

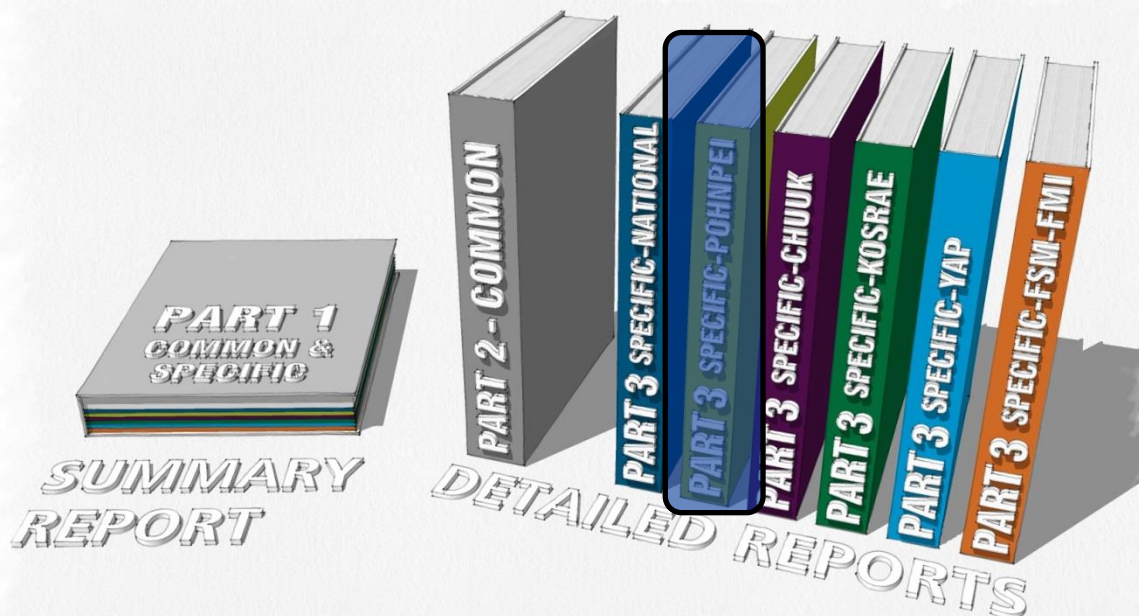
Report

College of Micronesia - FSM Facilities Master Plan, Part 3 - Detailed Report for the Pohnpei Career and Technical Education Center

Prepared for the College of Micronesia - FSM

Prepared by Beca International Consultants Ltd (Beca)





28 February 2014



Revision History

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2	Annette Jones	Final issue for Board of Regents meeting 2 nd December 2013	28/11/2013
3	Annette Jones	Final report	28/02/2014
4			
5			

Document Acceptance

Action	Name	Signed	Date
Prepared by	Annette Jones, Mark Wilson, Warren Perkins, Mark James, Paul Leman, Claire Green. Wilson Hess /James Mulik from Sandy Pond Associates (Contributors of the Classroom Utilization Study)		28/02/2014
Reviewed by	Fraser Vickers Joe Briffa – Energy Audit Mark Wilson – Condition Assessment	  	28/02/2014
Approved by	Fraser Vickers		28/02/2014
on behalf of	Beca International Consultants Ltd		

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Contents

1	Pohnpei Campus Development.....	1
1.1	Pohnpei Campus	1
1.3	5 year period – to 2018.....	5
1.4	10 year period – to 2023.....	6
1.5	Long Term Vision – beyond 2023.....	7
1.6	Development Staging and Program - Implementation	8
2	Educational Component	9
2.1	Key Considerations.....	9
2.2	Space Utilisation	9
3	Spatial Review.....	12
3.1	Design Concept Plans	12
3.2	Focus Group Summary.....	13
3.3	Spatial Analysis	17
3.4	Accommodation Review	32
4	Condition Assessment.....	37
4.1	Pohnpei Campus Building Condition Review	37
5	Energy Audit	47
5.1	Energy Efficiency Recommendations:.....	47

Appendices

Appendix A

Topographical Survey Plan and Title Information

Appendix B

Building Condition Assessments

Appendix C

Indicative Asset Renewal and Maintenance Cost Plan

Appendix D

Energy Use Analysis

1 Pohnpei Campus Development

1.1 Pohnpei Campus



The Pohnpei campus is located on an elongated site that is 67,876m² (16.6 acres) within Kolonia in Pohnpei. One of the key features of the site is its two road frontages and the steep shaded slope that defines the central area.

The Fall 2013 Pohnpei campus enrolment (headcount) is 672. The maximum number enrolled occurred in Fall 2011 at 845 with this figure not reached since then.

A headcount of 898 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	Administration Building	
B	Bookstore	
C	I.C. Building/ Electronics Classrooms	
D	Classroom Building A	
E	Electrical Building	
F	Carpentry Shop	

No.	Building Description	Remarks
G	Gymnasium	
H	Hotel & Tourism Building	
I	IT Shop	
J	Classroom Building B	
K	Vocational classrooms, TSP, UB, CES	Two level building, half of the building is not used
L	Student Services Center	
M	Mechanic Shop	
N	Land Grant Building	Two level building
O	PSBDC Building	Three level building
P	Security Shed	
Q	Nahs (removed Fall 2013)	
R	Maintenance Building	

1.2 Long Term Vision

The Pohnpei campus will have facilities to support the following:

- A campus recognised as the Pohnpei Career and Technical Center
- Clear vehicle and pedestrian routes onto and through the campus increasing safety of all users
- A recognisable campus edge through the implementation of a structured campus landscape plan
- A strengthened interface with the community with increase in facilities for use beyond standard workday hours i.e. night classes, block courses
- Wifi available across the campus
- Increased access for people with disabilities across the campus and within new buildings
- Renewable energy and incorporate sustainability measures
- Buildings that have a reduced maintenance and operational cost through design and selection of materials

Key Moves

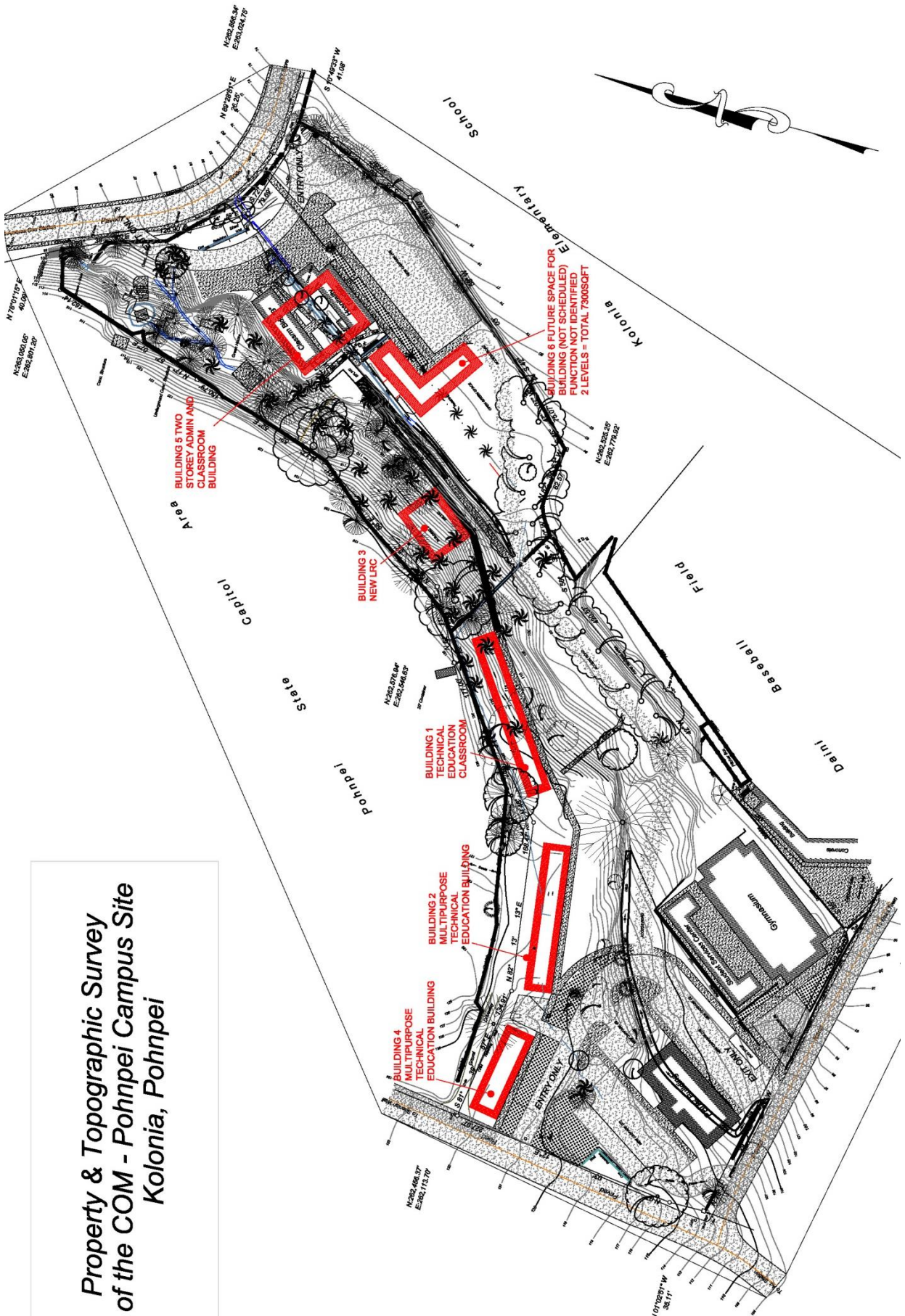
1. New classrooms on upper campus boundary, remove Trio building (Building K)
2. Construct new Technical Education buildings
3. Remove and replace further technical education buildings (Building E,F,M) Create a public face to the campus through building design/ signage
4. Remove Electronics building (Building C)
5. Remove bookstore (Building B)
6. Walkway connecting high level buildings and shared path/ service road under the line of the mahogany trees



View from the shared path under the Mahogany trees looking up to the proposed technical buildings

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 plan are described in the staging plans and the program at the end of this chapter.



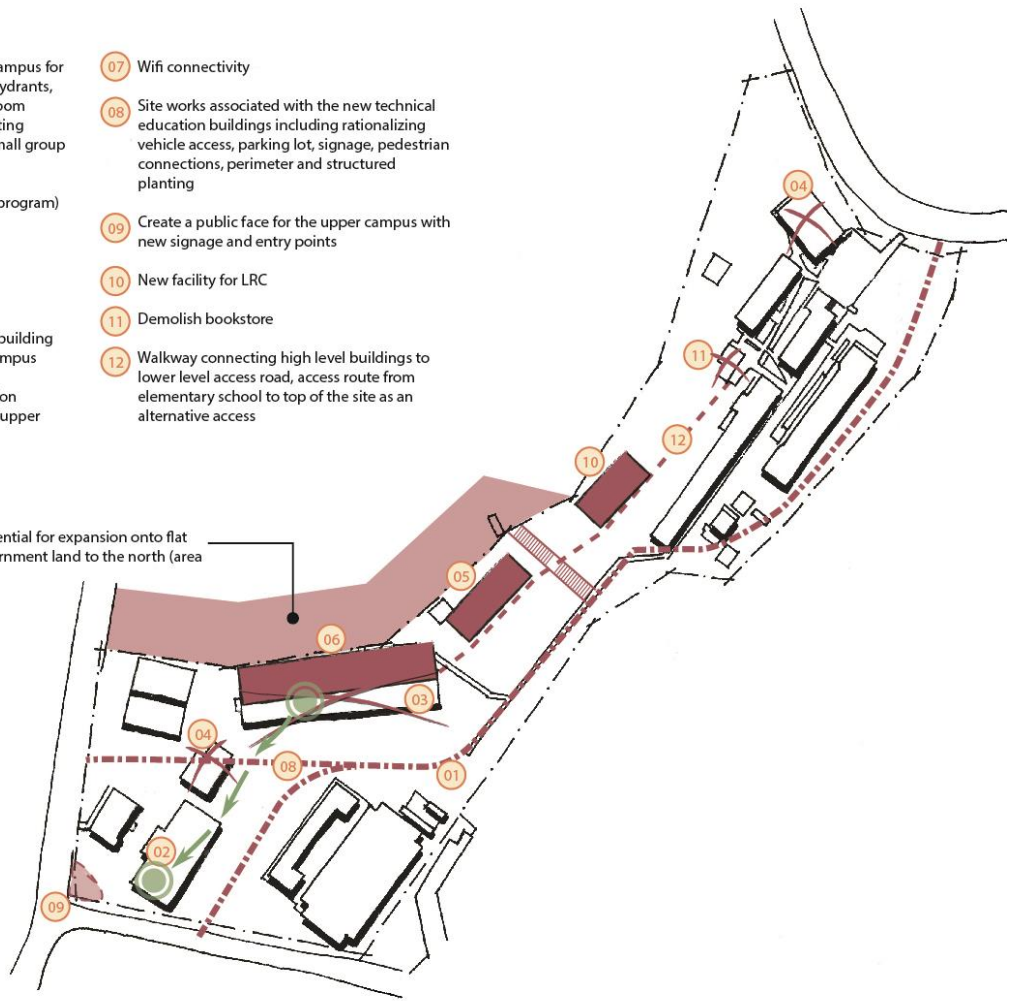
Property & Topographic Survey
of the COM - Pohnpei Campus Site
Kolonia, Pohnpei

1.3 5 year period – to 2018

5 year period to 2018

- 01 Create a vehicle route through the campus for service access and service with fire hydrants, consider demolition of end of classroom building to route access around existing mahogany trees. Seating areas for small group or individual study.
- 02 Relocate building K functions (TRIO program) to top floor of PSBDC
- 03 Demolish Building K
- 04 Demolish the Electrical building
- 05 New technical education classroom building along the boundary on the upper campus
- 06 New multipurpose technical education building along the boundary on the upper campus
- 07 Wifi connectivity
- 08 Site works associated with the new technical education buildings including rationalizing vehicle access, parking lot, signage, pedestrian connections, perimeter and structured planting
- 09 Create a public face for the upper campus with new signage and entry points
- 10 New facility for LRC
- 11 Demolish bookstore
- 12 Walkway connecting high level buildings to lower level access road, access route from elementary school to top of the site as an alternative access

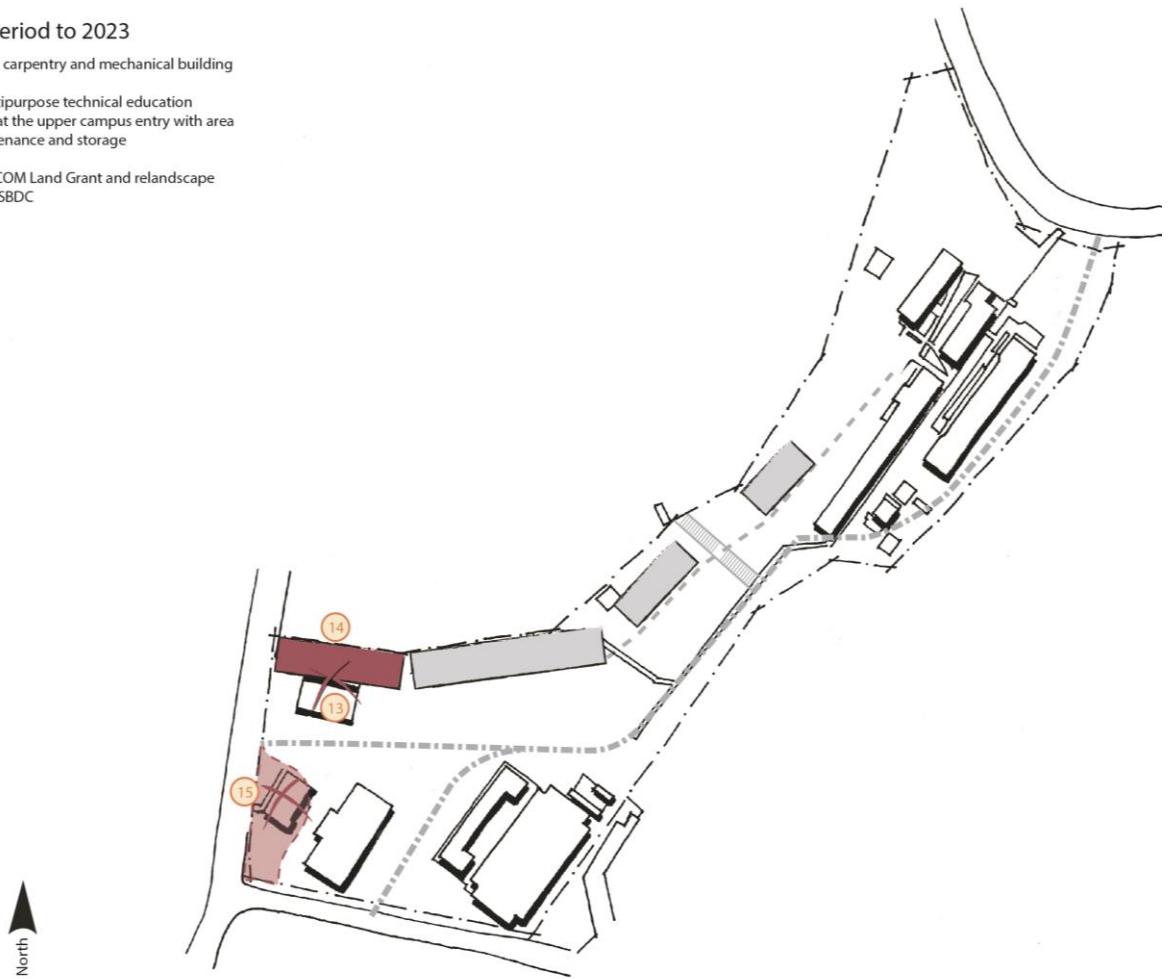
Investigate potential for expansion onto flat terrain on Government land to the north (area shown shaded)



1.4 10 year period – to 2023

10 year period to 2023

- 13 Demolish carpentry and mechanical building
- 14 New multipurpose technical education building at the upper campus entry with area for maintenance and storage
- 15 Remove COM Land Grant and relandscape front of PSBDC



