter concrete culvert below parking to front of Building M and N | Blocked up partially by plant matter and soil. | Clean out culvert thoroughly and at entry and exit points | 3 | 50% | | | | | | | | | | | | | | | 6,199 | 0 | 0 | 6,199 | 6,199 | 6,199 | 100.0% | |
| 7.32 | Concrete culvert overall approx 710mm wide x 610mm high concrete box culvert | Performing ok, some evidence of scour where swales and concrete channels terminate near the entrance and exit points of the culverts | Clean out culverts. Repair scour damage at entry and exit points | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 217,567 | 0.0% | |
| 7.33 | Headwalls either side of above Culverts | Generally ok. | Wash down and remove mould and mildew marks. | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 40,480 | 0.0% | |
| 7.34 | Double plastic culvert (assume 300mm diameter uPVC pipe) located to rear of IT shop/Security/Weight lifting room building | Functioning. Some evidence of plant matter growth to front and rear which could be partially preventing ingress and egress of effluent. | Clean out entry and exist points to culvert. Wash out culvert drain | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 10,120 | 0.0% | |
| 7.35 | Headwalls and wing walls either side of above culvert | Generally ok. | Wash down | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 7,590 | 0.0% | |
| 7.36 | 150mm assumed UPVC culvert through headwall of box culvert near building K student services | Appears ok and elevated above ground at terminal end | Clean out culvert thoroughly | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 2,664 | 0.0% | |
| 7.37 | Assumed 350mm diameter concrete culvert to side of Block N | Aged and lack of cover to top of culvert. Chipped and broken end to culvert | Clean out culvert and provide additional cover to top of culvert end to culvert | 3 | 50% | | | | | | | | | | | | | | | 1,771 | 0 | 0 | 1,771 | 1,771 | 1,771 | 100.0% | |
| 7.38 | Steel grate top and assumed concrete channel below to front of Building M | Evidence of grass growth through grate. | Clean out below grate. Wash and paint grate | 3 | 50% | | | | | | | | | | | | | | | 3,099 | 0 | 0 | 3,099 | 3,099 | 3,099 | 100.0% | |
| 7.39 | Assumed 300mm diameter uPVC pipe under road to Male dormitory | Mostly blocked pipe | Clean out pipe completely including at entry and exit points | 3 | 50% | | | | | | | | | | | | | | | 2,657 | 0 | 0 | 2,657 | 2,657 | 2,657 | 100.0% | |
| 7.40 | Concrete headwalls to above | Chipped corner section off entry headwall. | Wash down and monitor | 3 | 50% | | | | | | | | | | | | | | | 1,518 | 0 | 0 | 1,518 | 1,518 | 1,518 | 100.0% | |
| 7.41 | Assumed 200mm UPVC plastic culvert near Female dorm under walkway/access road | Damaged end to pipe. | Clean out pipe and entry and exit points and monitor | 3 | 50% | | | | | | | | | | | | | | | 2,220 | 0 | 0 | 2,220 | 2,220 | 2,220 | 100.0% | |
| 7.42 | Assumed 150mm PE pipe culvert connected to drain | Ok. | Clean out pipe and exit point | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 1,480 | 0.0% | |
| 7.43 | Concrete headwall to above | Ok | Wash down | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 443 | 0.0% | |
| 7.44 | 310mm PE pipe culvert above access road linking canteen to Library and Admin buildings | Reasonably clear openings to entry and exit points | Clean out pipe completely including at entry and exit points | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 3,795 | 0.0% | |
| 7.45 | Concrete headwalls to above | Weathered and aged but ok | Wash down and monitor | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 1,518 | 0.0% | |
| 7.46 | Assumed 100mm diameter PE pipe culvert below walkway linking Administration to Faculty building | Part blocked outlet end. Unclear to where it is connected (assumed manhole) | Clean out pipe and make good exit points | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 4,807 | 0.0% | |
| 7.47 | Concrete headwall to above | Weathered but otherwise ok | Wash down and monitor | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 949 | 0.0% | |
| 7.48 | 100mm diameter approx corrugated plastic pipe culvert | Damaged end to pipe | Clean out pipe and make good entry and exit points | 3 | 50% | | | | | | | | | | | | | | | 1,480 | 0 | 0 | 1,480 | 1,480 | 1,480 | 100.0% | |
| 7.49 | Assumed 310mm diameter uPVC pipe under walkway to Classroom B | Partially overgrown vegetation at exit point. Grime and dirt build up to pipe | Clean and wash out pipe. Remove vegetation and plant matter at entry and exit points | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 2,657 | 0.0% | |
| 7.50 | Concrete headwalls to above | Weathered but otherwise ok | Wash down and monitor | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 1,898 | 0.0% | |
| 7.51 | External water tap on concrete filled steel bollard below concrete platform adjacent A+Center and two to Agriculture research area of Campus. | Partially damaged concrete base footing to tap near A+ center and marks and rust evident to steel bollard but all taps appear operational | Wash down thoroughly and paint steel bollard | 3 | 50% | | | | | | | | | | | | | | | 12,334 | 0 | 0 | 12,334 | 12,334 | 12,334 | 100.0% | |
| 7.52 | Assumed 150mm dia UPVC pipe terminating out headwall between faculty building F2 and carpark | Plant matter growing around terminal end. Unclear where connected to but assumed ok | Clean and wash out pipe. Remove plant matter from terminal end of pipe | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 2,530 | 0.0% | |
| 7.53 | Assumed 75mm dia UPVC pipe terminating out headwall between faculty building F2 and carpark | Partially blocked end of pipe. Unclear where connected to but assumed ok. | Clean out pipe completely. | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 1,581 | 0.0% | |
| 7.54 | Assumed 310mm dia PE pipe terminating out headwall between faculty building F2 and carpark | Dirt and grime evident to base of pipe. Unclear where connectd to but assumed ok | Clean out pipe completely | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 4,428 | 0.0% | |



| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grading | | Condition Gauge | | | | | | | | | | Asset Renewal Cost | | | | | | | | | | | |
|---------|---|--|--|-------------------|----------|-----------------|---------|---------|---------|----------|----------|----------|----------|----------|----------|--------------------|----------|-----------|----------|----------|----------------|-----------------|------------------|------------------|-------------|--------------|----------------|
| | | | | Condition Grade | % Deter. | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Total | Full Replace | % Full Replace |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) |
| 7.55 | Concrete headwall to above three pipes | Weathered and evidence of scour to underside of base slab to headwall | Wash down and monitor | 3 | 50% | | | | | | | | | | | | | | | 1,392 | 0 | 0 | 1,392 | 1,392 | 1,392 | 100.0% | |
| 7.56 | Inground Piped Sewer Drainage | Not inspected but assumed ok | Check cleanout locations , inspect and clean out pipes recommended | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 101,200 | 0.0% | | |
| 7.57 | Chemical storage chambers to service Classroom Building A | Not inspected but assumed ok | Inspect and clean out chemical storage. Monitor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 26,565 | 0.0% | | | |
| 7.58 | Septic Tank outside of Agriculture building | Older type. Not inspected but assumed ok | Clean out Septic tank thoroughly with sucker truck if it has not been cleaned out for some time. Inspect and monitor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 11,385 | 0.0% | | | |
| 7.59 | Septic tank beyond Gymnasium | Older type. Not inspected but assumed ok | Clean out Septic tank thoroughly with sucker truck if it has not been cleaned out for some time. Inspect and monitor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 11,385 | 0.0% | | | |
| 7.60 | Septic tank beyond Maintenance toilet facilities building | Not inspected but assumed ok | Clean out Septic tank thoroughly with sucker truck if it has not been cleaned out for some time. Inspect and monitor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 11,385 | 0.0% | | | |
| 7.61 | Large Septic tank comprising three chambers overall approx 30' long x 12' wide x 10' deep | Not inspected but assumed ok | Inspect and clean out septic tank chambers if it has not been done for a period of time. Monitor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 44,275 | 0.0% | | | |
| 7.62 | Distribution and Inspection boxes | Projecting above ground. All appear ok although were not inspected. | Inspect and monitor | 2 | 30% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 35,420 | 0.0% | | | |
| 7.63 | Leaching Field System | Not inspected but advised by Francesco that this will need extending replacing | Allow to extend leaching field and septic tank within 5 years (preferably earlier) | 5 | 90% | | | | | | | | | 189,750 | | | | | 189,750 | 189,750 | 0 | 0 | 189,750 | 100.0% | | | |
| 7.64 | Pumps | Pumps located at Wells and not assessed as part of this Condition Assessment as operated by the Utility company. No pumps to campus that we are aware of. | | 0 | 0% | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 7.00 | Site Drainage | | | 3 | 50% | | | | | | | | | 189,750 | | | | | 452,522 | 189,750 | 0 | 262,772 | 452,522 | 2,000,347 | 22.6% | | |
| 8.00 | Electrical Infrastructure | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 8.01 | Main Electrical Switchboard station into campus | Located near Main entrance. Fixed on concrete wall with timber framed, corrugated inro roof - very advanced rust to roofing. Evidence of advanced corrosion to containment boxes | Replace roofing. Enclose main switchboards. Reaplice rust doors. Wash and repaint | 3 | 50% | | | | | | | | | | | | | | 82,225 | 0 | 82,225 | 0 | 82,225 | 82,225 | 100.0% | | |
| 8.02 | Sub main switchboard station into campus | Located near top level carpark. Fixed on concrete wall with timber framed, corrugated inro roof - very advanced rust to roofing. | Replace roofing. Enclose switchboard/junction box. Wash and repaint | 3 | 50% | | | | | | | | | | | | | | 44,275 | 0 | 44,275 | 0 | 44,275 | 44,275 | 100.0% | | |
| 8.03 | Temporary Generators & Fuel Storage | Various types to Generator buildings (3No located on campus) | Service regularly due to frequency of power cuts to campus | 2 | 30% | | | | | | | | | | | | | | 948,750 | 0 | 0 | 948,750 | 948,750 | 100.0% | | | |
| 8.04 | Transformers to Generator buildings and near main switchboard station | Generally ok, some rust evident to opening doors | Wash down and paint finish | 2 | 30% | | | | | | | | | | | | | | 177,100 | 0 | 0 | 177,100 | 177,100 | 100.0% | | | |
| 8.05 | Transformer adjacent Gymnasium carpark on concrete pad | Good condition. | Wash down and paint finish | 2 | 30% | | | | | | | | | | | | | | 44,275 | 0 | 0 | 44,275 | 44,275 | 100.0% | | | |
| 8.06 | HV/LV Electrical Reticulation | Appears ok | | 2 | 30% | | | | | | | | | | | | | | 151,800 | 0 | 0 | 151,800 | 151,800 | 100.0% | | | |
| 8.07 | Street type light poles - Single arm | Ok | Monitor | 2 | 30% | | | | | | | | | | | | | | 22,770 | 0 | 0 | 22,770 | 22,770 | 100.0% | | | |
| 8.08 | Street type light poles - Double arm | Ok | Monitor | 2 | 30% | | | | | | | | | | | | | | 5,060 | 0 | 0 | 5,060 | 5,060 | 100.0% | | | |
| 8.09 | Single lamp fittings at high level | Ok | Wash down covers, paint finish to worn steel work and replace blown lamps | 2 | 30% | | | | | | | | | | | | | | 35,420 | 0 | 0 | 35,420 | 35,420 | 100.0% | | | |
| 8.10 | Single lamp fittings at high level | One lamp is on a lean near Classroom B | Adjust back to vertical and plumb light post that is on a lean | 4 | 70% | | | | | | | | | | | | 2,530 | 2,530 | 2,530 | 0 | 0 | 2,530 | 2,530 | 100.0% | | | |
| 8.11 | Solar panel powered double street lamp | Some damage evident in missing lamp covers and rust and mould and mildew buildup on posts and metal work | Wash down thoroughly and paint finish. Wash bulb covers and reinstate. Replace missing bulb covers. Service unit to ensure all is operational including replacing any blown bulbs. | 4 | 70% | | | | | | | | | | | | 66,413 | 66,413 | 66,413 | 0 | 0 | 66,413 | 66,413 | 100.0% | | | |
| 8.12 | Satellite dish, cabling and concrete support structure | Appears ok and assumed operational | Wash down satellite dish and service | 2 | 30% | | | | | | | | | | | | | 37,950 | 0 | 0 | 37,950 | 37,950 | 100.0% | | | | |
| 8.13 | Lighting Bollards | Ok, dirty appearance | Wash thoroughly and service fitting | 2 | 30% | | | | | | | | | | | | | 13,915 | 0 | 0 | 13,915 | 13,915 | 100.0% | | | | |
| 8.14 | Lighting Bollards | Damaged lighting bollards (3No) plus one not present and only exposed wiring to base evident (bottom of walkway linking carpark to Library) | Remove and replace | 5 | 90% | | | | | | | | | | | | | 5,060 | 5,060 | 0 | 0 | 5,060 | 5,060 | 100.0% | | | |
| 8.00 | Total Electrical Infrastructure | | | 3 | 50% | | | | | | | | | | | | | 1,637,543 | 74,003 | 126,500 | 1,437,040 | 1,637,543 | 1,637,543 | 100.0% | | | |
| 9.00 | Water Services | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | | | |
| 9.01 | Incoming Water Mains | Not inspected, assume ok | | 2 | 30% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 25,300 | 0.0% | | | | |
| 9.02 | Water Reticulation | Well serviced and appears ok | Monitor | 2 | 30% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 43,010 | 0.0% | | | | |
| 9.03 | Meters | Various ages, all assume are ok | Monitor | 2 | 30% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 18,975 | 0.0% | | | | |
| 9.04 | Water Storage Tanks | Water storage tanks to Cafeteria building have been included under the Cafeteria. | | 0 | 0% | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | | | |



| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grading | | Condition Gauge | | | | | | | | | | Asset Renewal Cost | | | | | | | | | | | |
|----------------------------------|---|---|--|-------------------|----------|-----------------|---------|---------|---------|----------|---------------|---------------|---------------|---------------|---------------|--------------------|---------------|---------------|---------------|---------------|----------------|-----------------|------------------|------------------|-------------|--------------|----------------|
| | | | | Condition Grade | % Deter. | VG | G | A | P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Total | Full Replace | % Full Replace |
| | | | | | | 0-20 % | 20-40 % | 40-60 % | 60-80 % | 80-100 % | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | | | | | | | |
| 9.05 | Concrete water storage tank to Agriculture building | No longer utilised. Some cracking evident to base of tank. | Repair cracks. Wash down and paint door. Consider utilising as a backup water supply to site | 3 | 50% | | | | | | | | | | | | | | | 8,223 | 0 | 0 | 8,223 | 8,223 | 8,223 | 100.0% | |
| 9.06 | Pumps | Assume a Pump to above is no longer in use | | 0 | 0% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 9.07 | Standard Hydrant | Some marks and worn paint finish | Wash down and paint. Service and inspect hydrants | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 18,975 | 0.0% | |
| 9.08 | Large Hydrant to Main entrance below Library | Some marks and worn paint finish | Wash down and paint. Service and inspect hydrants | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 9.00 | Total Water Services | | | 3 | 50% | | | | | | | | | | | | | | | 8,223 | 0 | 0 | 8,223 | 8,223 | 114,483 | 7.2% | |
| 10.00 | Site Furniture | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 10.01 | Concrete Planter Boxes | Either side of Ramp up to main entrance to Gym. Appears ok | Monitor | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 12,650 | 0.0% | |
| 10.02 | Moveable bollards to Solar panel canopy carpark | Appears ok | Wash and monitor | 2 | 30% | | | | | | | | | | | | | | | 886 | 0 | 0 | 886 | 886 | 886 | 100.0% | |
| 10.03 | Clothesline post and line | Worn paint finish to steelwork. Damaged line | Wash down and paint steelwork. Install new line | 3 | 50% | | | | | | | | | | | | | | | 3,416 | 0 | 3,416 | 0 | 3,416 | 3,416 | 100.0% | |
| 10.04 | Asphalt filled bollards around Fire Hydrant at top of carpark near flag poles | Some evidence of chipped and damaged paint to the stripped paint bollards | Wash down and paint finish | 2 | 30% | | | | | | | | | | | | | | | 1,771 | 0 | 0 | 1,771 | 1,771 | 1,771 | 100.0% | |
| 10.05 | Steel bollards to entry road to Agriculture building | 2No to Entrance to Agriculture carpark. Both are damaged and on a lean. Link chain rusty and on the ground | Remove and replace | 5 | 90% | | | | | | | | | | | | | | | 1,139 | 1,139 | 0 | 0 | 1,139 | 1,139 | 100.0% | |
| 10.06 | Steel bollards to entry roads to top level carpark above new faculty building | Evidence of marks and scarathed paint, no link chain evident. | Wash down and repaint | 2 | 30% | | | | | | | | | | | | | | | 2,277 | 0 | 0 | 2,277 | 2,277 | 2,277 | 100.0% | |
| 10.07 | Steel bollards to entry roads and carpark to Gymnasium building | To Gymnasium entry and to protect Fire Hydrants. Vertical and still functioning as intended generally. Bollards protecting Fire | Wash down and repaint. Concrete fill bollards | 4 | 70% | | | | | | | | | | | | | | | 4,554 | 4,554 | 0 | 0 | 4,554 | 4,554 | 100.0% | |
| 10.08 | Steel bollards to either side of road into Building M and N | Vertly dirty appearance, no chain apparent but ok | Wash down and paint | 2 | 30% | | | | | | | | | | | | | | | 1,139 | 0 | 0 | 1,139 | 1,139 | 1,139 | 100.0% | |
| 10.09 | Commemorative plaque and stand for the Solar electricity generation system | Located near carpark below Library. Good condition | Clean and monitor | 2 | 30% | | | | | | | | | | | | | | | 3,163 | 0 | 0 | 3,163 | 3,163 | 3,163 | 100.0% | |
| 10.10 | Concrete raised seats under chairs typically in sets of three | Aged and well used seats but performing, some evidence of graffiti | Wash down and paint finish | 2 | 30% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 19,924 | 0.0% | |
| 10.11 | Exterior Basketball Hoops | Well used. Worn paint finish to backboard. Part torn hoop nets | Wash down and paint finish including remarking lines to boackboard. | 2 | 30% | | | | | | | | | | | | | | | 3,795 | 0 | 0 | 3,795 | 3,795 | 3,795 | 100.0% | |
| 10.12 | College of Micronesia Sign at front entrance | Good condition. | Wash down and monitor | 1 | 10% | | | | | | | | | | | | | | | 12,650 | 0 | 0 | 12,650 | 12,650 | 12,650 | 100.0% | |
| 10.13 | Fixed bench seating to Administration building | Good condition | Wash down and monitor | 1 | 10% | | | | | | | | | | | | | | | 1,265 | 0 | 0 | 1,265 | 1,265 | 1,265 | 100.0% | |
| 10.14 | Fixed signage consisting of stainless steel posts and frame and infill signage panel. Posts set in concrete footing | Ok, general wear and tear. | Wash down and clean frame and signage panel | 2 | 30% | | | | | | | | | | | | | | | 60,088 | 0 | 0 | 60,088 | 60,088 | 60,088 | 100.0% | |
| 10.15 | Fixed signage consisting of stainless steel posts and frame and infill signage panel. Posts set in concrete | One of the A+ Center (building I) signs has been cut off near base of post. | Uplift and remove damaged posts above ground. Supply and install replacement sign | 5 | 90% | | | | | | | | | | | | | | | 3,163 | 3,163 | 0 | 0 | 3,163 | 3,163 | 100.0% | |
| 10.16 | Fixed signage consisting of stainless steel posts and frame and infill signage panel. Posts set in concrete | Damaged backing to sign panel to one of the Administration signs and graffiti evident | Remove panel, repair or replace as required | 4 | 70% | | | | | | | | | | | | | | | 3,163 | 3,163 | 0 | 0 | 3,163 | 3,163 | 100.0% | |
| 10.17 | Fixed signage consisting of stainless steel posts and frame and infill signage panel. Posts set in concrete | No sign appears to be install for either Agriculture building I or the Female Dormitory Building E | Consider installing signs in front of these buildings | 0 | 0% | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 10.18 | 400mm high approximately elevated seating area to front of Library | Well used and in ok condition | Wash down and paint blockwork sides and seal top | 2 | 30% | | | | | | | | | | | | | | | 13,283 | 0 | 0 | 13,283 | 13,283 | 13,283 | 100.0% | |
| 10.19 | Flagpoles to Main Entry below Library | In use at time of visit and ok | Wash down and recoat with corrosion protection system recommended | 2 | 30% | | | | | | | | | | | | | | | 15,813 | 0 | 0 | 15,813 | 15,813 | 15,813 | 100.0% | |
| 10.00 | Total Site Furniture | | | 3 | 50% | | | | | | | | | | | | | | | 131,560 | 12,018 | 3,416 | 116,127 | 131,560 | 164,134 | 80.2% | |
| TOTAL SITE INFRASTRUCTURE | | | | | | | | | | | | | | | | | | | | 4,077,302 | 759,424 | 617,520 | 2,700,357 | 4,077,302 | 16,063,199 | 25.4% | |