1.5 Long Term Vision – beyond 2023

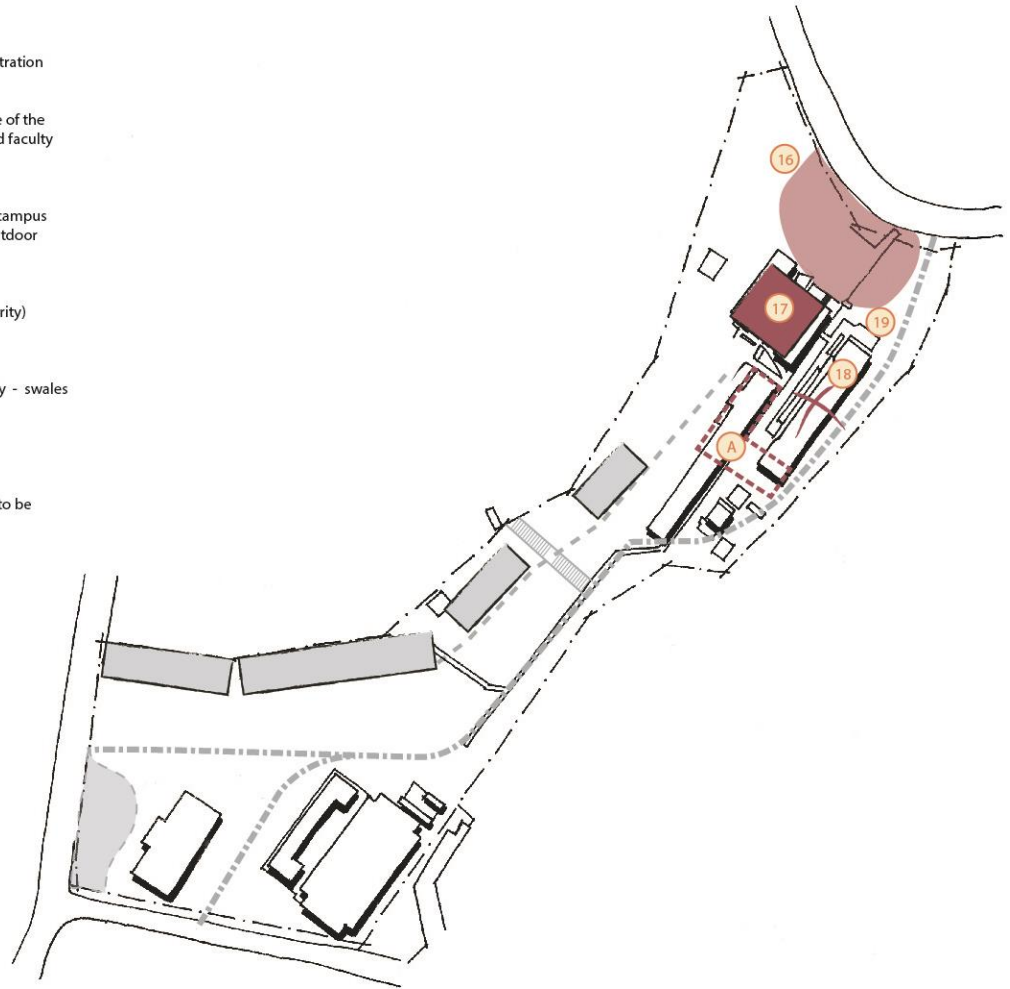
Beyond 2023

- 16 Turn around area in front of administration with a one way entry and exit
- 17 Two storey building at the front gate of the lower campus for administration and faculty
- 18 Demolish administration building
- 19 Increased carpark area in the lower campus and landscaped small study area, outdoor volleyball area, eating space

Further projects (not in order of priority)

- Solar power generation
- Works to increase drainage capacity - swales and subsoil drainage
- Fire fighting hydrants through site

- A Future building footprint - function to be determined 7,300 sqft (two levels)



1.6 Development Staging and Program - Implementation

Pohnpei Campus Project program		Rev 6, 28th February, 2014																	
Project / Task Name	Estimate	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1 5 year period to 2018	\$0																		
Create a vehicle route through the campus for service access and service with fire hydrants, consider demolition of end of classroom building to route access around existing mahogany trees. Seating areas for small group or individual study.	\$200,000																		
2 Relocate building K functions (TRIO program) to top floor of PSBDC	\$5,000																		
3 Demolish Building K	\$100,000																		
4 Demolish the Electronics building	\$20,000																		
5 New technical education classroom building along the boundary on the upper campus - BUILDING 1	\$1,500,000																		
6 New multipurpose technical education building along the boundary on the upper campus - BUILDING 2	\$1,500,000																		
7 Wifi connectivity	\$0																		
8 Site works associated with the new technical education buildings including rationalizing vehicle access, parking lot, signage, pedestrian connections, perimeter and structured planting	\$20,000																		
9 Create a public race for the upper campus with new signage and entry points	\$5,000																		
10 New facility for LRC - BUILDING 3	\$1,100,000																		
11 Demolish bookstore	\$50,000																		
12 Walkway connecting high level buildings to lower level access road, access route from elementary school to top of the site as an alternative access	\$275,000																		
13 10 year vision to 2023	\$0																		
Demolish carpentry and mechanical building	\$30,000																		
14 New multipurpose technical education building at the upper campus entry with area for maintenance and storage - BUILDING 4	\$750,000																		
15 Relocate Land Grant to top floor of PSBDC and remove COM Land Grant and relandscape front of PSBDC	\$175,000																		
16 Long term vision - beyond 2023	\$0																		
Turn around area in front of administration with a one way entry and exit	\$50,000																		
17 Two story building at the front gate of the lower campus for administration and faculty - BUILDING 5	\$4,070,000																		
18 Demolish administration building	\$30,000																		
19 Increased carpark area in the lower campus and landscaped small study area, outdoor volleyball area, eating space	\$60,000																		
20 Further projects (not in order of priority)	\$0																		
Solar power generation	\$500,000																		
Works to increase drainage capacity - swales and subsoil drainage	\$150,000																		
Fire fighting hydrants through site	\$170,000																		

Map of Micronesia - FSM Facilities Master Plan
 Timeline above includes planning, design, consent and construction periods
 Page 1 of 1
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2 Educational Component

2.1 Key Considerations

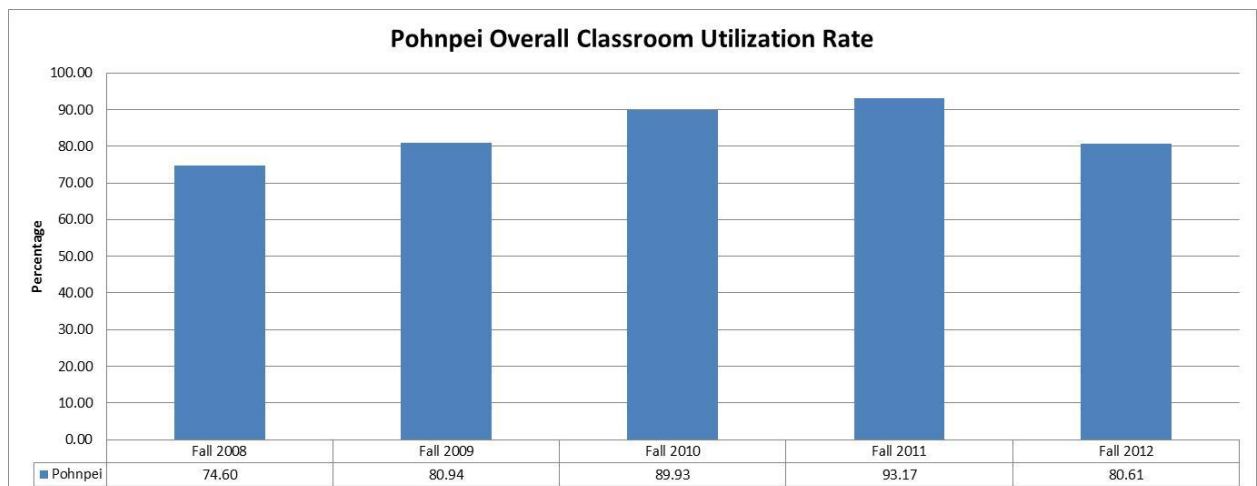
- Classroom utilization levels and utilization rates are in the “high” range throughout the study period (see Tables 2.2.1 and 2.2.2).
- These data indicate an effective utilization of existing capacity, but allow little room for even modest enrolment growth over the ten year planning horizon.
- Enrolment projections suggest a trend of continued growth through 2023 (see Chart 2.2.3). Enrolment could reach the peak levels of 2011 again by 2016 and continue growth which could exceed the acceptable the “high utilization” range by 2023.
- Given the Board of Regents’ Two-Year Action Agenda emphasis on vocational programming, additional dedicated classroom space for Vocational Education should receive priority attention.

2.2 Space Utilization

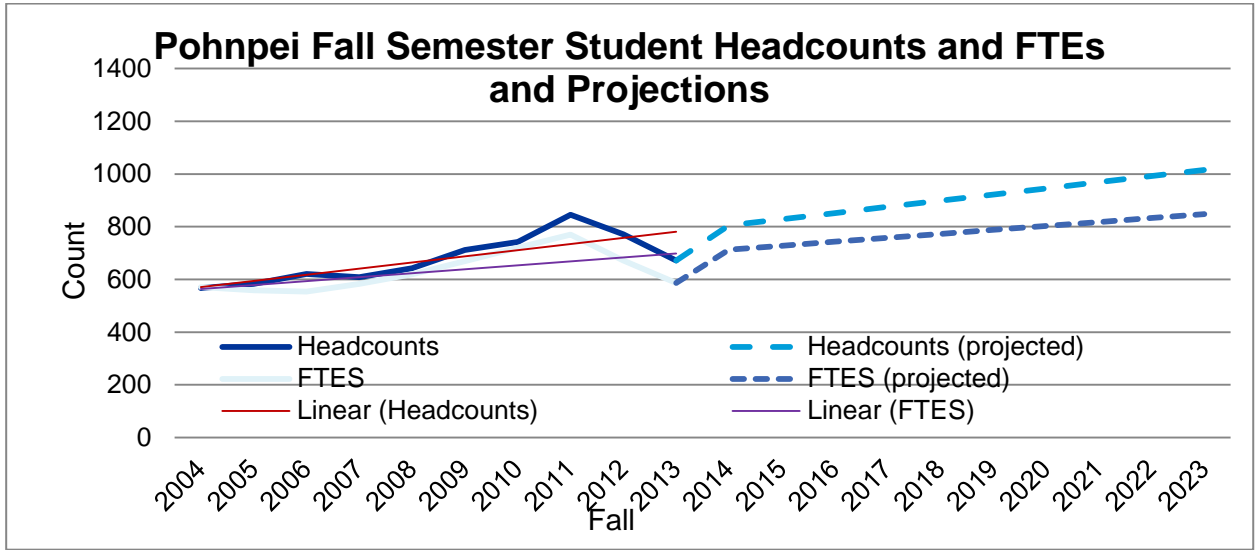
2.2.1 Pohnpei Campus Utilization Levels (2008-2012)

High (>75%)	76%
Moderate (>66%)	0%
Low (>50%)	24%
Underutilized (<=50%)	0%
Total	100%

2.2.2 Pohnpei Overall Classroom Utilization Rate



2.2.3 Pohnpei Campus Historic and Projected Enrolment Trends

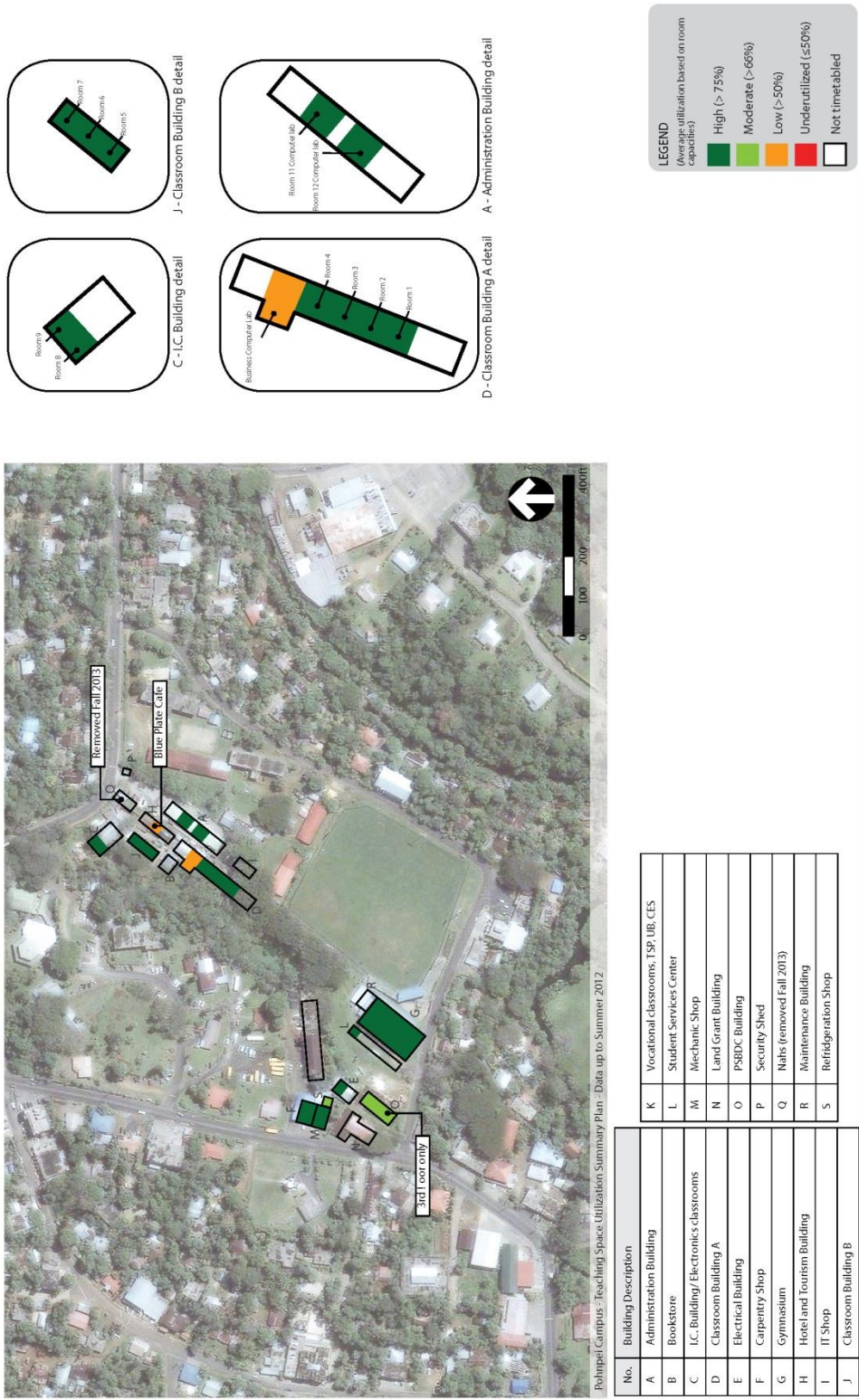


Historic Enrolment										
Semester	Fall 2004	Fall 2005	Fall 2006	Fall 2007	Fall 2008	Fall 2009	Fall 2010	Fall 2011	Fall 2012	Fall 2013
Headcount	567	583	620	608	642	712	742	845	771	672
FTE	571	559	553	583	620	669	721	770	671	586

Projected Enrolment										
Semester	Fall 2014	Fall 2015	Fall 2016	Fall 2017	Fall 2018	Fall 2019	Fall 2020	Fall 2021	Fall 2022	Fall 2023
Headcount	805	828	852	875	898	922	945	968	992	1015
FTE	713	728	743	758	773	788	803	818	833	848

2.2.4 Space Utilization Summary Plan

Pohnpei Campus



3 Spatial Review

Key Points for the facilities study:

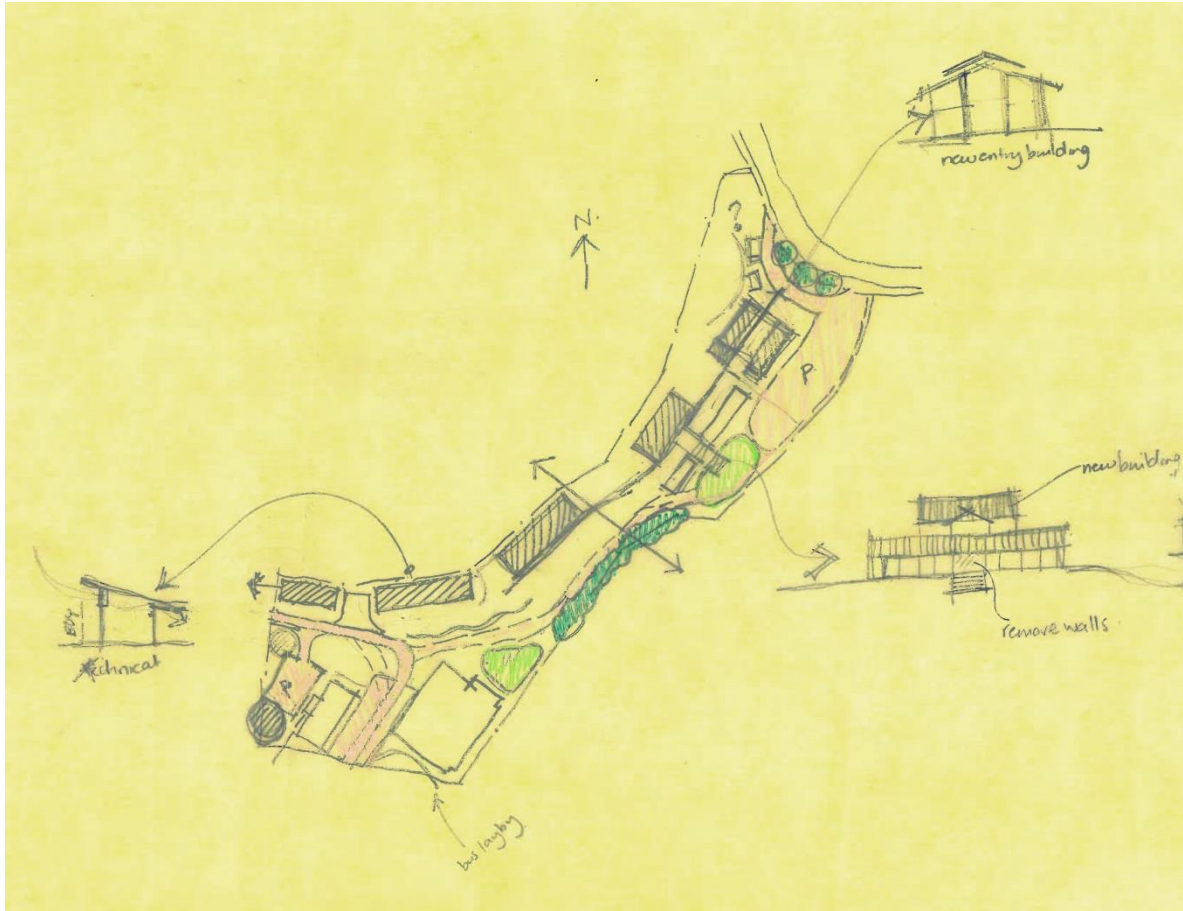
1. Adequate spaces to teach programs
2. Wi-Fi provision varied across the campus
3. Building age and size of some rooms don't suit the current function
4. Need for clearly marked parking areas and pedestrian paths as the campus is used for access by people other than COM-FSM students
5. Quiet study spaces for students
6. Places for small groups to meet/ study outside – huts
7. More visible public face to the campus - lower and upper campus seen as one

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 campuses. 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



3.2 Focus Group Summary

3.2.1 Student focus group

A student focus group was held between 12pm and 1pm on Thursday 30th of August. This session provided an opportunity for students to discuss positive features of the campus and any issues with regard to facilities on site. Ten student representatives attended the meeting.