759,424
 Year 1 - 10 Consolidated Capital Replacement Cost

Appendix D

Energy Use Analysis





Building System Descriptions

| | |
|-------------------|---|
| HVAC System | AC Split-Units to provide cooling. No extract or supply system. Natural ventilation by open windows/spaces. |
| Plumbing System | Metered connection to town water main, cold water only with few buildings using electric hot water heating. |
| Electrical System | Over head and underground metered connection to town main. Single and 3 phase. |

| Plant Item | Description | Location | Operation | Condition | Current maintenance | Recommendations | Current Operational Status |
|------------|--|-----------|------------------|-----------|--|---|----------------------------|
| AC Units | Indoor Units | Internal | Manual operation | Varied | Monthly cleaning, weekly leak checking. Upcoming planned upgrades to replace old units with more efficient ones. | Replace damaged units with higher efficiency units. | |
| | | Internal | Manual operation | Varied | Monthly cleaning, weekly leak checking. Upcoming planned upgrades to replace old units with more efficient ones. | Set all units to 24degC. | |
| | Some outdoor units have debris in their filters. | External | | Poor | | These units require immediate filter cleaning. | |
| | Some outdoor units are heavily rusting. | External | | Poor | | Consider replacing old/damaged units with more efficient ones. | |
| | Dirty outdoor units | External | | Poor | | Wipe down to avoid excess dirt getting into filters. | |
| Lighting | Internal lighting | Internal | | Good | | Turn off lights when not required or room not in use. | |
| General | Room infiltration | All areas | | Poor | | Properly seal all holes into the building. | |
| General | Louvered windows left open or have louvers missing completely. | | | Poor | | Ensure that these are not near AC units. If they are they should be closed/fixd | |
| General | Roof Insulation | | | Average | | Replace where missing | |
| General | Closed curtains/blinds during daylight hours. | Internal | | Average | | Open curtains to increase natural lighting. | |
| General | Air circulation | Internal | | Good | | Arrange furniture and storage to promote better airflow | |

Recommendation Key



Plant operating efficiently



Improvements possible with minimal capital expenditure



Capital investment recommended to improve system within 2-5years



Plant requires significant maintenance or replacement



Potential Health and Safety Hazard

Potential for Future Improvement





























An opportunity to improve the standard of servicing in the site - for consideration in future stages.



| Building System Descriptions | | HVAC System | AC Split-Units to provide cooling. No extract or supply system. Natural ventilation by open windows/spaces. |
|------------------------------|--|-------------------|---|
| | | Plumbing System | Metered connection to town water main, cold water only with few buildings using electric hot water heating. |
| | | Electrical System | Over head and underground metered connection to town main. Single and 3 phase. |