Positive attributes commented on was that there was the availability of a gymnasium and the shaded area provided by the mahogany trees.

Issues raised in order of priority were:

1. Wi-Fi not available at the upper campus - would be better if Wi-Fi was faster and accessible across the whole campus.
2. Learning Resource Center is not large enough – need for computer area and quiet study area especially students that are on the campus all day.
3. Parking space is a premium especially with the cost of transport around the island.
4. Electrical classroom is too narrow and size not good enough for a classroom.
5. Need a waiting place for taxis – maybe a pick up drop off area.

6. Need more toilet facilities.

3.2.2 Faculty focus group

A staff focus group meeting was held between 1pm to 2pm on Thursday the 30th of August. A similar format was followed to the student focus group. Five faculty staff attended and six completed questionnaires were received.

The issues raised from this group were:

- The age of the buildings and building condition – termite deterioration in the bookshop and hospitality building mentioned
- The location of the Blue Plate kitchen with gas in the Center of the lower campus - better to be located on the edge
- Size of the Learning Resource Center and space for quiet study - the student area next to the gymnasium is noisy
- Place to sit with the removal of the Nas
- Few two storey buildings to make better use of the site area
- Not enough parking spaces
- General thoroughfare right next to the classrooms in the lower campus and the width of the walkway
- No public face to the campus
- Need for a faculty lounge
- Need to provide a place for incubator type initiatives, where graduates could have business space with assistance available nearby. Possibly a space for contracted food stalls.
- Lack of signage
- Wi-Fi
- PA system for emergency and for communication
- Provide a space similar to the conference room for clubs, video conferencing
- Provide a continuing place for botanical garden
- Number of bathrooms
- Need lighting throughout the campus especially if it is used at night for classes – this should be street lighting along the service road under the mahogany trees
- Need to become known as **Career and Technical Education Center**
- Need for shower facilities in the gymnasium
- Drinking water provision on site
- Space in rooms for number of students per class - often more than 25

A summary of key points received in the questionnaire are:

- More parking
- Larger computer labs
- Larger classrooms needed
- Fences and gates to control who is entering and leaving the campus
- Offices are too small
- Pedestrians and vehicles need separation
- Overall the campus is too small for the current number of students and staff
- Covered area to wait for taxi
- Classrooms need to be larger for the student class sizes
- Put a gate on the upper campus to control people walking through the campus
- Termites through the buildings, doors replaced regularly
- Too much traffic

- Not enough sidewalks
- Not enough car parks
- Build two storeys if there is not enough space for new buildings
- Covered walkways between all buildings

3.2.3 Staff focus group

A staff focus group meeting was held between 2.45pm and 3pm on Thursday the 30th of August. A similar format was followed to the faculty focus group. Seven staff and faculty attended and six completed questionnaires were received.

Issues raised for the facilities development plan on the current site for consideration were:

- Not enough available car park space
- Age and condition of the buildings - in order being the Trio building, Electronics building and the bookstore
- Space for quiet study for students
- Congestion on the building walkways due to width
- Upper campus not connected to Wi-Fi – need the same level of access across campus
- More toilet facilities in the lower campus
- IT space is too small – need to provide storage and a place to fix computers
- Maintenance space is congested - need to provide a place to store chairs/ desks
- For Trio and Gear up programs a place where can have up to 160 parents (80 students attend the program) for a meeting

Other points from discussions held with Grilly Jack (Director of Career and Technical Education), maintenance staff in the August visit and staff in the earlier July visit are:

- Need to look at consolidation - identify the buildings that are expensive to maintain that don't utilise to increase efficiency
- Large potential for technical education and interface with the community - providing short courses, courses after working hours for the community, providing a location on the edge for small business start ups
- Increase the ability for students able to take courses at both Palikir and Kolonia sites
- Investigate connection to fibre optic cable on the main road outside the mechanic shop
- Need for specialized classrooms – practical and theory taught in one room for example electronics is project based and relies on attaining competency levels
- Potential to have advanced training in one location especially those courses that require a high cost training equipment
- Potential for a public face to the campus
- Acknowledge this is used as a through route for elementary and high school students as it is the shortest route and there with no continuous sidewalk on the main road around the perimeter of the site. Look at ways to remove pedestrian and vehicle conflict in the main entry parking lot and pick up/drop off area
- Need for clarity and status of the site as a previous munitions store – impact of limiting site development

Key issues raised in the Focus Groups to inform the development strategy:

1. Facilities issue – There is a need for adequate spaces to teach programs especially vocational programs looking into the future course provision i.e. solar, communications technology. The building age and size of some rooms doesn't suit the current function let alone future requirements. A move to more flexible layouts would allow spaces to adapt to the requirements of the technical education in future years.
2. Infrastructure issue - A secure space for servers and providing the same Wi-Fi access across both the lower and upper campus was raised by more than one focus group
3. Site layout issue - Making the most of the current setting of the campus increased visibility of the campus boundaries leading to the upper and lower campus being seen as one site. Other common issues raised were clearly marked pathways for public access through the site at specific times and parking areas separated from pedestrian paths to increase safety of students.
4. Educational outcomes – common across the groups was the need for additional space for quiet study and small groups whether this is inside or through the provision of outdoor study huts.

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. Divided 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

Key attributes

- Two road frontages and entries
- Long narrow site with the topography separating the area into an upper and lower campus
- Views out across the baseball field with cooling breezes under the line of mahogany trees
- Site is a thoroughfare between two roads



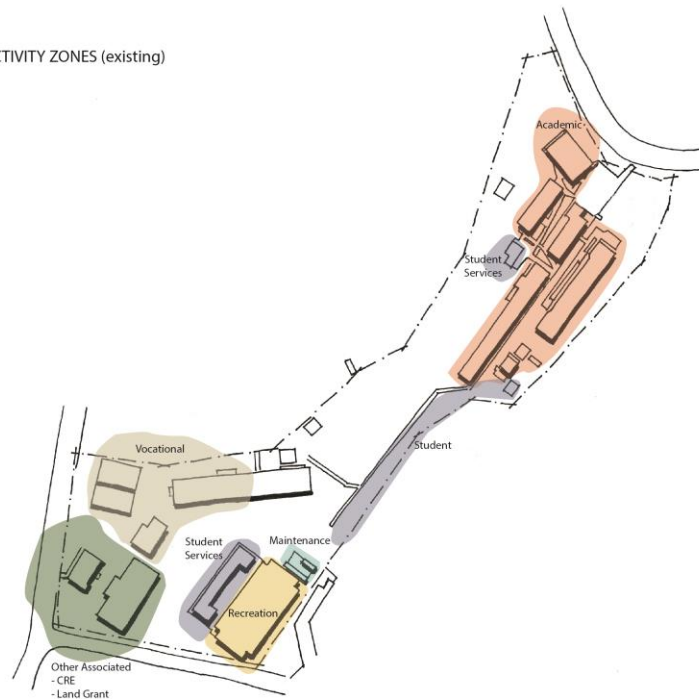
	
<p>Upper campus entry</p>	<p>Lower campus entry</p>
	
<p>Views out across the baseball field</p>	<p>Undeveloped parts of the site exist along the boundary looking down onto the lower level walkway</p>

Activity zones – grouping areas with common functions together

Existing

- Classroom courses on the lower campus and community facing programs, vocational shops and gymnasium on the upper level
- Social and recreational spaces are separated from the quieter classroom activities but there is a large distance between the two

ACTIVITY ZONES (existing)



The bookstore shows how a building can be built at a higher level on the site



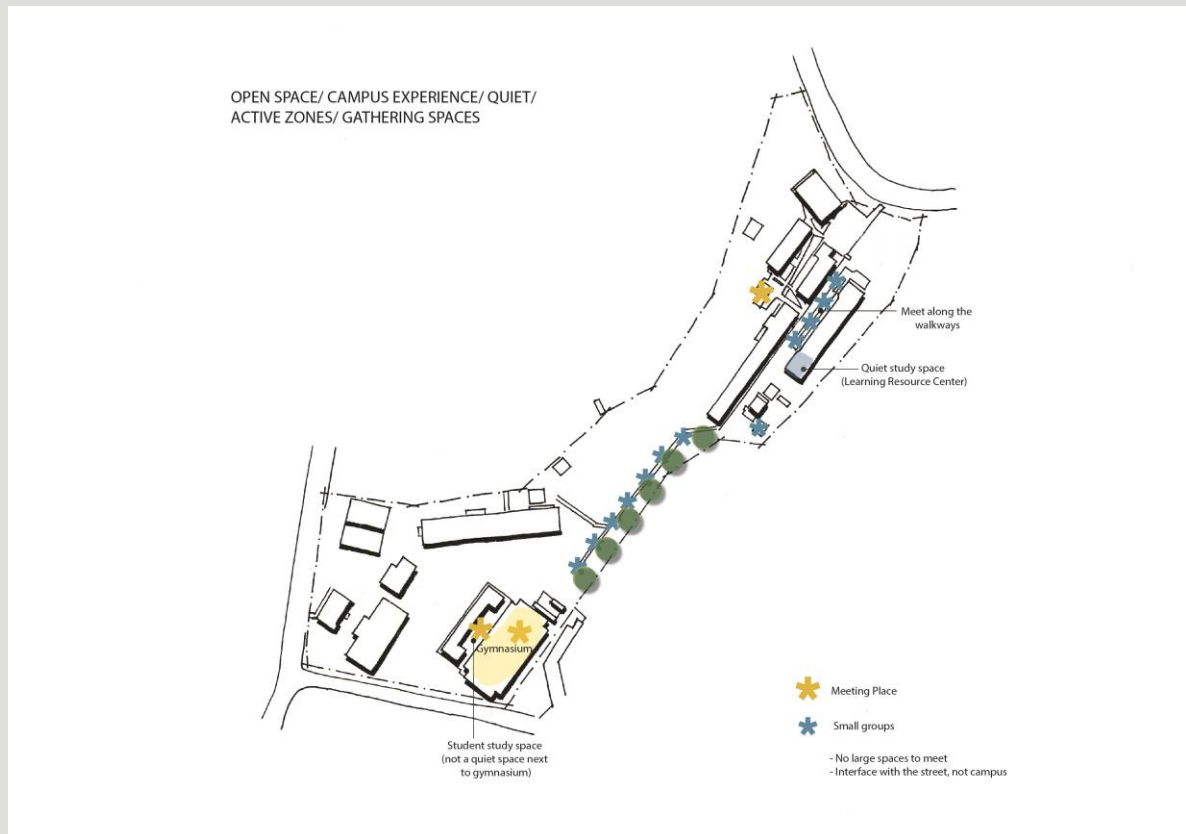
Removal of the Nas allows for a review of the pick-up/ drop off area at the Lower Campus

Points to consider for future planning

- The removal of the Nahs from the classroom and entry area enables a review of the activities that can be potentially located in this area. Potential to address lack of pickup / drop off space.
- Increase the public face and interface with the community with any new buildings along the road frontage
- Review the potential to provide buildings along the boundary of the site

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

- Areas for small groups along the line of mahogany trees
- Gymnasium provides a large meeting space
- Currently use the walkways to sit in the shade



Areas for small groups to meet are popular on the site



...as are quiet places to study outside

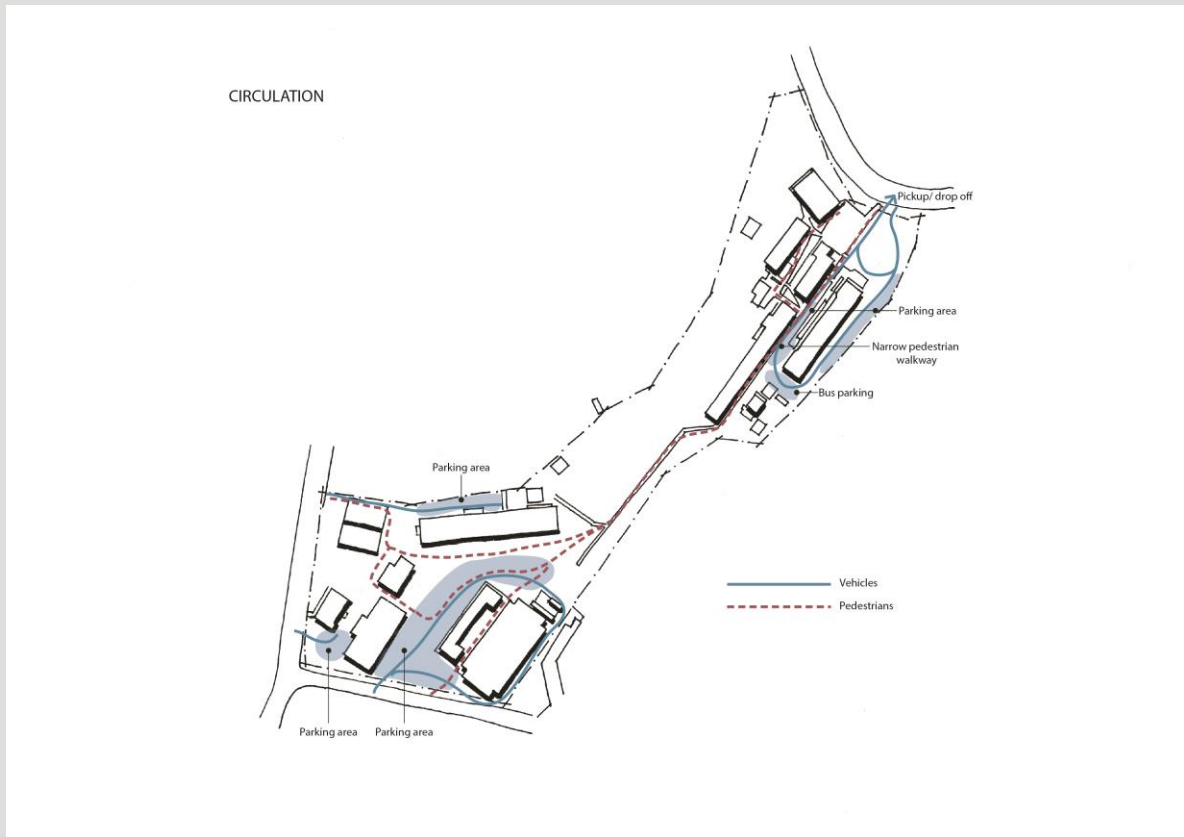
Points to consider for future planning

- Provide areas from small groups (up to 5) outside for quiet study / places to meet away from the classroom walkway

- Need for a meeting room for club

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

- Elementary school and high school student walk through the site as this is the shortest and safest route
- No service road access through the site for fire fighting - potential to limit site development
- Disabled access provided by a new ramp between the upper and lower campus however access across the site is not consistent with some teaching rooms only accessible only by stairs
- Walkways along the classroom block are narrow with a level change on the edge



Potential for service access across the site by widening the current pathway

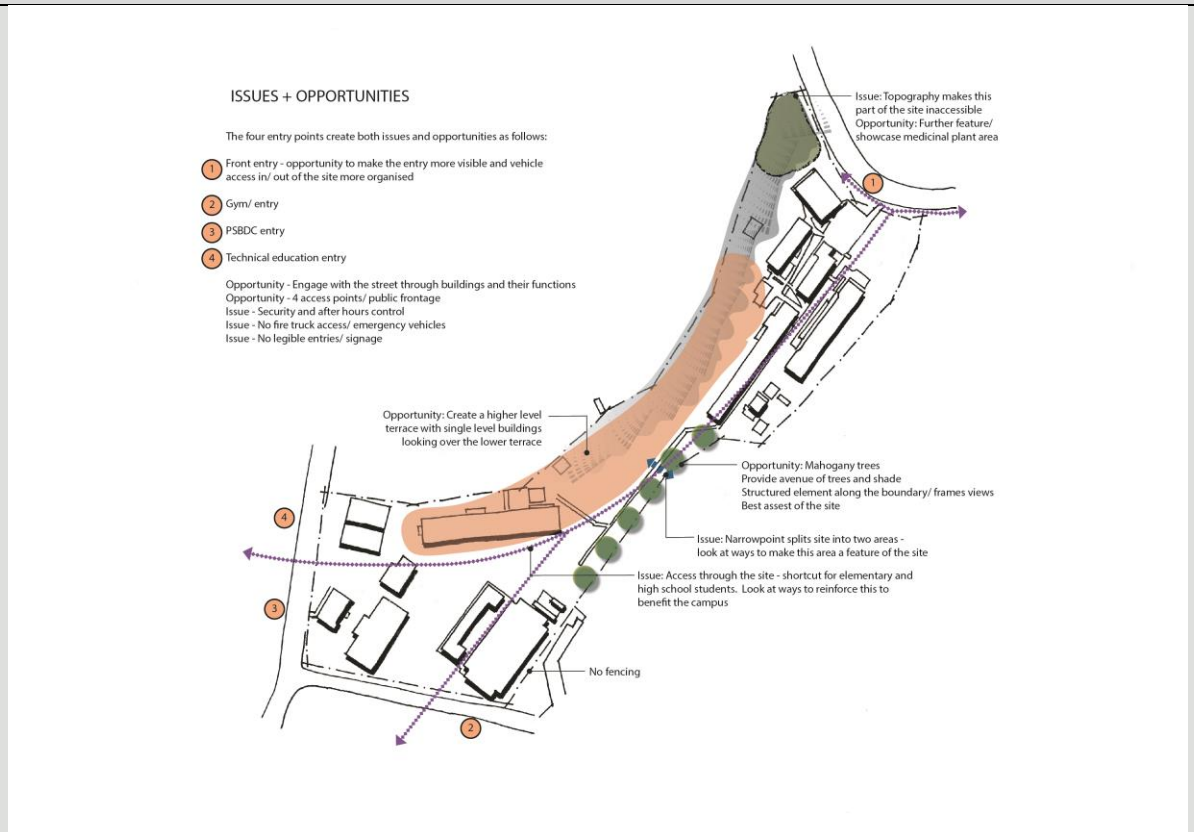


Opportunities to provide wider walkways would be an advantage as these are used as sitting areas as well as for pedestrian circulation

Points to consider for future planning

- Provide a dedicated and more efficient car park layout that is clearly legible for users
- Provide a high level terrace for campus students and a low level terrace (shared road space for pedestrians primarily and service vehicles)
- Provide a clear and consistent access across the campus for people with disabilities