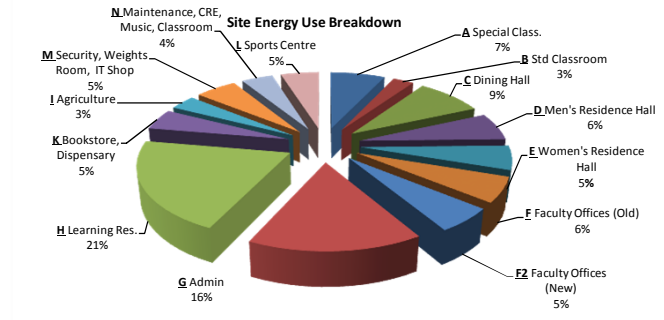
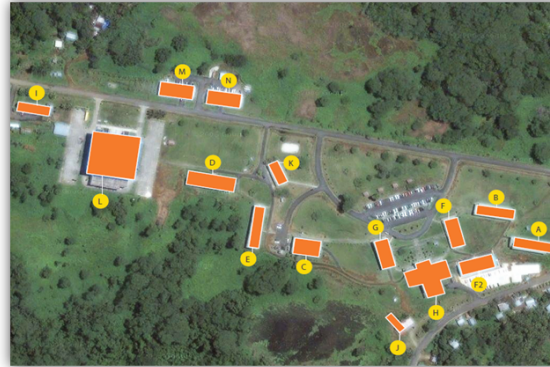
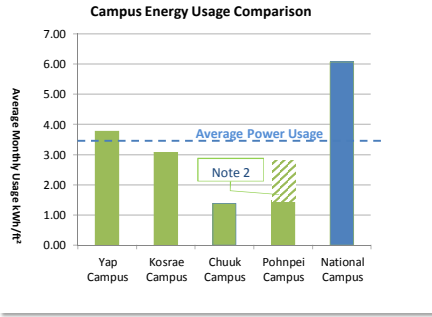
| Plant Item | Description | Location | Operation | Condition | Current maintenance | Recommendations | Current Operational Status |
|--------------------------------|--|-----------|-------------------------------------|-----------|--|---|----------------------------|
| A Classroom | | | | | | | |
| AC Units | Split-units | Internal | Manual Operation | Poor | Monthly filter cleaning, quarterly condenser unit cleaning | Replace damaged units with higher efficiency units. | |
| AC Units | Split-units | Internal | Manual Operation | Average | Monthly filter cleaning, quarterly condenser unit cleaning | Set all units 24degC. | |
| Lighting | Fluorescent tubes & compact fluorescent bulbs | All areas | Manual operation | Good | To replace magnetic ballast fluorescent fixtures with electronic | Turn lights off when not in use. | |
| General | Roof insulation | Internal | - | Average | - | Add insulation where missing. | |
| General | Door infiltration | Internal | - | Poor | - | Repair or replace door frame and install self closing mechanism | |
| Ceiling fan | Rust on fan blades | Internal | - | Average | - | Replace old/damaged fans with new ones to increase efficiency. Alternatively, remove flaking paint. | |
| B Classroom | | | | | | | |
| AC Units | Split-units | Internal | Manual Operation | Poor | Monthly filter cleaning, quarterly condenser unit cleaning | Replace damaged units with higher efficiency units. | |
| AC Units | Split-units | Internal | Manual Operation | Average | Monthly filter cleaning, quarterly condenser unit cleaning | Set all units 24degC. | |
| Lighting | Fluorescent tubes & compact fluorescent bulbs | All areas | Manual operation | Good | To replace magnetic ballast fluorescent fixtures with electronic | Turn lights off when not in use. | |
| General | Roof insulation | Internal | - | Average | - | Add insulation where missing. | |
| General | Door infiltration | Internal | - | Poor | - | Repair or replace door frame and install self closing mechanism | |
| Ceiling fan | Rust on fan blades | Internal | - | Average | - | Replace old/damaged fans with new ones to increase efficiency. Alternatively, remove flaking paint. | |
| C Cafeteria | | | | | | | |
| AC Units | Split-units | Internal | Manual Operation | Poor | Monthly filter cleaning, quarterly condenser unit cleaning | Replace damaged units with higher efficiency units. | |
| AC Units | Split-units | Internal | Manual Operation | Average | Monthly filter cleaning, quarterly condenser unit cleaning | Set all units 24degC. | |
| Lighting | Fluorescent tubes & compact fluorescent bulbs | All areas | Manual operation | Average | To replace magnetic ballast fluorescent fixtures with electronic | Turn lights off when not in use | |
| General | Roof insulation | Internal | - | Average | - | Add insulation where missing. | |
| Extract | Kitchen Extract Hood | Internal | - | Average | - | Regular cleaning and replacement of extract filters | |
| Electrical | Hot water cylinder | Internal | - | Good | - | Turn off unit when not in use for extended periods alternatively install a solar hot water cylinder | |
| General | Freezers | Internal | - | Poor | - | Reseal and implement maintenance plan. | |
| Electrical | Exposed wiring | Internal | - | Poor | - | Replace or fix wiring. | |
| Solar Hot Water Heating | A solar hot water heating system would considerably reduce electricity used to heat hot water. | | | | | | |
| D Male Residence Hall | | | | | | | |
| AC Units | Split-units | Internal | Manual Operation | Poor | Monthly filter cleaning, quarterly condenser unit cleaning | Replace damaged units with higher efficiency units. | |
| AC Units | Split-units | Internal | Manual Operation | Average | Monthly filter cleaning, quarterly condenser unit cleaning | Set all units 24degC. | |
| Lighting | Fluorescent tubes & compact fluorescent bulbs | All areas | Manual operation. Daylight sensors. | Average | To replace magnetic ballast fluorescent fixtures with electronic | Turn off lights when not in use | |
| General | Roof insulation | Internal | - | Average | - | Add insulation where missing. | |
| General | Room infiltration | Internal | - | Average | - | Install window curtains on A/C spaces | |
| General | Air circulation | Internal | - | Good | - | Arrange furniture to promote better airflow | |
| Ceiling fan | Rust on fan blades | Internal | - | Average | - | Replace old/damaged fans with new ones to improve efficiency. | |
| Electrical | Exposed wiring | Internal | - | Poor | - | Replace or fix wiring. | |
| Electrical | Appliance standby | Internal | manual operation | Average | - | Switch off after hours | |
| E Female Residence Hall | | | | | | | |