Building and landscape character – look and feel of the campus



- No consistent architectural character
- Significant building on site PSBDC doesn't appear to be on the COM-FSM campus - public scale of the building and entry hidden behind the Land Grant building
- Edges of the site are unclear and difficult to read what is the extent of the COM-FSM site
- Buildings have been converted from other uses - Trio building used to be a dormitory. This means the buildings have not been designed for their current functions
- The greatest asset is the line of mahogany trees providing a place for people to sit with the cooling breezes and to look out over the baseball field



Variety of building styles, scale and design on the site - look to consolidate building design with any future development

Build on the existing asset - mahogany lined walkways


Infrastructure - the services that enable the campus to operate



- Town supply water
- Town supply connection to waste water
- Lighting provided on buildings only
- No access through the site for service vehicles - firefighting
- Gas bottles to Blue Plate kitchen
- Wifi is good to lower campus but not accesible from the upper campus
- Fibre optic cable pit outside the mechanic shop



Points to consider for future planning

- Provide same level of Wi-Fi speed and connection across both the upper and lower levels of the campus
- Provide a service road through the site with fire hydrants and capacity for future services - conduits
- Pedestrian lighting along the service road
- Emergency generator
- Relocate blue plate kitchen out of the center of the site
- Increase plumbing and drainage on site for additional bathrooms




3.3.1 Existing building profile and considerations for future planning



Building	Outline
<p>A – Administration Building</p>  <p>Points to consider for future planning – Consider removal to enable land to be utilized for a two level building in the long term.</p>	<p>Building A is the administration building with a conference room and the Learning Resource Center among other functions</p> <p>Location for its function – well located next to entry</p> <p>Quality and suitability of spaces for its function – LRC is small compared to campus size</p> <p>Disabled access - Ramp access</p> <p>Teaching spaces - 2</p> <p>Amenities, toilets – 2 mens wc and 2 urinals, 4 womens wc (including 2 accessible wc)</p> <p>Building condition points - Targeted regular maintenance and cleaning. Repair timber decking immediately (health and safety issue) and steel beam to deck. Repair decay and leaks in wall cladding immediately to extend asset life.</p> <p>Building age – not available</p>
<p>B – Bookstore</p>  <p>Points to consider for future planning – Consider removal for ramp access at the high level.</p>	<p>Building B is the bookstore</p> <p>Location for its function – hard to access for deliveries</p> <p>Quality and suitability of spaces for its function – issues with termites compromises function</p> <p>Disabled access – nil (stairs)</p> <p>Teaching spaces - nil</p> <p>Amenities, toilets - nil</p> <p>Building condition points – Targeted regular maintenance and cleaning. Localised structural wall and frame repairs required.</p> <p>Building age – not available (more than 10 years)</p>

Building	Outline
<p>C – I.C. Building/ Electronics Classrooms</p>  <p>Points to consider for future planning – Consider removal.</p>	<p>Building C is the electronics classrooms and faculty rooms</p> <p>Location for its function – better closer to technology area</p> <p>Quality and suitability of spaces for its function – mezzanine area for faculty compromises cross ventilation</p> <p>Disabled access – needs to be reviewed for adequacy</p> <p>Teaching spaces - 2</p> <p>Amenities, toilets - nil</p> <p>Building condition points - Due to sub-standard foundations and evidence of structural cracking recommend building is demolished and replaced by 2018. In the interim carry out minimal maintenance (address any health and safety issues e.g. missing beam) only. Run asset down and demolish.</p> <p>Building age – not available</p>
<p>D – Classroom Building A</p>  <p>Points to consider for future planning – Consider widening the walkway for pedestrian access and removal of the end of the building for through site vehicle access.</p>	<p>Building D is a long classroom block</p> <p>Location for its function – good location in the lower area</p> <p>Quality and suitability of spaces for its function – noise from the walkway is an issue as it is the main access way</p> <p>Disabled access - nil</p> <p>Teaching spaces - 5</p> <p>Amenities, toilets -2 urinals and 2 mens wc, 2 womens wc</p> <p>Building condition points - Targeted regular maintenance and cleaning. Repair roof, wall and window leaks and male WC immediately.</p> <p>Building age – not available</p>



Building	Outline
<p>E – Electrical Building</p>  <p>Points to consider for future planning – Consider removal to provide through site access.</p>	<p>Building E is used for electrical instruction.</p> <p>Location for its function – located close to the other instructional facilities</p> <p>Quality and suitability of spaces for its function -</p> <p>Disabled access - nil</p> <p>Teaching spaces - one</p> <p>Amenities, toilets - nil</p> <p>Building condition points – Targeted regular maintenance and cleaning. Localised repairs to foundation walls, solid plaster walls and vinyl flooring required. Localised electrical maintenance required.</p> <p>Building age – not available</p>
<p>F – Carpentry Shop</p>  <p>Points to consider for future planning – Consider removal to release land for a specifically designed building.</p>	<p>Building F is the carpentry shop with a mezzanine carpentry classroom and workshop below</p> <p>Location for its function – well located next to the main road, more could be made of this location</p> <p>Quality and suitability of spaces for its function – needs to be larger in size for workshop space and storage</p> <p>Disabled access - nil</p> <p>Teaching spaces - 1</p> <p>Amenities, toilets - 2 wc</p> <p>Building condition points – Targeted regular maintenance and cleaning. Repair leaks and rot in soffits/ceilings and replace sections of gutter immediately.</p> <p>Building age – not available</p>

Building	Outline
<p>G – Gymnasium</p> 	<p>Building G is the gymnasium with student Center adjacent</p> <p>Location for its function – well located facing the main road</p> <p>Quality and suitability of spaces for its function – adequate, however proximity to student Center is an issue</p> <p>Disabled access – level access</p> <p>Teaching spaces - 1</p> <p>Amenities, toilets – 4 mens wc and 3 urinals, and 4 womens wc</p> <p>Building condition points – Targeted regular maintenance and cleaning. Localised repairs spalled concrete foundation walls and bathroom waste.</p> <p>Building age – not available</p>
<p>H – Hotel and Tourism Building</p>  <p>Points to consider for future planning – Consider removal in the long term to release land for two level building.</p>	<p>Building H has the blue plate café, and the Hotel and Tourism teaching spaces</p> <p>Location for its function – well located, close to entry</p> <p>Quality and suitability of spaces for its function – could be better located on an edge due to gas tanks being currently located in the Center of the site</p> <p>Disabled access – needs review</p> <p>Teaching spaces - 1</p> <p>Amenities, toilets - nil</p> <p>Building condition points - Targeted regular maintenance and cleaning. Repair termite damage to windows immediately.</p> <p>Building age – not available</p>

Building	Outline
<p>I - IT Shop</p>  <p>Points to consider for future planning – Consider removal to provide through site access.</p>	<p>Building I is a container base building</p> <p>Location for its function – not adequate, occupies critical space</p> <p>Quality and suitability of spaces for its function – not adequate condition or size</p> <p>Disabled access - nil</p> <p>Teaching spaces - nil</p> <p>Amenities, toilets - nil</p> <p>Building condition points – Targeted regular maintenance and cleaning. Localised repairs and rust treatment to roof required immediately. Repair decay to plywood storeroom floor.</p> <p>Building age – not available</p>
<p>J - Classroom Building B</p> 	<p>Building J is the second dedicated classroom block on the site</p> <p>Location for its function – well located in the lower campus</p> <p>Quality and suitability of spaces for its function – adequate sized rooms</p> <p>Disabled access – difficult changes in level, no external ramps</p> <p>Teaching spaces - 3</p> <p>Amenities, toilets - nil</p> <p>Building condition points - Targeted regular maintenance and cleaning. Localised roof and frame repairs due to tree damage required.</p> <p>Building age – not available</p>
<p>K - Vocational Classrooms, TSP,UB, CES</p> 	<p>Building K is a half utilized building currently housing extension programs</p> <p>Location for its function – could be located elsewhere</p> <p>Quality and suitability of spaces for its function – not adequate as building was historically a dormitory</p> <p>Disabled access - nil</p> <p>Teaching spaces - nil</p> <p>Amenities, toilets - not assessed</p> <p>Building condition points – Asset appears to be structurally unsound and needs immediate review by a structural engineer (collapsed column and spalled concrete) as it is a health and safety risk. \$2.68M estimated renewal cost (75% of replacement cost) over the next 10 years. Consider demolition or replacement</p>

Building	Outline
	<p>Building age – not available</p>
<p>L – Student Services Center</p> 	<p>Building L is the student services Center on the side of the gymnasium</p> <p>Location for its function –well located in close proximity to other student services</p> <p>Quality and suitability of spaces for its function – proximity to gymnasium limits space required for quiet study</p> <p>Disabled access – level access</p> <p>Teaching spaces - 1</p> <p>Amenities, toilets - 1 mens wc and 1 womens wc</p> <p>Building condition points – Targeted regular maintenance and cleaning. Repair leaks to Multipurpose room and treat/repair termite damage to doors.</p> <p>Building age – not available</p>
<p>M – Mechanic Shop</p>  <p>Points to consider for future planning – Consider removal to release land for through site access.</p>	<p>Building M is the mechanic shop next to the carpentry shop</p> <p>Location for its function – well located with a road frontage</p> <p>Quality and suitability of spaces for its function - adequate</p> <p>Disabled access - nil</p> <p>Teaching spaces - 1</p> <p>Amenities, toilets - nil</p> <p>Building condition points – Targeted regular maintenance and cleaning. Repair leaks and rot around windows and install missing WC doors immediately.</p> <p>Building age – not available</p>

Building	Outline
<p>N – Land Grant Building</p> <p>Points to consider for future planning – Consider relocation of function within or off site to release area for car parking and the frontage.</p>	<p>Building N is a timber and brick land grant building; the oldest building on campus</p> <p>Location for its function – takes up vital corner space – rebranding potential</p> <p>Quality and suitability of spaces for its function – not adequate</p> <p>Disabled access - nil</p> <p>Teaching spaces - nil</p> <p>Amenities, toilets - not assessed</p> <p>Building condition points - not assessed</p> <p>Building age – not available (oldest on campus)</p>
<p>O – PSBDC Building</p>  <p>Points to consider for future planning – Consider alternative uses for top floor if required.</p>	<p>Building O has CRE on the lowest level PSBDC used by others (Pohnpei State Business Development Center)</p> <p>Location for its function – has good road availability and presence</p> <p>Quality and suitability of spaces for its function - Acceptable and can be retrofitted for other uses</p> <p>Disabled access - nil</p> <p>Teaching spaces - 2</p> <p>Amenities, toilets - 1 mens and 1 womens</p> <p>Building condition points – Targeted regular maintenance and cleaning. Localised repairs steel frame and masonry walls. Localised maintenance required.</p> <p>Building age – not available</p>

Building	Outline
<p>P – Security Shed</p> 	<p>Building P is a security hut</p> <p>Location for its function – well located on site entry</p> <p>Quality and suitability of spaces for its function – acceptable size</p> <p>Disabled access - nil</p> <p>Teaching spaces - nil</p> <p>Amenities, toilets - nil</p> <p>Building condition points – Targeted regular maintenance and cleaning. Tie building to adequate foundations prior to next typhoon season. Repair water damage/decaying plywood linings immediately.</p> <p>Building age – not available</p>
<p>R – Maintenance Building</p>  <p>Points to consider for future planning – Relocate maintenance to open up the gymnasium to viewing area out to the trees.</p>	<p>Building R is a container facility for the maintenance</p> <p>Location for its function – well located on the edge of the campus but adjacent to what could become a public area</p> <p>Quality and suitability of spaces for its function – adequate, location of function limits view for gymnasium adjacent</p> <p>Disabled access - nil</p> <p>Teaching spaces - nil</p> <p>Amenities, toilets - nil</p> <p>Building condition points – Targeted regular maintenance and cleaning. Localised repairs to metal roof and wall cladding and plywood cladding required immediately.</p> <p>Building age – not available</p>

3.4 Accommodation Review

3.4.1 Facilities ratios

Item	Number
Number of students	672
Number of faculty and staff (from general catalogue 2013 - 2014)	62
2018 design figure (informed by the projected headcount in the space utilization review – Chapter 2 of this report)	898
Target faculty and staff (estimated as a proportion of roll)	85

Following is a summary of the target spatial allowance per person for different room uses that has been provided by COM-FSM. Where this COM-FSM target figure differs from the American Institute of Architects standard this is noted.

Areas where the space provided does not meet the needs of the number of users or function are summarised at the end of the table. This summary forms an input into the future accommodation planning and the projects identified for the campus.

Item	COM-FSM standard target	Provided on Pohnpei campus
Parking stalls	1 stall for each faculty, 1 stall for each staff member and 10% of students	To meet the target for a future roll need to provide 85 faculty/ staff parking stalls and 98 student stalls. 95 stalls are shown on the layout – There is a shortfall of approximately 100 parks. Alternative modes of travel need to be considered in conjunction with Any additional car parking spaces that can be allocated on site.
Toilets	Two indicators 1. Aim is for toilet block at each teaching building 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 10 th edition.	Assumption: no dedicated staff facilities so toilets are considered for staff and student use Target is based on higher than current number. Assume 984 faculty, staff and students require 13 men's toilets and 17 women's toilets Number currently provided: 21 men (includes 8 urinals), 19 women. Adequate facilities provided

Item	COM-FSM standard target	Provided on Pohnpei campus
		Accessible toilet facilities - One of the toilets in the Administration for men and women is accessible for people with disabilities
Drinking water	Accessible drinking water	Provided as bottled water
Teaching space per person	25ft ² per student (AIA is 30ft ²)	21 teaching spaces 5 large classrooms 1100ft ² (100msq or over) 4 technical rooms 750 to 860ft ² (70-80msq) 11 medium sized classrooms area 600 to 645ft ² (55-60msq) 1 small seminar space 430 to 485 ft ² (40 to 45msq)
Computer Laboratory (assume only one freely available)	25ft ² per student (AIA is 40ft ²) (2.4msq)	Computer lab is approximately 750ft ² (room for 30 students), require space for at least 90 students to study, require space at least double this size – an additional 700sqft computer lab
Small group study / study carrels	25ft ² per student (AIA is 50ft ² for reading rooms)	LRC is approximately 800ft ² . Assume 50% area for stacks = 400ft ² (room for 16 students), to attain a 1 in 10 ratio require space for 90 students to study, require an additional 1200 sqft of study space, 600 sqft for stacks
Shops/ vocational rooms	50ft ² per student (4.7msq)	Shops are 1500sqft – with ideal class size to teach being 15 students area can be 750sqft excluding large equipment requirements. Potential efficiency when redesigning for new shop spaces
Private office	100ft ² per person (9.3msq)	A schedule of offices needs to be completed to ascertain parity across faculties. The strategy is to occupy current spaces or spaces vacated by functions moving to new buildings.
Private office with meeting area	150ft ² per person (14msq)	Dean's office is a good size – approx. 160sqft (15msq) Adequate space provided for function
Work station	60ft ² per person (5.6msq) Common filing area 60ft ² per person	Open workstation area for administration in Building A is currently around 600ft ² . Allowing for common filing and waiting area the area for

Item	COM-FSM standard target	Provided on Pohnpei campus
	(5.6msq)	there is room for 4 staff. Adequate space provided for function
Faculty work station with side chair	80ft ² per person (7.43msq)	Faculty area for maths is approx.700ft2. Room for 8 faculty. Require space up to double this size. Currently 30 faculty staff (2013) of which 10 are Technology and trade or hospitality and tourism located next to dedicated teaching spaces. Need space for 15 faculty.
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	Area is 150sqft without a separate server area. Additional 350sqft required.
Spatial assessment summary		Computer lab and LRC combined require an additional 2500sqft IT/office server room requires an additional 350sqft Faculty area requires an additional 700sqft

3.4.2 Accommodation schedules - new buildings

Building 1 – New technical education classroom		
No	Room name	Area
1.01	Classroom	750
1.02	Classroom	750
1.03	Classroom	750
1.04	Classroom	750
1.05	Office	100
1.06	Office	100
1.07	Utility Electrical Room	40
1.08	Male and Female Toilets	300
1.09	Disabled Restroom	40
1.10	Storage	100
1.11	Janitorial Room	60
	Subtotal - rounded	3200
	Wall thickness @25% including balcony circulation	800
	TOTAL (rounded)	4000

Building 2 – New multipurpose technical education building (option for a mezzanine of 1500sqft)		
No	Room name	Area
2.1	Multipurpose space (30 feet x 40 feet)	1200
2.2	Electronic workshop (25 ft. x 20 ft.) – 20 students	500
2.3	Electronic workshop (25 ft. x 20 ft.) – 20 students	500
2.4	Faculty offices	400
2.5	Storage	400
2.6	Male and Female Toilets 2@150	300
2.7	Disabled Restroom	40
2.8	Utility Electrical	40
2.9	Janitorial Room	60
	Subtotal	3440
	Wall thickness @20% - circulation by walkway in front of the building is excluded	600
	TOTAL (rounded)	4000

Building 3 – New Learning Resource Center (separate from computer lab)		
No	Room name	Area
3.1	Library area (space for 40 seated and 1000sqft of stacks)	2000
3.2	Librarian space	150
3.3	Archive	150
	Subtotal	2300
	Wall thickness @10-15% - circulation by walkway	600
	TOTAL	2900

Building 4 – Multipurpose technical education building on main road frontage		
No	Room name	Area
4.1	Multipurpose space (30 feet x 40 feet)	1200
4.2	Office	100
4.3	Male and Female Toilets 2@150	300
4.4	Utility Electrical Room	40
4.5	Storage	100
	Subtotal	1740
	Wall thickness @10-15% - circulation by walkway	200
	TOTAL	1800

Building 5 – Two storey administration and classroom building		
No	Room name	Area
5.1	Learning Resources Center - library including circulation counter	2000
5.2	Librarian office	200

Building 5 – Two storey administration and classroom building		
No	Room name	Area
5.3	Computer lab including AV viewing	2000
5.4	Male and Female Toilets 2@150	300
5.5	Disabled Restroom	40
5.6	Electrical cpd	40
5.7	Storage	100
5.8	Janitorial Room	60
5.9	Cleaners cpd	40
5.10	Study space	1000
5.11	IT office	200
5.12	IT work shop/store	200
5.13	Admission and records (including storage/archive area)	600
5.15	Dean's Office	200
5.16	Administration	350
5.17	Conference room	300
5.19	Business office	300
5.21	Student services coordinator	150
5.22	Instructional coordinator	150
5.23	Male and Female Toilets 2 @150	300
5.24	Disabled restroom	40
5.25	Conference room	300
5.26	Small classroom	500
	Subtotal	9370
	Circulation and wall thickness @20%	1900
	TOTAL (rounded)	11300

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
70,000 With building K only half occupied actual area used is 63,800	Building K (15000) Electronics building (3200) Bookstore (400) Electrical (1600)	Technical education (4000) Multipurpose technical building (4000) LRC (2900)	54,500

Existing square feet (Fall 2018)	Remove buildings 2018 – 2023 (sqft)	Add buildings 2018 – 2023 (sqft)	Area in 2023
54,500	Carpentry and electrical (3000) Land Grant	Multipurpose at the entry (1800)	53,300

Existing square feet (Fall 2023)	Remove buildings post 2023 (sqft)	Add buildings post 2023 (sqft)	Area beyond 2023
53,300	Administration (4400)	Administration/ teaching (11,300)	60,200

4 Condition Assessment

Key Points

The Operational budget for Years 1-10 for the Pohnpei campus is recommended to be in the order of \$US9.822M (\$982,000 average per annum). The operational cost equates to 5.15% of the estimated 2013 replacement value which is higher than expected. If the UB and TSP building is not required then operational costs would reduce by approximately 49% (approx. \$480,000) to approximately \$500,000 per annum, which is more in line with expectations.