| Plant Item | Description | Location | Operation | Condition | Current maintenance | Recommendations | Current Operational Status |
|-----------------------------------|---|-----------|-------------------------------------|-----------|--|---|----------------------------|
| AC Units | Split-units | Internal | Manual Operation | Poor | Monthly filter cleaning, quarterly condenser unit cleaning | Replace damaged units with higher efficiency units. | |
| AC Units | Split-units | Internal | Manual Operation | Average | Monthly filter cleaning, quarterly condenser unit cleaning | Set all units 24degC. | |
| Lighting | Fluorescent tubes & compact fluorescent bulbs | All areas | Manual operation. Daylight sensors. | Average | To replace magnetic ballast fluorescent fixtures with electronic | Turn off lights when not in use. Consider installing Sun-Tube | |
| General | Roof insulation | Internal | - | Average | - | Add insulation where missing. | |
| General | Room infiltration | Internal | - | Average | - | Install window curtains on A/C spaces | |
| Ceiling fan | Rust on fan blades | Internal | - | Average | - | Replace old/damaged fans with new ones to improve efficiency. | |
| General | Furniture and storage | Internal | - | Good | - | Promote better airflow by moving unnecessary items into storage areas and large objects away from AC air stream | |
| Electrical | Exposed wiring | Internal | - | Poor | - | Replace or fix wiring. | |
| Electrical | Appliance standby | Internal | manual operation | Average | - | Switch off after hours | |
| F Faculty Office | | | | | | | |
| AC Units | Split-units | Internal | Manual Operation | Good | Monthly filter cleaning, quarterly condenser unit cleaning | Set all units to 24degC | |
| Lighting | Fluorescent tubes & compact fluorescent bulbs | All areas | Manual operation | Average | To replace magnetic ballast fluorescent fixtures with electronic | Turn lights off when not in use. | |
| General | Roof insulation | Internal | - | Average | - | Install and replace insulation and ceiling tiles as needed | |
| General | Window shade | Internal | - | Poor | - | Repair and replace window shades as needed | |
| Electrical | Incomplete wall-sockets | Internal | - | Poor | - | Replace or fix sockets. | |
| F2 Faculty Office | | | | | | | |
| AC Units | Split-units | Internal | Manual Operation | Poor | Monthly filter cleaning, quarterly condenser unit cleaning | Replace damaged units with higher efficiency units. | |
| AC Units | Split-units | Internal | Manual Operation | Average | Monthly filter cleaning, quarterly condenser unit cleaning | Set all units 24degC. | |
| Lighting | Fluorescent tubes & compact fluorescent bulbs | All areas | Manual operation | Average | To replace magnetic ballast fluorescent fixtures with electronic | Turn lights off when not in use. Consider Skylight | |
| General | Roof insulation | Internal | - | Average | - | Install and replace insulation and ceiling tiles as needed | |
| General | Thermometer | Internal | - | Average | - | Relocate thermometer on wall to 1500mm above floor to give more accurate room temp | |
| Extract | Toilet extract | Internal | - | Average | - | Install security stays on toilet windows. To allow natural ventilation | |
| General | Room infiltration | Internal | - | Average | - | Repair door frame and self closing mechanism | |
| General | Window shade | Internal | - | Poor | - | Repair and replace window shades as needed | |
| Electrical | Incomplete wall-sockets | Internal | - | Poor | - | Replace or fix sockets. | |
| Electrical | Exposed wiring | Internal | - | Poor | - | Replace or fix wiring. | |
| G Administration | | | | | | | |
| AC Units | Split-units | Internal | Manual Operation | Good | Monthly filter cleaning, quarterly condenser unit cleaning | Set all units to 24degC. | |
| Lighting | Fluorescent tubes & compact fluorescent bulbs | All areas | Manual operation | Good | To replace magnetic ballast fluorescent fixtures with electronic | Turn lights off when not in use. Consider Skylight | |
| General | Roof insulation | Internal | - | Average | - | Install and replace insulation and ceiling tiles as needed | |
| Extract | Toilet extract | Internal | - | Good | - | Install security stays on toilet windows. | |
| General | Room infiltration | Internal | - | Poor | - | Repair door frame and self closing mechanism | |
| General | Window shade | Internal | - | Poor | - | Repair and replace window shades as needed | |
| Electrical | Incomplete wall-sockets | Internal | - | Poor | - | Replace or fix sockets. | |
| Electrical | Exposed wiring | Internal | - | Poor | - | Replace or fix wiring. | |
| H Learning Resource Centre | | | | | | | |
| AC Units | Split-units | Internal | Manual Operation | Good | Monthly filter cleaning, quarterly condenser unit cleaning | Set all units to 24degC. | |
| Lighting | Fluorescent tubes & compact fluorescent bulbs | All areas | Manual operation | Good | To replace magnetic ballast fluorescent fixtures with electronic | Turn lights off when not in use. Consider Sun-Tube | |
| General | Roof insulation | Internal | - | Average | - | Install and replace insulation and ceiling tiles as needed | |

| Plant Item | Description | Location | Operation | Condition | Current maintenance | Recommendations | Current Operational Status |
|--|--|-----------|------------------|-----------|--|---|---|
| General | Room infiltration | Internal | - | Average | | Repair door frame and self closing mechanism |  |
| I Agriculture | | | | | | | |
| AC Units | Split-units | Internal | Manual Operation | Poor | Monthly filter cleaning, quarterly condenser unit cleaning | Replace damaged units with higher efficiency units. |  |
| AC Units | Split-units | Internal | Manual Operation | Average | Monthly filter cleaning, quarterly condenser unit cleaning | Set all units 24degC. |  |
| Lighting | Fluorescent tubes & compact fluorescent bulbs | All areas | Manual operation | Average | To replace magnetic ballast fluorescent fixtures with electronic | Turn lights off when not in use. Consider Sun-Tube |  |
| General | Roof insulation | Internal | - | Average | - | Install and replace insulation and ceiling tiles as needed |  |
| General | Room infiltration | Internal | - | Average | | Repair door frame and self closing mechanism |  |
| General | Window shade | Internal | | Poor | | Repair and replace window shades as needed |  |
| J A+ Centre | | | | | | | |
| AC Units | Split-units | Internal | Manual Operation | Poor | Monthly filter cleaning, quarterly condenser unit cleaning | Replace damaged units with higher efficiency units. |  |
| AC Units | Split-units | Internal | Manual Operation | Average | Monthly filter cleaning, quarterly condenser unit cleaning | Set all units 24degC. |  |
| Lighting | Fluorescent tubes & compact fluorescent bulbs | All areas | Manual operation | Average | To replace magnetic ballast fluorescent fixtures with electronic | Turn lights off when not in use. Consider Sun-Tube |  |
| General | Room infiltration | Internal | - | Good | | Repair door frame and self closing mechanism |  |
| K Student Services | | | | | | | |
| AC Units | Split-units | Internal | Manual Operation | Poor | Monthly filter cleaning, quarterly condenser unit cleaning | Replace damaged units with higher efficiency units. |  |
| AC Units | Split-units | Internal | Manual Operation | Average | Monthly filter cleaning, quarterly condenser unit cleaning | Set all units 24degC. |  |
| Lighting | Fluorescent tubes & compact fluorescent bulbs | All areas | Manual operation | Average | To replace magnetic ballast fluorescent fixtures with electronic | Turn lights off when not in use. Consider Sun-tube |  |
| General | Roof insulation | Internal | - | Average | - | Install and replace insulation and ceiling tiles as needed |  |
| General | Room infiltration | Internal | - | Poor | | Repair door frame and install self closing mechanisms on doors to outside and restrooms |  |
| Electrical | Hot water cylinder | Internal | - | Good | | Turn off cylinders when hot water not required for extended periods |  |
| Electrical | Exposed wiring | Internal | - | Poor | - | Replace or fix wiring. |  |
| L Gymnasium | | | | | | | |
| AC Units | Split-units | Internal | Manual Operation | Poor | Monthly filter cleaning, quarterly condenser unit cleaning | Replace damaged units with higher efficiency units. |  |
| AC Units | Split-units | Internal | Manual Operation | Average | Monthly filter cleaning, quarterly condenser unit cleaning | Set all units 24degC. |  |
| AC Units | Split-units | External | | Average | | Clean dirty outdoor units to avoid clogging filters |  |
| General | Roof insulation | Internal | - | Good | - | Install and replace insulation and ceiling tiles as needed |  |
| General | Room infiltration | Internal | - | Poor | | Repair door frame and install self closing mechanisms on doors to outside and restrooms |  |
| Lighting | Fluorescent tubes & compact fluorescent bulbs | All areas | Manual operation | Average | To replace magnetic ballast fluorescent fixtures with electronic | Turn lights off when not in use. |  |
| General | Roofing sheet beginning to rust | | - | Poor | - | Replace with new light color sheet |  |
| Solar Hot Water Heating | A solar hot water heating system would considerably reduce electricity used to heat hot water. | | | | | | |
| M IT Shop, Fitness Room and Storage | | | | | | | |
| AC Units | Split-units | Internal | Manual Operation | Poor | Monthly filter cleaning, quarterly condenser unit cleaning | Replace damaged units with higher efficiency units. |  |
| AC Units | Split-units | Internal | Manual Operation | Average | Monthly filter cleaning, quarterly condenser unit cleaning | Set all units 24degC. |  |
| Lighting | Fluorescent tubes & compact fluorescent bulbs | All areas | Manual operation | Average | To replace magnetic ballast fluorescent fixtures with electronic | Turn lights off when not in use. Consider Sun-Tube |  |
| General | Roof insulation | Internal | - | Poor | - | Install and replace insulation and ceiling tiles as needed |  |
| General | Room infiltration | Internal | - | Poor | | Repair door frame and install self closing mechanisms on doors to AC spaces |  |
| General | Furniture and storage | Internal | - | Good | - | Promote better airflow by moving unnecessary items into storage areas and large objects away from AC air stream |  |
| Electrical | Exposed wiring | Internal | - | Poor | - | Replace or fix wiring. |  |

| Plant Item | Description | Location | Operation | Condition | Current maintenance | Recommendations | Current Operational Status |
|--------------------------------------|---|-----------|------------------|-----------|--|---|----------------------------|
| N Maintenance Office and Shop | | | | | | | |
| AC Units | Split-units | Internal | Manual Operation | Poor | Monthly filter cleaning, quarterly condenser unit cleaning | Replace damaged units with higher efficiency units. | |
| AC Units | Split-units | Internal | Manual Operation | Average | Monthly filter cleaning, quarterly condenser unit cleaning | Set all units 24degC. | |
| AC Units | Split-units | External | | Average | | Clean dirty outdoor units to avoid clogging filters | |
| Lighting | Fluorescent tubes & compact fluorescent bulbs | All areas | Manual operation | Average | To replace magnetic ballast fluorescent fixtures with electronic | Turn lights off when not in use.. Consider Sun-Tube | |
| General | Roof insulation | Internal | - | Poor | - | Install and replace insulation and ceiling tiles as needed | |
| General | Room infiltration | Internal | - | Poor | | Repair door frame and install self closing mechanisms on doors to outside and restrooms | |
| Electrical | Appliance standby | Internal | manual operation | Average | | Switch off after hours | |
| Electrical | Exposed wiring | Internal | - | Poor | - | Replace or fix wiring. | |
| General | Window shade | Internal | - | Poor | | Install curtains or similar over windows | |
| Ceiling fan | Rust on fan blades | Internal | - | Average | - | Replace old/damaged fans with new ones to improve efficiency. | |
| Outbuildings | | | | | | | |
| Lighting | Compact fluorescent bulbs | All areas | Manual operation | Average | | Consider using faculty during daylight hours | |
| Photovoltaic Solar Panels | Consider installing a photovoltaic array on the roof of the building. This will generate sustainable electricity on-site to reduce your energy consumption. | | | | | \$20,000 | |

| Recommendation Key | |
|---|---|
| | Plant operating efficiently |
| | Improvements possible with minimal capital expenditure |
| | Capital investment recommended to improve system within 2-5years |
| | Plant requires significant maintenance or replacement |
| | Potential Health and Safety Hazard |
| Potential for Future Improvement | An opportunity to improve the standard of servicing in the site - for consideration in future stages. |



Campus Summary:

Although the energy usage over recent years has been falling, the National Campus still uses more energy per unit of floor area than other sites.

Promoting energy efficiency across the site, and ensuring plant is kept running efficiently will be key to sustaining the downward trend in energy use.

As the campus has several high energy use areas such as server rooms and a dining hall, the higher energy use is not surprising, and it offers the potential for energy savings

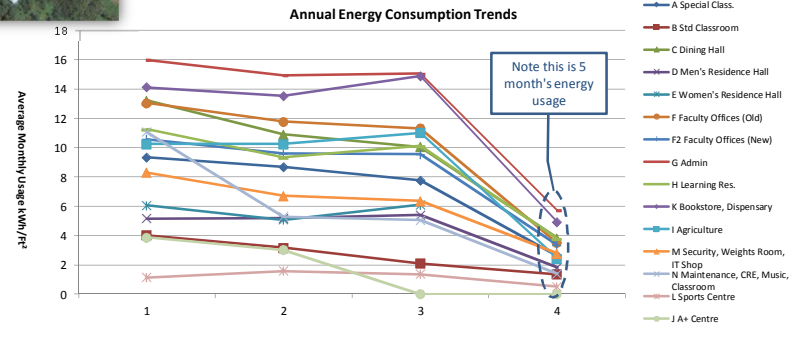
The dining hall and sports centre areas have a very high energy usage per unit area- these buildings may benefit from a solar hot water heater to reduce electricity consumed in generating hot water.

The National Campus has by far the best record keeping and energy metering across all campuses, and this should be used as an example to other sites. Provision of metering and monitoring of these meters in all campuses to a similar level as that present at National Campus is highly recommended.

As with many sites, the permanently occupied areas (e.g. offices) account for a large amount of energy use, and these would be good areas to target first with energy efficiency measures

Energy Efficiency Recommendations:

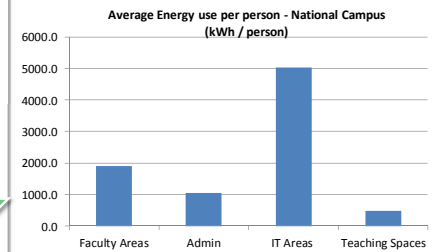
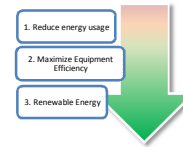
- Adjust the set point control of the AC units to 24 or 25°C
- Turn off cooling units when spaces are un-occupied
- Ensure units are free from obstructions, filters are clean, and pipework runs are straight to reduce loads on units
- Provide occupancy sensor lighting control where appropriate, with linked control of cooling units
- Close windows to air conditioned spaces when cooling systems are operating
- Seal holes and penetrations from conditioned areas to outside or non-air conditioned areas
- Keep doors leading to air conditioned spaces closed - employ automatic door closers where possible
- Turn off lights when leaving a room
- Replace ceiling insulation where missing, improve insulation thickness in new build areas.
- Provide insulation below the roof of any occupied areas without roof insulation



Reducing Your Energy Usage

There are many energy efficiency measures that can be undertaken with minimal capital cost. The following procedure will help to ensure that the most cost efficient measures are undertaken first.