4.1 Pohnpei 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 Pohnpei campus for COM 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 16 No. existing buildings (excluding minor support structures and buildings) and site infrastructure located within the Pohnpei COM-FSM campus. The key tasks undertaken to complete this report include:

- The Pohnpei 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 Pohnpei 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

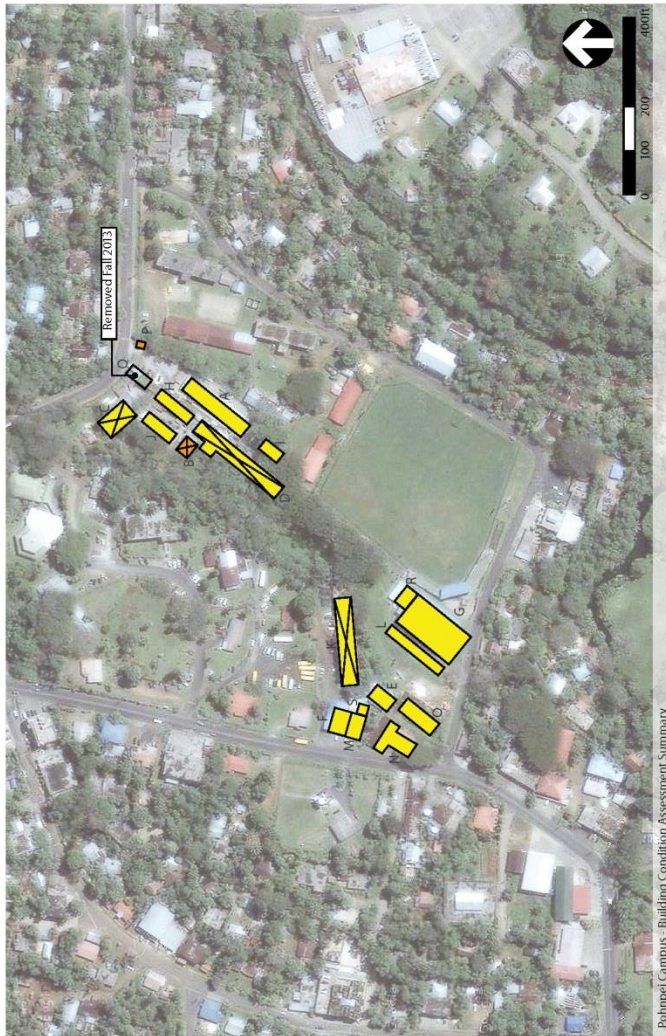
4.1.6.1 Condition Grade Assessment Results

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

Asset	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5
A – Administration Building			✓		
H – Hotel and Tourism Building			✓		
C – I.C. Building				✓	
D – Classroom Building ‘A’			✓		
J – Classroom Building ‘B’			✓		
B - Bookstore				✓	
P – Security Shed				✓	
I – IT Shop			✓		
K – Upward Bound & TSP					✓
O - PSBDC Building			✓		
E – Electrical Building			✓		
R – Maintenance Building			✓		
G - Gymnasium			✓		
L – Student Services Center			✓		
M – Mechanic & Refrigeration			✓		
F – Carpentry Shop			✓		
Site Infrastructure	N/A	N/A	N/A	N/A	N/A
Total	0	0	12	3	1

4.1.7 Campus condition grading summary plans

Pohnpei Campus



LEGEND
Summary of Building and Element Condition Grades

- Very Good (0-20%)
- Good (20-50%)
- Average (40-60%)
- Poor (50-80%)
- Very Poor (>80%)
- Buildings shown crossed have a poor structural condition grade

No.	Building Description
A	Administration Building
B	Bookstore
C	I.C. Building/ Electronics classrooms
D	Classroom Building A
E	Electrical Building
F	Carpentry Shop
G	Gymnasium
H	Hotel and Tourism Building
I	IT Shop
J	Classroom Building B
K	Vocational classrooms, TSP, UB, CES
L	Student Services Center
M	Mechanic Shop
N	Land Grant Building
O	PSBDC Building
P	Security Shed
Q	Nails (removed Fall 2013)
R	Maintenance Building
S	Refrigeration Shop

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

1. Upward Bound and TSP Building. The estimated replacement value of this building is 17% of the Pohnpei capital assets but 49% of the operational cost is dedicated to this building which is out of proportion to all other campus assets. This building is rated condition grade 5 and has significant structural and elemental defects. We consider that it is uneconomic to operate and should be demolished and replaced.
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. Twelve (of the 16) 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. The remaining assets are rated condition grade 4 or 5 meaning that they require additional attention or should be considered for demolition/replacement. 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 (\$150,000 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 Pohnpei campus is recommended to be in the order of \$US9.822M (\$982,000 average per annum). The operational cost equates to 5.15% of the estimated 2013 replacement value which is higher than expected. If the UB and TSP building is not required then operational costs would reduce by approximately 49% (approx. \$480,000) to approximately \$500,000 per annum, which is more in line with expectations.
7. Regular monitoring and review of the asset renewal and routine maintenance plan needs to be carried out

4.1.7.1 Forecast Operational Costs Results

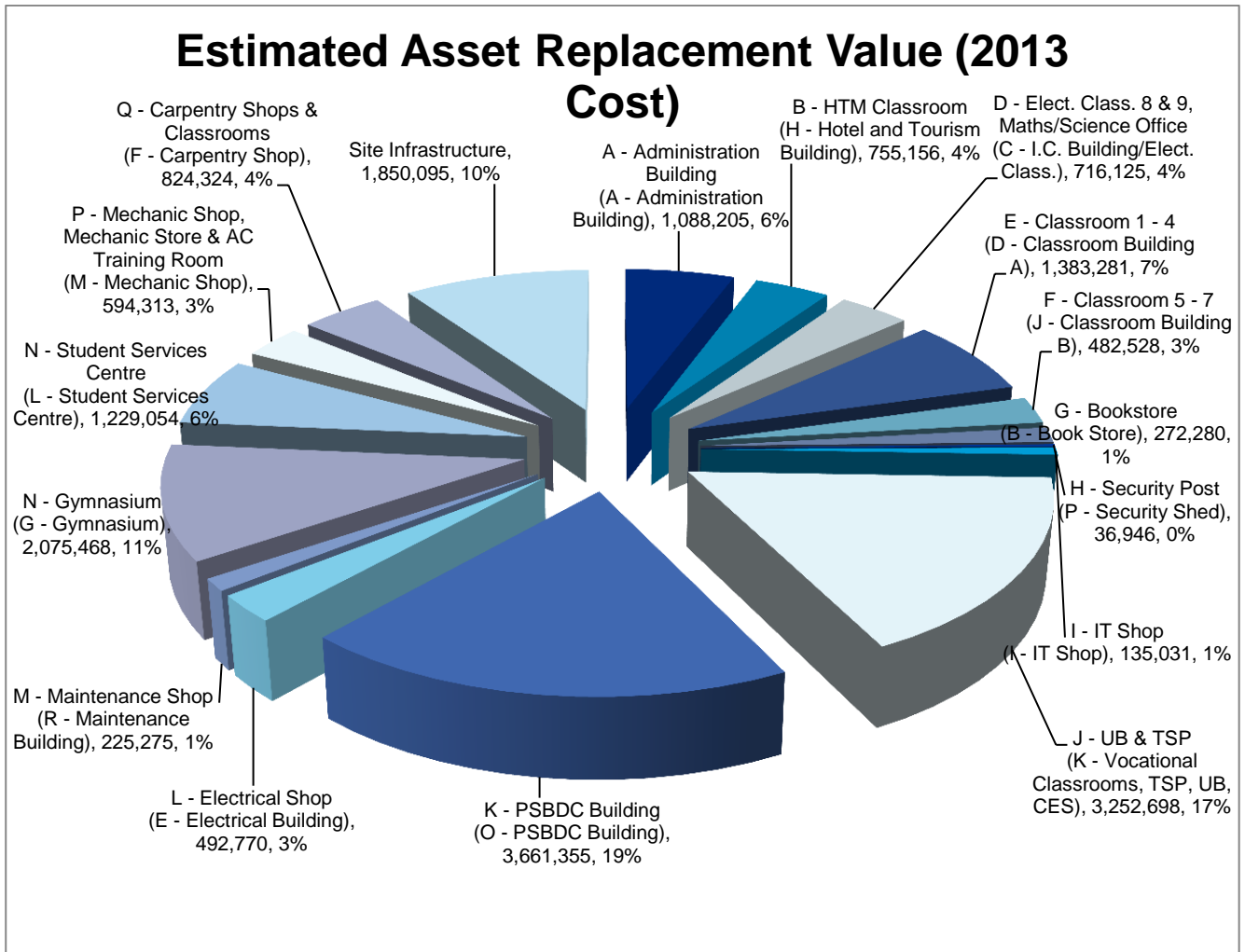
Outlined below are forecast operational costs split into 10 year sections over a 30 year period. Note that costs including and excluding escalation are identified. Funding of the operational costs should be based on the costs that include escalation.

Forecast Operational Costs

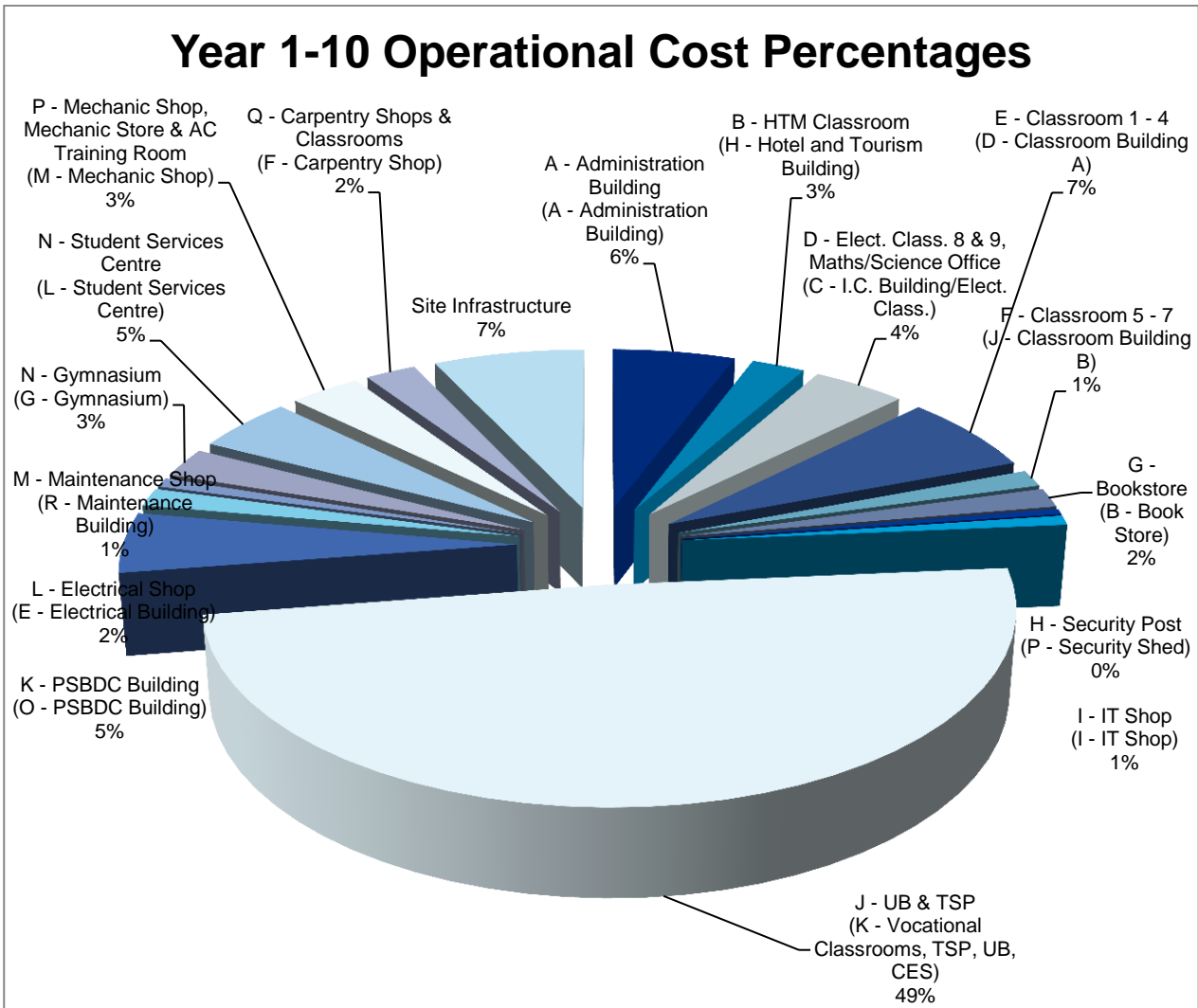
Ref	Asset Description	Replacement Cost	Year 1 - 10 Asset	Year 11 - 20 Asset	Year 21 - 30 Asset	Total 30 Year Asset	Annualised Total Operational Cost	Total Year 1-10 Operational Cost (\$USD)	Total Year 11-20 Operational Cost (\$USD)	Total Year 21-30 Operational Cost (\$USD)
		Cost (\$ USD)	Renewal Cost (\$ USD)	Renewal Cost (\$ USD)	Renewal Cost (\$ USD)	Renewal Cost (\$ USD)				
1.00	A - Administration Building (A)	1,088,205	282,476	365,821	536,374	1,164,671	46,471	338,960	442,305	612,858
2.00	B - HTM Classroom (H)	755,156	99,361	177,268	347,908	624,536	25,758	148,759	226,666	397,306
3.00	D - Electronics Classrooms 8 & 9, Maths/Science Office	716,125	210,857	256,096	226,736	693,688	28,112	260,749	305,988	276,629
4.00	E - Classroom 1 - 4	1,383,281	309,213	268,801	537,039	1,115,053	45,652	394,047	353,635	621,874
5.00	F - Classroom 5 - 7	482,528	53,500	132,420	106,064	291,984	12,841	84,585	163,505	137,148
6.00	G - Bookstore (B)	272,280	78,420	33,060	150,506	261,986	10,668	97,770	52,410	169,856
7.00	H - Security Post (P)	36,946	16,228	3,959	5,930	26,126	2,016	27,684	15,424	17,385
8.00	I - IT Shop (I)	135,031	22,434	6,355	42,472	71,261	5,000	48,676	32,597	68,715
9.00	J - UB & TSP (K)	3,252,698	2,685,413	625,835	247,534	3,558,782	140,502	2,904,175	844,597	466,297
10.00	K - PSBDC Building (O)	3,661,355	115,073	865,827	981,278	1,962,178	84,548	306,494	1,057,249	1,172,699
11.00	L - Electrical Shop (E)	492,770	59,752	48,563	170,687	279,003	12,458	91,328	80,140	202,264
12.00	M - Maintenance Shop (R)	225,275	24,499	47,789	118,160	190,448	8,565	46,663	69,953	140,324
13.00	N - Gymnasium (G)	2,075,468	11,904	237,903	616,937	866,744	42,631	149,301	375,299	754,334
14.00	N - Student Services Centre (L)	1,229,054	203,848	233,582	288,693	726,123	31,426	276,068	305,802	360,913
15.00	P - Mechanic Shop, Mechanic Store & AC Training Room (M)	594,313	135,572	154,911	120,895	411,379	19,863	197,076	216,415	182,399
16.00	Q - Carpentry Shops & Classrooms (F)	824,324	91,112	159,474	171,647	422,233	19,060	140,972	209,334	221,507
17.00	Site Infrastructure	1,850,095	35,850	255,559	804,058	1,095,467	74,731	418,008	637,718	1,186,217
TOTALS EXCLUDING ESCALATION		19,074,905	4,415,511	3,873,233	5,472,919	13,761,664	610,302	5,331,315	5,389,036	6,988,723
Escalation Allowance			1,238,164	2,599,024	7,073,904	10,911,093	629,009	3,891,222	5,252,082	9,726,961
TOTALS INCLUDING ESCALATION (3.4% per annum assumed)			5,653,676	6,472,258	12,546,823	24,672,757	1,239,311	9,222,537	10,641,118	16,715,684

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 Pohnpei campus is approximately \$US19.075M (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.



The Operational Cost percentages diagram above that the UB & TSP building takes a total of 49% of the Pohnpei Operational cost budget, but it is only 17% of the estimated replacement value of the Pohnpei assets. The operational cost to estimated replacement value ratio highlights that this asset is uneconomic and should be either replaced or targeted for asset renewal as soon as possible to reduce high on-going operational costs.

The forecast operational costs (\$US9.822M for Years 1-10) equates to approximately \$US982, 000 per year average) identified above are significantly higher than 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 Pohnpei campus.

4.1.8 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

4.1.9 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 layout)

4.1.10 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

The information available on energy consumption at the Pohnpei Campus is very limited.

The figures presented above are based on figures available for 4 months in 2012, and hence is a very small snapshot view and unlikely to be representative of average energy use. If further records were available a more detailed analysis of the energy usage can be conducted and more targeted recommendations produced.