- Reduce how much energy you use:
e.g. (a), (b) & (c) above.
Use of available energy saving resources to engage and educate staff and students.
- Maximize Equipment Efficiency
e.g. Replacing air conditioning units with more efficient models when appropriate, provide high efficiency lighting when replacing fittings
- Consider using renewable energy resources where appropriate, e.g. solar hot water, photovoltaic cells



Notes:
1: Classroom Occupancy Data based on Sandy Pond Associates' room capacities and occupancy rates
2: Refer to Pohnpei Campus summary for details of energy usage

Moving forward:

This energy audit is a "snapshot" of how the campus is currently operating.

The findings of this study are to be fed forward into the future master planning of the college.

There are several items identified in this study which we have the ability to improve with redevelopment works or future new buildings.

Building Physics:

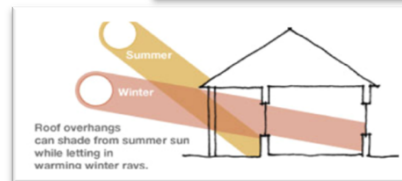
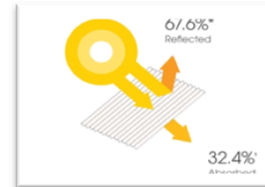
- Consideration of solar shading to windows to prevent solar gains
- Colour of buildings (Darker colors absorb more heat)
- Promotion of cross-flow natural ventilation
- Selection of glazing to minimize solar gain
- Consideration of requirement for cooling to equipment areas only

Renewable Energies:

Review of potentially suitable renewable energies for various sites

User engagement

- Education of users on energy consumption, and engaging of staff and students to take responsibility for energy costs
- Record keeping and metering of resource consumption
- PPM (Planned Preventative Maintenance) programmed and



Appendix E

Planting Palette



The below 'Planting Palette' information provided by:

Lee Ling, Dana
Math/Science
B.S., University of Illinois
M.S., University of Illinois

| | Botanical name | Commonly known as |
|-----------------|------------------------------------|-------------------------------|
| Feature trees | 1. <i>Ponapea ledermanniana</i> | Kedei |
| | 2. <i>Ravenala madagascarensis</i> | Traveller's palm |
| | 3. <i>Saraca asoca</i> | Ashoka tree |
| | 4. <i>Roystonea elata</i> | Cuban royal palm |
| | 5. <i>Araucaria heterophyll</i> | Norfolk island pines |
| | 6. <i>Metroxylon americanum</i> | Ivory nut palm |
| | 7. <i>Adenita</i> | Adenita Palm |
| Secondary trees | 1. <i>Pterocarpus indicus</i> | Narra tree |
| | 2. <i>Cinnamomum carolinense</i> | Caroline Island Cinnamon tree |
| | 3. <i>Terminalia catappa</i> | Tropical almond |
| | 4. <i>Cocos nucifera</i> | Coconut |
| | 5. <i>Plumeria</i> | Frangipani |
| | 6. <i>Guava</i> | Guava |
| Hedge planting | 1. <i>Gardenia jasminoides</i> | Gardenia |
| | 2. <i>Gardenia taitensis</i> | Tahitian Gardenia |
| | 3. <i>Eugenia uniflora</i> | Surinam Cherry |
| | 4. <i>Ixora casei</i> | Ketieu |
| Garden planting | 1. <i>Jasminum sambac</i> | Jasmine |
| | 2. <i>Clerodendrum inerme</i> | Clerodendrum |

A.1 Feature Trees

1. *Ponapea ledermanniana*

http://farm4.static.flickr.com/3236/2879186400_7055bd22ed.jpg



2. *Ravenala madagascarensis*

http://farm6.staticflickr.com/5007/5331445493_d83d834e22_b.jpg



3. *Saraca asoca*

<http://www.flowersofindia.net/extrapics/Sita%20Ashok-1.jpg>



4. *Roystonea elata*

<http://www.graines.be/photos/Roystonea-regia.jpg>



5. *Araucaria heterophyll*

http://upload.wikimedia.org/wikipedia/commons/f/f2/Araucaria_heterophylla_02.jpg



6. *Metroxylon americanum*

http://www.nanaplants.com/images/column_1270294889/Untitled-1.jpg



A.2 Secondary Trees

1. *Pterocarpus indicus*

http://farm3.static.flickr.com/2749/4459881122_46452a7d05.jpg



2. *Cinnamomum carolinense*

http://www.comfsm.fm/~dleeling/ethnobotany/63images/092175cinnamomum_verum.jpg



3. Terminalia catappa

http://upload.wikimedia.org/wikipedia/commons/b/b4/Starr_080609-7899_Terminalia_catappa.jpg



4. Cocos nucifera

http://upload.wikimedia.org/wikipedia/commons/thumb/8/89/Cocos_nucifera_-_Fairchild_Tropical_Botanic_Garden.jpg/768px-Cocos_nucifera_-_Fairchild_Tropical_Botanic_Garden.jpg



5. Plumeria

<http://images.fineartamerica.com/images-medium-large/plumeria-tree-pierre-leclerc.jpg>



6. Guava

<http://jerlalou.blogspot.co.nz/2012/12/guava-tree.html>



A.3 Hedge Planting

1. Gardenia jasminoides

http://www.woodlanders.net/_ccLib/image/plants/DETA-367.jpg



2. *Gardenia taitensis*

http://upload.wikimedia.org/wikipedia/commons/b/b6/Starr_070221-4638_Gardenia_sp..jpg



3. *Eugenia uniflora*

http://selectree.calpoly.edu/Photos/Eugenia_uniflora/images/tree.jpg



4. *Ixora casei*

<https://www.plantant.com/supplierimages/image.php/ixora-casei-super-king-ixora-duffii-super-king-1000355150-1383329968.jpg?width=1000&height=1000&image=/public/supplierimages/plants/1000355150-1383329968.jpg>



A.4 Garden Planting

1. *Jasminum sambac*

<http://petalsandwings.files.wordpress.com/2011/07/jasmine-4.jpg>



2. *Clerodendrum inerme*

http://endigital-kinmen.kmnp.gov.tw/ezfiles/1/1001/plugin/o_kmnp/pictures/28/3628/big2_2_1.jpg