5.1 Energy Efficiency Recommendations:

1. Adjust the set point control of the AC units to 24 or 25°C
2. Turn units off 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. Close windows when systems are operating
5. Seal holes and penetrations into the building in areas that are air conditioned
6. Keep doors leading to AC spaces closed - employ automatic door closers where possible
7. Turn off lights when leaving a room - consider installing occupancy sensor controls
8. Replace ceiling insulation where missing

Appendix A

Topographical Survey Plan and Title Information



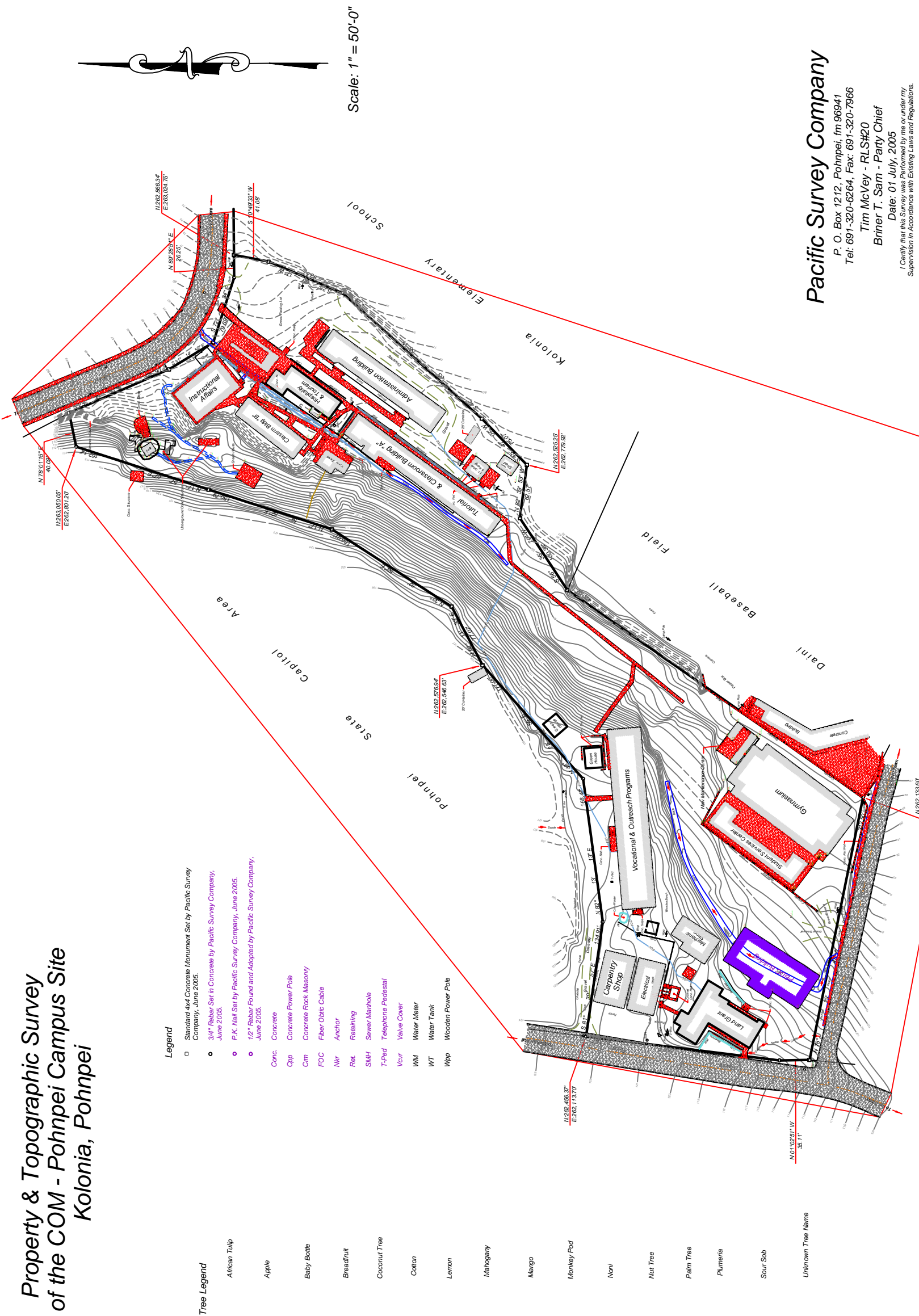
Property & Topographic Survey of the COM - Pohnpei Campus Site Kolonia, Pohnpei

Tree Legend

- African Tulip
- Apple
- Baby Bottle
- Breadfruit
- Coconut Tree
- Cotton
- Lemon
- Manganga
- Mango
- Monkey Pod
- Noni
- Nut Tree
- Palm Tree
- Plumeria
- Sour Sob
- Unknown Tree Name

Legend

- Standard 4x4 Concrete Monument Set by Pacific Survey Company, June 2005.
- 3/4" Rebar Set in Concrete by Pacific Survey Company, June 2005.
- P.K. Nail Set by Pacific Survey Company, June 2005.
- 1/2" Rebar Found and Adopted by Pacific Survey Company, June 2005.
- Concrete
- Cyp Concrete Power Pole
- Cm Concrete Rock Masonry
- FOC Fiberglass Cable
- Nkr Anchor
- Ret. Retaining
- SMH Sewer Manhole
- T-Ped Telephone Pedestal
- Vcwr Valve Cover
- WM Water Meter
- WT Water Tank
- Wpp Wooden Power Pole



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: 01 July, 2005
I Certify that this Survey was Performed by me or under my
Supervision in Accordance with Existing Laws and Regulations.
Revised: 30 June 2008.

Scale: 1" = 50'-0"

Appendix B

Building Condition Assessments



POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

A - ADMINISTRATION BUILDING



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	3	50%						1,892	0	121,304	123,196	142,772	86.3%	Element Timber Floor Boards Severe decay of timber flooring present to outer edges of decking Structural Steel Frame Damaged perimeter edge beam to deck needs replacing Fibre Cement Cladding with Painted Finishes Evidence of decay and water damage at base of sheets and where penetrations not sealed adequately Timber Doors (Solid/No Glazing) Damaged door to computer lab Tiled Floor Finishes to toilets Some missing tiles, staining and cracked grout (say 20% of area) Overall Recommendation/Action Targeted regular maintenance and cleaning. Repair timber decking immediately (health and safety issue) and steel beam to deck. Repair decay and leaks in wall cladding immediately to extend asset life. Replace roof and refurbish external walls, windows and doors by 2023. Refurbish floor, wall and ceiling finishes and joinery fittings by 2023. Regularly maintain and replace mechanical and fire services by 2023.	
2.00	Total Frame	4	70%						15,442	0	0	15,442	154,419	10.0%		
3.00	Total Structural Walls	3	50%						0	0	40,331	40,331	40,331	100.0%		
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%		
5.00	Total Roof	3	50%						19,139	87,518	405	107,063	107,063	100.0%		
6.00	Total External Walls & Finishes	4	70%						7,580	0	30,320	37,900	37,900	100.0%		
7.00	Total Windows & Doors	3	50%						1,898	0	13,283	15,180	74,941	20.3%		
A	TOTAL STRUCTURE	3	50%						45,951	87,518	205,642	339,111	557,425	60.8%		
8.00	Total Stairs Balustrades & Handrails	2	30%						0	0	0	0	9,108	0.0%		
9.00	Total Internal Walls/Partitions	0	0%						0	0	0	0	0	0.0%		
10.00	Total Internal Doors	3	50%						0	0	13,283	13,283	13,283	100.0%		
11.00	Total Floor Finishes	4	70%						36,792	9,106	35,289	81,187	45,898	176.9%		
12.00	Total Wall Finishes	3	50%						112,966	4,030	112,966	229,962	116,996	196.6%		
13.00	Total Ceiling Finishes	4	70%						7,502	29,054	30,491	67,047	67,047	100.0%		
14.00	Total Fixed Joinery Units	3	50%						4,554	354	35,696	40,604	40,250	100.9%		
B	TOTAL INTERNAL FIT-OUT	3	50%						161,814	42,544	227,724	432,082	292,581	147.7%		
15.00	Total Sanitary Plumbing	3	50%						0	36,179	5,376	41,555	41,555	100.0%		
16.00	Total Mechanical Services	3	50%						53,446	107,652	53,446	214,544	61,795	347.2%		
17.00	Total Fire Services	2	30%						1,265	1,265	633	3,163	633	500.0%		
18.00	Total Electrical Services	3	50%						0	54,838	43,554	98,391	98,391	100.0%		
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%		
20.00	Total Special Services	2	30%						0	35,825	0	35,825	35,825	100.0%		
C	TOTAL BUILDING SERVICES	3	50%						54,711	235,758	103,009	393,478	238,200	165.2%		
	TOTAL BUILDING	3	50%						262,476	365,821	536,374	1,164,671	1,088,205	107.0%		

POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

H – HOTEL AND TOURISM BUILDING



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	3	50%						0	0	0	0	95,720	0.0%	<p>TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT</p> <p>Element</p> <p>Observed Deterioration/Recommendations</p> <p>Timber Framed Windows & Doors -External Termite damage to sills and jambs to windows to café</p> <p>Ventilation - Wall/Ceiling mounted extract One broken unit to roof and one unit in wall not intended for mounting in an external wall</p> <p>Timber and Steel Frame (Portal/Truss/Steel Column/Timber Beams, etc.) Worn paint and wear and tear to steel column</p> <p>Solid Plaster Cladding with Painted Finishes Evidence of cracks and uneven plaster finish in several locations. Gaps and openings noticed around several window openings</p> <p>Flat Metal Sheet Wall Cladding to gas store Evidence of marks, staining, holes in cladding and impact damage to sheets. Exposed steel where bent and not painted at joins</p> <p>Overall Recommendation/Action Targeted regular maintenance and cleaning. Repair termite damage to windows immediately. Replace external windows and doors by 2023. Refurbish floor finishes by 2023. Regularly maintain and replace mechanical, fire and special services by 2023</p>	
2.00	Total Frame	3	50%						0	7,827	126,569	134,396	157,446	85.4%		
3.00	Total Structural Walls	3	50%						0	0	0	0	73,487	0.0%		
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%		
5.00	Total Roof	3	50%						0	44,799	0	44,799	44,799	100.0%		
6.00	Total External Walls & Finishes	3	50%						1,277	30,161	5,262	36,701	38,456	95.4%		
7.00	Total Windows & Doors	3	50%						7,867	730	10,106	18,702	56,571	33.1%		
A	TOTAL STRUCTURE	3	50%						9,144	83,517	141,937	234,598	466,479	50.3%		
8.00	Total Stairs Balustrades & Handrails	2	30%						0	0	0	0	1,265	0.0%		
9.00	Total Internal Walls/Partitions	0	0%						0	0	0	0	0	0.0%		
10.00	Total Internal Doors	3	50%						0	0	2,277	2,277	6,831	33.3%		
11.00	Total Floor Finishes	3	50%						6,671	10,006	16,429	33,107	28,020	118.2%		
12.00	Total Wall Finishes	3	50%						0	39,989	0	39,989	42,186	94.8%		
13.00	Total Ceiling Finishes	3	50%						0	6,750	24,320	31,070	31,070	100.0%		
14.00	Total Fixed Joinery Units	3	50%						0	6,761	41,707	48,468	48,064	100.8%		
B	TOTAL INTERNAL FIT-OUT	3	50%						6,671	63,507	84,734	154,911	157,436	98.4%		
15.00	Total Sanitary Plumbing	2	30%						0	0	10,753	10,753	10,753	100.0%		
16.00	Total Mechanical Services	4	70%						71,473	20,873	67,045	159,390	68,943	231.2%		
17.00	Total Fire Services	2	30%						1,265	1,265	633	3,163	633	500.0%		
18.00	Total Electrical Services	3	50%						0	8,107	31,998	40,104	40,104	100.0%		
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%		
20.00	Total Special Services	3	50%						10,809	0	10,809	21,618	10,809	200.0%		
C	TOTAL BUILDING SERVICES	3	50%						83,546	30,244	121,237	235,027	131,241	179.1%		
	TOTAL BUILDING	3	50%						99,361	177,268	347,908	624,536	755,156	82.7%		

POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

C – I.C BUILDING



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	5	90%						86,844	0	0	86,844	86,844	100.0%	Substructure, Foundations and Structural Walls	No proper foundation has been constructed (bricks laid over an old foundation). A beam is missing, cracking in walls. Provide temporary support (health & safety issue). Demolish and replace asset.	
2.00	Total Frame	4	70%						0	161,773	12,517	174,290	174,290	100.0%			
3.00	Total Structural Walls	3	50%						0	0	0	0	63,872	0.0%			
4.00	Total Upper Floors	3	50%						0	0	12,176	12,176	12,176	100.0%			
5.00	Total Roof	4	70%						68,191	0	0	68,191	68,191	100.0%			
6.00	Total External Walls & Finishes	3	50%						0	0	23,481	23,481	23,481	100.0%	PVC Gutters and Downpipes	No gutters or downpipes present but with amount of rainfall per annum and need to control water flow should be installed	
7.00	Total Windows & Doors	3	50%						4,054	0	18,488	22,542	40,024	56.3%			
A	TOTAL STRUCTURE	4	70%						159,089	161,773	66,662	387,524	468,879	82.6%	Overall Recommendation/Action	Due to sub-standard foundations and evidence of structural cracking recommend building is demolished and replaced by 2018. In the interim carry out minimal maintenance (address any health and safety issues e.g. missing beam) only. Run asset down and demolish	
8.00	Total Stairs Balustrades & Handrails	2	30%						0	0	0	0	10,753	0.0%			
9.00	Total Internal Walls/Partitions	0	0%						0	0	0	0	0	0.0%			
10.00	Total Internal Doors	3	50%						0	0	11,195	11,195	11,195	100.0%			
11.00	Total Floor Finishes	4	70%						29,883	0	29,883	59,766	33,779	176.9%			
12.00	Total Wall Finishes	3	50%						0	15,475	26,807	42,281	42,281	100.0%			
13.00	Total Ceiling Finishes	3	50%						0	0	34,099	34,099	40,585	84.0%			
14.00	Total Fixed Joinery Units	3	50%						380	202	7,097	7,679	7,476	102.7%			
B	TOTAL INTERNAL FIT-OUT	3	50%						30,262	15,677	109,081	155,020	146,069	106.1%			
15.00	Total Sanitary Plumbing	4	70%						3,163	0	0	3,163	3,163	100.0%			
16.00	Total Mechanical Services	3	50%						17,078	30,360	17,078	64,515	17,078	377.8%			
17.00	Total Fire Services	2	30%						1,265	1,265	633	3,163	633	500.0%			
18.00	Total Electrical Services	3	50%						0	32,079	33,284	65,363	65,363	100.0%			
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%			
20.00	Total Special Services	2	30%						0	14,941	0	14,941	14,941	100.0%			
C	TOTAL BUILDING SERVICES	3	50%						21,505	78,645	50,994	151,144	101,177	149.4%			
	TOTAL BUILDING	4	70%						210,857	256,096	226,736	693,688	716,125	96.9%			

POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

D - CLASSROOM BUILDING A



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	210,729	0.0%	<p>TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT</p> <p>Element</p> <p>Profiled Metal Sheet Roof Cladding (Pre-Finished) Evidence of leaks, corrosion, flaking of protective paint and holes in sheets evident on walkway. Evidence of sag in one location</p> <p>Vinyl Floor Finishes Staining, lifting, marks, impact damage, tear and missing vinyl parts</p> <p>Tiled Floor Finishes Impact damage, loose grout, marks and lifting tiles</p> <p>WC Out of order toilet to male WC</p> <p>Solid Plaster Wall Lining with Painted Finishes Evidence of cracking especially along top of walls and around window and door openings evident. Impact damage, water damage and marks also evident</p> <p>Overall Recommendation/Action Targeted regular maintenance and cleaning. Repair roof, wall and window leaks and male WC immediately. Replace roof by 2023. Refurbish floor and wall finishes by 2023. Regularly maintain and replace sanitary plumbing, mechanical and special services by 2023</p>	
2.00	Total Frame	3	50%						0	0	284,329	284,329	309,623	91.8%		
3.00	Total Structural Walls	3	50%						0	0	7,617	7,617	180,162	4.2%		
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%		
5.00	Total Roof	5	90%						94,776	0	0	94,776	94,776	100.0%		
6.00	Total External Walls & Finishes	4	70%						0	48,245	1,166	49,411	49,411	100.0%		
7.00	Total Windows & Doors	3	50%						0	10,662	26,565	37,227	83,344	44.7%		
A	TOTAL STRUCTURE	3	50%						94,776	58,907	319,677	473,361	928,046	51.0%		
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%		
10.00	Total Internal Doors	3	50%						0	0	4,554	4,554	4,554	100.0%		
11.00	Total Floor Finishes	4	70%						63,633	0	57,866	121,499	63,843	190.3%		
12.00	Total Wall Finishes	3	50%						71,583	0	273	71,856	78,544	91.5%		
13.00	Total Ceiling Finishes	3	50%						0	28,083	44,702	72,784	72,784	100.0%		
14.00	Total Fixed Joinery Units	3	50%						0	7,438	10,348	17,786	17,179	103.5%		
B	TOTAL INTERNAL FIT-OUT	3	50%						135,216	35,521	117,743	288,479	236,903	121.8%		
15.00	Total Sanitary Plumbing	3	50%						3,163	26,692	0	29,854	29,854	100.0%		
16.00	Total Mechanical Services	3	50%						45,540	67,867	36,685	150,092	45,730	328.2%		
17.00	Total Fire Services	0	0%						0	0	0	0	0	0.0%		
18.00	Total Electrical Services	3	50%						0	79,814	32,416	112,230	112,230	100.0%		
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%		
20.00	Total Special Services	4	70%						30,518	0	30,518	61,037	30,518	200.0%		
C	TOTAL BUILDING SERVICES	3	50%						79,221	174,373	99,619	353,213	218,332	161.8%		
	TOTAL BUILDING	3	50%						309,213	268,801	537,039	1,115,053	1,383,281	80.6%		

POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

J - CLASSROOM BUILDING B



ID Code	Element	Condition Grading		Condition Gauge					Asset Renewal Cost					Full Replace		Observed Deterioration/Recommendations													
		Condition Grade	% Deterioration	0-20 %	20-40 %	40-60 %	60-80 %	80-100 %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace															
1.00	Total Sub-Structure	2	30%						0	0	0	0	68,126	0.0%	<p>TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT</p> <table border="1"> <thead> <tr> <th>Element</th> <th>Observed Deterioration/Recommendations</th> </tr> </thead> <tbody> <tr> <td>Structural Steel Frame (Portal/Truss/Columns/Beams, etc.)</td> <td>Part damaged by previously fallen tree (say 5% of roof area)</td> </tr> <tr> <td>Profiled Metal Sheet Roof Cladding (Pre-Finished)</td> <td>Evidence of damaged section of roofing</td> </tr> <tr> <td>Window Glazing Treatments</td> <td>To some windows only. Is peeling with sections missing and bubbles in film present</td> </tr> <tr> <td>Plywood ceiling lining with painted finish</td> <td>Some evidence of previous leaks to the building before roof cladding replaced</td> </tr> <tr> <td>Vinyl Floor Finishes</td> <td>Broken and missing tiles around columns and at door entrances</td> </tr> <tr> <td>Overall Recommendation/Action</td> <td>Targeted regular maintenance and cleaning. Localised roof and frame repairs due to tree damage required... Refurbish floor and ceiling finishes by 2023. Regularly maintain and replace mechanical services by 2023</td> </tr> </tbody> </table>	Element	Observed Deterioration/Recommendations	Structural Steel Frame (Portal/Truss/Columns/Beams, etc.)	Part damaged by previously fallen tree (say 5% of roof area)	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Evidence of damaged section of roofing	Window Glazing Treatments	To some windows only. Is peeling with sections missing and bubbles in film present	Plywood ceiling lining with painted finish	Some evidence of previous leaks to the building before roof cladding replaced	Vinyl Floor Finishes	Broken and missing tiles around columns and at door entrances	Overall Recommendation/Action	Targeted regular maintenance and cleaning. Localised roof and frame repairs due to tree damage required... Refurbish floor and ceiling finishes by 2023. Regularly maintain and replace mechanical services by 2023
Element	Observed Deterioration/Recommendations																												
Structural Steel Frame (Portal/Truss/Columns/Beams, etc.)	Part damaged by previously fallen tree (say 5% of roof area)																												
Profiled Metal Sheet Roof Cladding (Pre-Finished)	Evidence of damaged section of roofing																												
Window Glazing Treatments	To some windows only. Is peeling with sections missing and bubbles in film present																												
Plywood ceiling lining with painted finish	Some evidence of previous leaks to the building before roof cladding replaced																												
Vinyl Floor Finishes	Broken and missing tiles around columns and at door entrances																												
Overall Recommendation/Action	Targeted regular maintenance and cleaning. Localised roof and frame repairs due to tree damage required... Refurbish floor and ceiling finishes by 2023. Regularly maintain and replace mechanical services by 2023																												
2.00	Total Frame	4	70%						4,800	0	17,280	22,080	98,881	22.3%															
3.00	Total Structural Walls	3	50%						0	0	0	0	50,989	0.0%															
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%															
5.00	Total Roof	4	70%						1,920	36,480	0	38,400	38,400	100.0%															
6.00	Total External Walls & Finishes	2	30%						0	0	0	0	29,318	0.0%															
7.00	Total Windows & Doors	3	50%						657	657	0	1,315	36,697	3.6%															
A	TOTAL STRUCTURE	4	70%						7,377	37,138	17,280	61,795	322,410	19.2%															
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%															
10.00	Total Internal Doors	0	0%						0	0	0	0	0	0.0%															
11.00	Total Floor Finishes	3	50%						19,441	0	19,441	38,882	21,941	177.2%															
12.00	Total Wall Finishes	3	50%						0	22,609	0	22,609	22,609	100.0%															
13.00	Total Ceiling Finishes	4	70%						4,544	0	18,177	22,721	22,721	100.0%															
14.00	Total Fixed Joinery Units	3	50%						0	5,693	6,325	12,018	12,018	100.0%															
B	TOTAL INTERNAL FIT-OUT	3	50%						23,985	28,301	43,943	96,229	79,288	121.4%															
15.00	Total Sanitary Plumbing	3	50%						0	12,650	0	12,650	12,650	100.0%															
16.00	Total Mechanical Services	3	50%						22,138	37,254	17,710	77,102	23,972	321.6%															
17.00	Total Fire Services	0	0%						0	0	0	0	0	0.0%															
18.00	Total Electrical Services	3	50%						0	17,078	27,131	44,208	44,208	100.0%															
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	3	50%						22,138	66,982	44,841	133,960	80,830	165.7%															
	TOTAL BUILDING	3	50%						53,500	132,420	106,064	291,984	482,528	60.5%															

POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

B – BOOKSTORE



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	4	70%						0	0	44,019	44,019	67,778	64.9%	Reinforced Concrete Brick/Block Masonry Walls and Reinforced Concrete Frame	
2.00	Total Frame	4	70%						0	0	49,849	49,849	66,977	74.4%		
3.00	Total Structural Walls	5	90%						25,206	0	0	25,206	25,206	100.0%	Evidence of settlement and structural cracking	
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%		
5.00	Total Roof	4	70%						18,421	0	0	18,421	18,421	100.0%	Timber Doors (Solid/No Glazing)	
6.00	Total External Walls & Finishes	4	70%						1,068	11,845	6,902	19,816	19,816	100.0%		
7.00	Total Windows & Doors	4	70%						1,898	243	5,161	7,302	7,059	103.4%	Evidence of staining and impact damage	
A	TOTAL STRUCTURE	4	70%						46,592	12,088	105,931	164,612	205,256	80.2%		
8.00	Total Stairs Balustrades & Handrails	3	50%						0	0	14,946	14,946	14,946	100.0%	Evidence of lifted tiles, marks, and heavy wear and tear of floor. Also noted that floor does not appear to be level	
9.00	Total Internal Walls/Partitions	0	0%						0	0	0	0	0	0.0%		
10.00	Total Internal Doors	3	50%						0	0	1,518	1,518	1,518	100.0%	Evidence of termite attack and decay	
11.00	Total Floor Finishes	4	70%						3,583	0	7,079	10,662	7,079	150.6%		
12.00	Total Wall Finishes	5	90%						10,094	0	0	10,094	10,094	100.0%	Evidence of structural and plaster cracks in several locations and extensive	
13.00	Total Ceiling Finishes	5	90%						4,666	0	0	4,666	4,666	100.0%		
14.00	Total Fixed Joinery Units	3	50%						202	0	582	784	582	134.8%	Evidence of termite attack and decay	
B	TOTAL INTERNAL FIT-OUT	4	70%						18,545	0	24,124	42,670	38,885	109.7%		
15.00	Total Sanitary Plumbing	0	0%						0	0	0	0	0	0.0%	Targeted regular maintenance and cleaning. Localised structural wall and frame repairs required. Replace roof by 2023. Refurbish external walls, windows and doors, floor, wall and ceiling finishes by 2023. Regularly maintain and replace mechanical services by 2023	
16.00	Total Mechanical Services	3	50%						13,283	14,674	8,855	36,812	10,247	359.3%		
17.00	Total Fire Services	0	0%						0	0	0	0	0	0.0%		
18.00	Total Electrical Services	3	50%						0	4,506	11,595	16,101	16,101	100.0%		
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%		
20.00	Total Special Services	2	30%						0	1,791	0	1,791	1,791	100.0%		
C	TOTAL BUILDING SERVICES	3	50%						13,283	20,972	20,450	54,704	28,139	194.4%		
	TOTAL BUILDING	4	70%						78,420	33,060	150,506	261,986	272,280	96.2%		

TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT

Element	Observed Deterioration/Recommendations
Reinforced Concrete Brick/Block Masonry Walls and Reinforced Concrete Frame	Evidence of settlement and structural cracking
Timber Doors (Solid/No Glazing)	Timber entrance door does not seal close, evidence of staining and impact damage
Vinyl Floor Finishes	Evidence of lifted tiles, marks, and heavy wear and tear of floor. Also noted that floor does not appear to be level
Solid Plaster Wall Lining with Painted Finishes	Evidence of structural and plaster cracks in several locations and extensive
Plywood ceiling Lining with painted Finish	Evidence of termite attack and decay
Overall Recommendation/Action	Targeted regular maintenance and cleaning. Localised structural wall and frame repairs required. Replace roof by 2023. Refurbish external walls, windows and doors, floor, wall and ceiling finishes by 2023. Regularly maintain and replace mechanical services by 2023

POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

P - SECURITY SHED



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	5	90%						5,313	1,423	0	6,736	6,736	100.0%		
2.00	Total Frame	2	30%						0	0	0	0	5,728	0.0%		
3.00	Total Structural Walls	2	30%						0	0	0	0	4,554	0.0%		
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%		
5.00	Total Roof	4	70%						1,909	0	0	1,909	1,909	100.0%		
6.00	Total External Walls & Finishes	5	90%						1,451	0	0	1,451	1,451	100.0%		
7.00	Total Windows & Doors	5	90%						4,160	2,229	0	6,389	6,057	105.5%		
A	TOTAL STRUCTURE	4	70%						12,833	3,652	0	16,485	26,435	62.4%		
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%		
10.00	Total Internal Doors	0	0%						0	0	0	0	0	0.0%		
11.00	Total Floor Finishes	4	70%						633	0	633	1,265	2,135	59.3%		
12.00	Total Wall Finishes	5	90%						2,091	0	0	2,091	2,091	100.0%		
13.00	Total Ceiling Finishes	5	90%						672	0	0	672	672	100.0%		
14.00	Total Fixed Joinery Units	0	0%						0	0	0	0	0	0.0%		
B	TOTAL INTERNAL FIT-OUT	5	90%						3,395	0	633	4,028	4,898	82.2%		
15.00	Total Sanitary Plumbing	0	0%						0	0	0	0	0	0.0%		
16.00	Total Mechanical Services	0	0%						0	0	0	0	0	0.0%		
17.00	Total Fire Services	0	0%						0	0	0	0	0	0.0%		
18.00	Total Electrical Services	2	30%						0	0	5,297	5,297	5,297	100.0%		
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%		
20.00	Total Special Services	2	30%						0	316	0	316	316	100.0%		
C	TOTAL BUILDING SERVICES	2	30%						0	316	5,297	5,613	5,613	100.0%		
	TOTAL BUILDING	4	70%						16,228	3,969	5,930	26,126	36,946	70.7%		
															Overall Recommendation/Action	Targeted regular maintenance and cleaning. Tie building to adequate foundations prior to next typhoon season. Repair water damage/decaying plywood linings immediately. Replace roof by 2023. Refurbish external walls, windows and doors, floor, wall and ceiling finishes by 2023.

POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

I - IT SHOP



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	4	70%						0	0	7,407	7,407	17,631	42.0%	<p>TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT</p> <p>Element</p> <p>Profiled Metal Sheet Roof Cladding (Pre-Finished)</p> <p>Timber Doors (Solid/No Glazing)</p> <p>Plywood flooring</p> <p>Reinforced Concrete Slab on Grade</p> <p>Plywood wall lining to infill wall</p> <p>Overall Recommendation/Action</p> <p>Targeted regular maintenance and cleaning. Localised repairs and rust treatment to roof required immediately. Repair decay to plywood storeroom floor. Replace roof, external wall linings, windows and doors by 2023. Refurbish floor finishes by 2023. Regularly maintain and replace mechanical services by 2023</p>	
2.00	Total Frame	3	50%						0	0	1,549	1,549	29,648	5.2%		
3.00	Total Structural Walls	2	30%						0	0	0	0	16,180	0.0%		
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%		
5.00	Total Roof	5	90%						9,183	0	0	9,183	9,183	100.0%		
6.00	Total External Walls & Finishes	4	70%						2,516	671	0	3,187	3,187	100.0%		
7.00	Total Windows & Doors	3	50%						1,898	0	5,332	7,229	7,482	96.6%		
A	TOTAL STRUCTURE	4	70%						13,597	671	14,288	28,556	83,312	34.3%		
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	6,121	0.0%		
10.00	Total Internal Doors	0	0%						0	0	0	0	0	0.0%		
11.00	Total Floor Finishes	4	70%						5,042	0	3,778	8,819	9,778	90.2%		
12.00	Total Wall Finishes	2	30%						0	0	1,275	1,275	10,800	11.8%		
13.00	Total Ceiling Finishes	3	50%						0	0	4,014	4,014	4,014	100.0%		
14.00	Total Fixed Joinery Units	2	30%						0	0	0	0	0	0.0%		
B	TOTAL INTERNAL FIT-OUT	3	50%						5,042	0	9,067	14,108	30,712	45.9%		
15.00	Total Sanitary Plumbing	0	0%						0	0	0	0	0	0.0%		
16.00	Total Mechanical Services	2	30%						3,795	3,795	3,795	11,385	3,795	300.0%		
17.00	Total Fire Services	0	0%						0	0	0	0	0	0.0%		
18.00	Total Electrical Services	2	30%						0	0	15,323	15,323	15,323	100.0%		
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%		
20.00	Total Special Services	2	30%						0	1,889	0	1,889	1,889	100.0%		
C	TOTAL BUILDING SERVICES	2	30%						3,795	5,684	19,118	28,597	21,007	136.1%		
	TOTAL BUILDING	3	50%						22,434	6,355	42,472	71,261	135,031	52.8%		

POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

K – Upward Bound & TSP



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	0	0%						0	0	0	0	0	0.0%		
2.00	Total Frame	5	90%						652,731	0	0	652,731	652,731	100.0%	Evidence of spalling concrete, cracking, corrosion, etc. H&S risk of structural failure (1 column collapsed)	Review by Structural Engineer, Repair or Replace
3.00	Total Structural Walls	5	90%						719,081	0	0	719,081	719,081	100.0%	Reinforced Concrete Brick/Block Masonry Walls	Review by Structural Engineer, Repair or Replace
4.00	Total Upper Floors	5	90%						364,487	0	0	364,487	364,487	100.0%	Pre-cast/Insitu Reinforced Concrete Upper Floor	Evidence of spalling concrete, cracking, corrosion, poor workmanship, etc.
5.00	Total Roof	5	90%						178,133	0	57,352	235,485	178,133	132.2%	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Evidence of leaks internally, flaking of protective coating, corrosion, poor workmanship, etc.
6.00	Total External Walls & Finishes	0	0%						0	0	0	0	0	0.0%	Membrane Roof Cladding	Evidence of leaks internally, tearing of membrane or detachment, poor workmanship, ponding etc.
7.00	Total Windows & Doors	4	70%						0	286,038	0	286,038	286,038	100.0%		
A	TOTAL STRUCTURE	5	90%						1,914,433	286,038	57,352	2,257,823	2,200,471	102.6%		
8.00	Total Stairs Balustrades & Handrails	4	70%						0	20,000	30,000	50,000	50,000	100.0%		
9.00	Total Internal Walls/Partitions	0	0%						0	0	0	0	0	0.0%		
10.00	Total Internal Doors	4	70%						0	30,360	0	30,360	30,360	100.0%		
11.00	Total Floor Finishes	5	90%						145,795	0	93,309	239,104	145,795	164.0%		
12.00	Total Wall Finishes	5	90%						328,379	0	0	328,379	328,379	100.0%		
13.00	Total Ceiling Finishes	5	90%						123,926	0	0	123,926	123,926	100.0%		
14.00	Total Fixed Joinery Units	4	70%						26,059	0	0	26,059	26,059	100.0%		
B	TOTAL INTERNAL FIT-OUT	5	90%						624,159	50,360	123,309	797,828	704,519	113.2%		
15.00	Total Sanitary Plumbing	4	70%						35,673	0	0	35,673	35,673	100.0%		
16.00	Total Mechanical Services	4	70%						88,550	44,275	44,275	177,100	44,275	400.0%		
17.00	Total Fire Services	4	70%						10,935	0	10,935	21,869	10,935	200.0%		
18.00	Total Electrical Services	4	70%						0	245,161	0	245,161	245,161	100.0%		
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%		
20.00	Total Special Services	3	50%						11,664	0	11,664	23,327	11,664	200.0%		
C	TOTAL BUILDING SERVICES	4	70%						146,821	289,436	66,873	503,131	347,708	144.7%		
	TOTAL BUILDING	5	90%						2,685,413	625,835	247,534	3,558,782	3,252,698	109.4%		Asset appears to be structurally unsound and needs immediate review by a structural engineer (collapsed column and spalled concrete) as it is a health and safety risk. \$2.68M estimated renewal cost (75% of replacement cost) over the next 10 years – consider demolition and replacement

POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

O - PSBDC BUILDING



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	192,160	0.0%
2.00	Total Frame	3	50%						0	0	0	0	642,984	0.0%
3.00	Total Structural Walls	3	50%						0	0	0	0	231,596	0.0%
4.00	Total Upper Floors	3	50%						0	0	0	0	438,864	0.0%
5.00	Total Roof	3	50%						0	26,205	129,627	155,832	155,832	100.0%
6.00	Total External Walls & Finishes	2	30%						0	0	0	0	131,551	0.0%
7.00	Total Windows & Doors	2	30%						0	15,001	15,001	30,002	220,819	13.6%
A	TOTAL STRUCTURE	3	50%						0	41,207	144,628	185,834	2,013,806	9.2%
8.00	Total Stairs Balustrades & Handrails	2	30%						0	0	0	0	76,823	0.0%
9.00	Total Internal Walls/Partitions	2	30%						0	0	0	0	46,851	0.0%
10.00	Total Internal Doors	2	30%						0	0	0	0	43,263	0.0%
11.00	Total Floor Finishes	3	50%						0	75,977	176,193	252,170	259,136	97.3%
12.00	Total Wall Finishes	3	50%						0	233,362	4,950	238,313	238,313	100.0%
13.00	Total Ceiling Finishes	3	50%						0	31,389	108,489	139,879	139,879	100.0%
14.00	Total Fixed Joinery Units	3	50%						0	9,892	135,392	145,285	144,880	100.3%
B	TOTAL INTERNAL FIT-OUT	3	50%						0	350,621	425,025	775,646	949,144	81.7%
15.00	Total Sanitary Plumbing	2	30%						0	0	88,297	88,297	88,297	100.0%
16.00	Total Mechanical Services	2	30%						93,610	220,996	93,610	408,216	127,386	320.5%
17.00	Total Fire Services	2	30%						0	78,720	1,265	79,985	79,985	100.0%
18.00	Total Electrical Services	3	50%						0	125,774	206,990	332,764	332,764	100.0%
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%
20.00	Total Special Services	3	50%						21,463	48,510	21,463	91,436	69,973	130.7%
C	TOTAL BUILDING SERVICES	3	50%						115,073	474,000	411,625	1,000,698	698,405	143.3%
	TOTAL BUILDING	3	50%						115,073	865,827	981,278	1,962,178	3,661,355	53.6%

TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT

Element	Observed Deterioration/Recommendations
General Power Outlet	Evidence of missing face plates, exposed wiring outlets and empty outlet boxes
Structural Steel Frame	Evidence of rust to fixings, otherwise ok
Reinforced Concrete Brick/Block Masonry Walls	Evidence of cracking noticed in quite a few locations particularly around openings. Uncovered holes noticed near external AC unit and downpipe
Cantilevered floor slabs to upper ground entrance and stairwell access	Some evidence of divets and chipped marks to entrance floor slab
Overall Recommendation/Action	Targeted regular maintenance and cleaning. Localised repairs steel frame and masonry walls. Localised electrical maintenance required. Regularly maintain and replace mechanical and special services by 2023

POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

E - ELECTRICAL BUILDING



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	3	50%						0	0	12,841	12,841	67,090	19.1%
2.00	Total Frame	3	50%						0	0	0	0	73,551	0.0%
3.00	Total Structural Walls	3	50%						0	0	0	0	77,463	0.0%
4.00	Total Upper Floors	2	30%						0	0	0	0	9,213	0.0%
5.00	Total Roof	4	70%						29,421	0	0	29,421	29,421	100.0%
6.00	Total External Walls & Finishes	3	50%						0	0	38,786	38,786	40,236	96.4%
7.00	Total Windows & Doors	3	50%						615	1,898	21,311	23,823	24,529	97.1%
A	TOTAL STRUCTURE	3	50%						30,036	1,898	72,938	104,871	321,503	32.6%
8.00	Total Stairs Balustrades & Handrails	2	30%						0	0	0	0	12,725	0.0%
9.00	Total Internal Walls/Partitions	2	30%						0	0	0	0	4,938	0.0%
10.00	Total Internal Doors	2	30%						0	0	0	0	6,072	0.0%
11.00	Total Floor Finishes	3	50%						5,564	0	5,564	11,127	16,891	65.9%
12.00	Total Wall Finishes	3	50%						4,862	0	27,914	32,775	32,775	100.0%
13.00	Total Ceiling Finishes	3	50%						0	0	15,526	15,526	19,846	78.2%
14.00	Total Fixed Joinery Units	2	30%						0	0	10,164	10,164	10,164	100.0%
B	TOTAL INTERNAL FIT-OUT	3	50%						10,425	0	59,167	69,593	103,412	67.3%
15.00	Total Sanitary Plumbing	3	50%						0	6,325	9,804	16,129	16,129	100.0%
16.00	Total Mechanical Services	5	90%						17,710	8,855	17,710	44,275	8,855	500.0%
17.00	Total Fire Services	2	30%						633	633	316	1,581	316	500.0%
18.00	Total Electrical Services	3	50%						949	22,256	10,753	33,957	33,957	100.0%
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%
20.00	Total Special Services	2	30%						0	8,597	0	8,597	8,597	100.0%
C	TOTAL BUILDING SERVICES	3	50%						19,291	46,666	38,583	104,540	67,855	154.1%
	TOTAL BUILDING	3	50%						59,752	48,563	170,687	279,003	492,770	56.6%

TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT

Element	Observed Deterioration/Recommendations
Vinyl Floor Finishes	Chipped and damaged to entry to upper floor office
Solid Plaster Wall Lining with Painted Finishes	Evidence of marks and damage to plaster in toilet area
Air-Conditioning - DX/Split System	Rusty exterior units and the upper floor internal unit inspected "spat" water
Lighting (Internal) - Incandescent	Faulty bulb to toilet and others do not turn on
Reinforced Concrete Block Foundation Walls	Spalled concrete and bow in wall below large double door to workshop.
Overall Recommendation/Action	Targeted regular maintenance and cleaning. Localised repairs to foundation walls, solid plaster walls and vinyl flooring required. Localised electrical maintenance required. Regularly maintain and replace mechanical, fire and electrical services by 2023

POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

R - MAINTENANCE BUILDING



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	17,415	17,415	45,941	37.9%	<p>TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT</p> <p>Element</p> <p>Profiled Metal Sheet Roof Cladding (Pre-Finished)</p> <p>Plywood wall linings with Painted Finishes</p> <p>Paint finish to metal cladding</p> <p>Vinyl Floor Finishes</p> <p>Prefinished timber veneer panelling</p> <p>Overall Recommendation/Action</p>	<p>Galvanized steel iron -Evidence of rust and deterioration in several locations</p> <p>To trusses. Only partially clad at rear of building. Cladding present is water damaged and delaminating</p> <p>Evidence of rust, marks, and staining</p> <p>Staining, marks and wear and tear. No threshold strip at doorway</p> <p>Evidence of holes in wall and impact damage</p> <p>Targeted regular maintenance and cleaning. Localised repairs to metal roof and wall cladding and plywood cladding required immediately. Replace roof, external walls, windows and doors by 2023. Refurbish floor and wall finishes by 2023. Regularly maintain and replace mechanical, electrical and special services by 2023</p>
2.00	Total Frame	4	70%						0	28,039	24,006	52,045	52,045	100.0%		
3.00	Total Structural Walls	3	50%						0	0	0	0	3,585	0.0%		
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%		
5.00	Total Roof	3	50%						2,804	0	15,889	18,693	18,693	100.0%		
6.00	Total External Walls & Finishes	4	70%						5,657	671	2,761	9,089	14,613	62.2%		
7.00	Total Windows & Doors	3	50%						171	0	12,558	12,729	16,037	79.4%		
A	TOTAL STRUCTURE	3	50%						8,632	28,710	72,628	109,970	150,913	72.9%		
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	5,935	0.0%		
10.00	Total Internal Doors	3	50%						0	0	3,036	3,036	3,036	100.0%		
11.00	Total Floor Finishes	4	70%						2,017	0	2,017	4,035	5,083	79.4%		
12.00	Total Wall Finishes	4	70%						4,064	0	7,881	11,945	11,945	100.0%		
13.00	Total Ceiling Finishes	4	70%						0	8,491	0	8,491	8,491	100.0%		
14.00	Total Fixed Joinery Units	2	30%						0	152	2,998	3,150	2,998	105.1%		
B	TOTAL INTERNAL FIT-OUT	3	50%						6,081	8,643	15,933	30,657	37,489	81.8%		
15.00	Total Sanitary Plumbing	2	30%						0	0	1,581	1,581	1,581	100.0%		
16.00	Total Mechanical Services	2	30%						3,795	3,795	3,795	11,385	3,795	300.0%		
17.00	Total Fire Services	0	0%						0	0	0	0	0	0.0%		
18.00	Total Electrical Services	3	50%						633	4,111	18,865	23,608	23,608	100.0%		
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%		
20.00	Total Special Services	3	50%						5,358	2,530	5,358	13,247	7,888	167.9%		
C	TOTAL BUILDING SERVICES	3	50%						9,786	10,436	29,599	49,821	36,873	135.1%		
	TOTAL BUILDING	3	50%						24,499	47,789	118,160	190,448	225,275	84.5%		

POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

G – GYMNASIUM



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	3	50%						0	0	0	0	228,389	0.0%
2.00	Total Frame	2	30%						0	0	0	0	428,601	0.0%
3.00	Total Structural Walls	2	30%						0	0	0	0	267,682	0.0%
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%
5.00	Total Roof	2	30%						0	0	181,571	181,571	181,571	100.0%
6.00	Total External Walls & Finishes	2	30%						0	0	182,192	182,192	213,108	85.5%
7.00	Total Windows & Doors	3	50%						152	0	152	304	25,389	1.2%
A	TOTAL STRUCTURE	3	50%						152	0	363,915	364,067	1,344,709	27.1%
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	77,069	0.0%
10.00	Total Internal Doors	3	50%						0	0	4,554	4,554	10,626	42.9%
11.00	Total Floor Finishes	3	50%						3,530	4,678	3,530	11,737	123,543	9.5%
12.00	Total Wall Finishes	2	30%						0	0	125,560	125,560	159,373	78.8%
13.00	Total Ceiling Finishes	3	50%						0	145,006	0	145,006	148,123	97.9%
14.00	Total Fixed Joinery Units	3	50%						0	5,475	0	5,475	5,475	100.0%
B	TOTAL INTERNAL FIT-OUT	3	50%						3,530	155,158	133,644	292,332	524,209	55.8%
15.00	Total Sanitary Plumbing	3	50%						6,325	0	31,752	38,077	38,077	100.0%
16.00	Total Mechanical Services	2	30%						1,898	1,898	1,898	5,693	1,898	300.0%
17.00	Total Fire Services	0	0%						0	0	0	0	0	0.0%
18.00	Total Electrical Services	3	50%						0	34,649	85,729	120,378	120,378	100.0%
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%
20.00	Total Special Services	2	30%						0	46,198	0	46,198	46,198	100.0%
C	TOTAL BUILDING SERVICES	3	50%						8,223	82,744	119,378	210,345	206,550	101.8%
	TOTAL BUILDING	3	50%						11,904	237,903	616,937	866,744	2,075,468	41.8%

TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT

Element	Observed Deterioration/Recommendations
Plywood ceiling Lining with painted Finish - Female WC	Evidence of water staining and marks evident to Female WC
Bathroom floor waste	One blocked up without a grille, the other appears ok
Reinforced Concrete Block Foundation Walls	Evidence of spalling and cracking noticed to outside edge adjacent access road
Plastic Mesh screen over windows	Evidence of damage
Timber Door - Double	Evidence of impact damage, jamming of doors and wear and tear
Overall Recommendation/Action	Targeted regular maintenance and cleaning. Localised repairs spalled concrete foundation walls and bathroom waste. Review leaks in female WC... Refurbish floor finishes by 2023. Regularly maintain and replace sanitary plumbing and mechanical services by 2023

POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

L - STUDENT SERVICES CENTER



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			
1.00	Total Sub-Structure	2	30%						0	0	0	0	116,573	0.0%	Fibre Cement Cladding with Painted Finishes	Evidence of flaking paint where deterioration of panel where window mounted AC removed	
2.00	Total Frame	2	30%						0	0	0	0	264,986	0.0%			
3.00	Total Structural Walls	3	50%						0	0	0	0	200,549	0.0%			
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%			
5.00	Total Roof	3	50%						0	86,039	12,167	98,206	98,206	100.0%	Fibre Cement Ceiling Lining with Painted Finishes	Evidence of leaks in the Multipurpose room	
6.00	Total External Walls & Finishes	3	50%						0	0	62,579	62,579	62,579	100.0%			
7.00	Total Windows & Doors	2	30%						266	1,958	1,958	4,181	40,826	10.2%	Lighting (Internal) - Incandescent	Round spot light fitting to recreation area, only 2 bulbs operating	
A	TOTAL STRUCTURE	3	50%						266	87,996	76,703	164,965	783,719	21.0%			
8.00	Total Stairs Balustrades & Handrails	0	0%						0	0	0	0	0	0.0%	Timber Door - Single	Evidence of termite attack to door frames. Impact damage and marks to doors	
9.00	Total Internal Walls/Partitions	2	30%						0	0	0	0	1,027	0.0%			
10.00	Total Internal Doors	3	50%						0	4,554	1,771	6,325	18,722	33.8%	Vinyl Floor Finishes	Water stains, marks and wear and tear	
11.00	Total Floor Finishes	3	50%						8,337	33,349	14,837	56,523	48,186	117.3%			
12.00	Total Wall Finishes	3	50%						99,335	0	3,825	103,160	103,160	100.0%	Overall Recommendation/Action	Targeted regular maintenance and cleaning. Repair leaks to Multipurpose room and treat/repair termite damage to doors... Refurbish floor, wall and ceiling finishes by 2023. Regularly maintain and replace mechanical, fire and electrical services by 2023	
13.00	Total Ceiling Finishes	4	70%						52,584	0	10,412	62,996	62,996	100.0%			
14.00	Total Fixed Joinery Units	3	50%						0	3,090	26,359	29,449	29,348	100.3%			
B	TOTAL INTERNAL FIT-OUT	3	50%						160,256	40,992	57,205	258,453	263,439	98.1%			
15.00	Total Sanitary Plumbing	2	30%						0	0	25,680	25,680	25,680	100.0%			
16.00	Total Mechanical Services	2	30%						39,848	79,695	39,848	159,390	39,848	400.0%			
17.00	Total Fire Services	2	30%						633	633	316	1,581	316	500.0%			
18.00	Total Electrical Services	3	50%						2,846	0	88,941	91,788	91,788	100.0%			
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%			
20.00	Total Special Services	2	30%						0	24,266	0	24,266	24,266	100.0%			
C	TOTAL BUILDING SERVICES	3	50%						43,326	104,593	154,785	302,704	181,897	166.4%			
	TOTAL BUILDING	3	50%						203,848	233,582	288,693	726,123	1,229,054	59.1%			

POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

M - MECHANIC SHOP & REFRIGERATION SHOP (S)



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	2	30%						0	0	0	0	72,109	0.0%		
2.00	Total Frame	3	50%						0	0	0	0	104,693	0.0%		
3.00	Total Structural Walls	3	50%						7,313	0	0	7,313	68,920	10.6%		
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%		
5.00	Total Roof	3	50%						0	41,928	0	41,928	41,928	100.0%		
6.00	Total External Walls & Finishes	3	50%						38,318	0	9,597	47,916	66,696	71.8%		
7.00	Total Windows & Doors	5	90%						29,395	6,831	0	36,226	38,098	95.1%		
A	TOTAL STRUCTURE	4	70%						75,027	48,759	9,597	133,383	392,444	34.0%		
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%		
10.00	Total Internal Doors	4	70%						1,645	0	0	1,645	7,717	21.3%		
11.00	Total Floor Finishes	5	90%						1,018	0	743	1,761	5,012	35.1%		
12.00	Total Wall Finishes	3	50%						5,385	1,366	4,401	11,152	19,945	55.9%		
13.00	Total Ceiling Finishes	3	50%						0	0	22,174	22,174	22,174	100.0%		
14.00	Total Fixed Joinery Units	3	50%						0	3,163	10,449	13,611	13,611	100.0%		
B	TOTAL INTERNAL FIT-OUT	3	50%						8,048	4,529	37,767	50,344	68,459	73.5%		
15.00	Total Sanitary Plumbing	3	50%						6,325	0	12,018	18,343	18,343	100.0%		
16.00	Total Mechanical Services	3	50%						43,643	45,540	49,968	139,150	49,968	278.5%		
17.00	Total Fire Services	2	30%						2,530	2,530	1,265	6,325	1,265	500.0%		
18.00	Total Electrical Services	3	50%						0	40,796	10,281	51,077	51,077	100.0%		
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%		
20.00	Total Special Services	2	30%						0	12,757	0	12,757	12,757	100.0%		
C	TOTAL BUILDING SERVICES	3	50%						52,498	101,624	73,531	227,652	133,410	170.6%		
	TOTAL BUILDING	3	50%						135,572	154,911	120,895	411,379	594,313	69.2%		

TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT

Element	Observed Deterioration/Recommendations
Timber framing fixed to steel columns/portals to Mechanic Shop	Rot and decay apparent around openings particularly windows
Timber framed, profiled metal sheet lined wall cladding	Three single doors and two large double doors. One single door locked shut inside, both single doors are buckled. Holes in metal cladding to large doors and do not seal closed
Metal bar and mesh screen to windows	Bars corroded, mesh damaged
Timber Door to WCs	Missing doors to WCs
Vinyl Floor Finishes	Stains, lifting and chipping of tiles
Overall Recommendation/Action	Targeted regular maintenance and cleaning. Repair leaks and rot around windows and install missing WC doors immediately. Replace external walls, windows and doors by 2023. Refurbish internal doors, floor and wall finishes by 2023. Regularly maintain and replace sanitary plumbing, mechanical and fire services by 2023

POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

F - CARPENTRY SHOP



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	2	30%						0	0	0	0	82,733	0.0%	PVC Gutters	Buckled, damaged and missing end section and cap that is contributing to the roof leak
2.00	Total Frame	2	30%						0	0	0	0	170,209	0.0%		
3.00	Total Structural Walls	2	30%						0	0	0	0	96,158	0.0%	Solid Plaster Wall Lining with Painted Finishes to WCs	Evidence of marks, water damage and staining to WCs
4.00	Total Upper Floors	3	50%						0	0	0	0	47,910	0.0%		
5.00	Total Roof	4	70%						40,949	7,375	2,370	50,694	48,324	104.9%	Painted Ply with Painted finish to soffit of main roof	Mould and rot apparent to soffits to underside of main roof. Requires replacement
6.00	Total External Walls & Finishes	3	50%						0	0	29,728	29,728	29,728	100.0%		
7.00	Total Windows & Doors	3	50%						0	6,424	35,358	41,782	46,527	89.8%	Plywood ceiling Lining with painted Finish -to Classrooms	Water damaged ply sheet particularly at far corner in room V5 and above AC unit
A	TOTAL STRUCTURE	3	50%						40,949	13,799	67,456	122,204	521,590	23.4%		
8.00	Total Stairs Balustrades & Handrails	2	30%						0	0	0	0	14,073	0.0%	Built-in Joinery - Timber framed, mesh screen doors on timber shelves	Unit looks tired
9.00	Total Internal Walls/Partitions	0	0%						0	0	0	0	0	0.0%		
10.00	Total Internal Doors	2	30%						0	0	0	0	9,108	0.0%	Overall Recommendation/Action	Targeted regular maintenance and cleaning. Repair leaks and rot in soffits/ceilings and replace sections of gutter immediately. Replace roof by 2023. Refurbish wall and ceiling finishes and joinery fittings by 2023. Regularly maintain and replace mechanical and fire services by 2023
11.00	Total Floor Finishes	2	30%						0	0	0	0	20,124	0.0%		
12.00	Total Wall Finishes	4	70%						6,952	37,932	12,921	57,805	57,805	100.0%		
13.00	Total Ceiling Finishes	4	70%						15,507	13,544	0	29,051	44,112	65.9%		
14.00	Total Fixed Joinery Units	3	50%						4,301	0	51,422	55,723	55,723	100.0%		
B	TOTAL INTERNAL FIT-OUT	3	50%						26,760	51,476	64,343	142,579	200,945	71.0%		
15.00	Total Sanitary Plumbing	2	30%						0	0	10,120	10,120	10,120	100.0%		
16.00	Total Mechanical Services	3	50%						22,138	36,559	17,710	76,406	23,276	328.3%		
17.00	Total Fire Services	2	30%						1,265	1,265	633	3,163	633	500.0%		
18.00	Total Electrical Services	3	50%						0	41,741	11,385	53,126	53,126	100.0%		
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%		
20.00	Total Special Services	2	30%						0	14,635	0	14,635	14,635	100.0%		
C	TOTAL BUILDING SERVICES	3	50%						23,403	94,200	39,848	157,450	101,790	154.7%		
	TOTAL BUILDING	3	50%						91,112	159,474	171,647	422,233	824,324	51.2%		

POHNPEI CAMPUS, KOLONIA, POHNPEI STATE	SITE INFRASTRUCTURE
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													TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT				
ID Code	Element	Condition Grading		Condition Gauge					Asset Renewal Cost					Full Replace	% Full Replace	Element	Observed Deterioration/Recommendations
		Grade	% Deter.	0-20 %	20-40 %	40-60 %	60-80 %	80-100 %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Total					
1.00	Total Roding	3	50%						14,550	14,550	7,275	36,376	31,992	113.7%	Concrete roads and footpaths	Some areas of damage observed. Replace damaged sections	
2.00	Total Car Parks	4	70%						10,453	7,566	24,795	42,814	38,245	111.9%	Sundry site buildings and structures	A number of buildings/structures observed are run-down and require demolition/replacement and/or consideration on Campus master-plan. Targeted repairs to decayed timber or rusted cladding/roofing required	
3.00	Total Foot Paths & Collection Areas	3	50%						3,256	3,256	147,093	153,605	172,614	89.0%	Drainage	Monitor and clean swales, sumps and septic tanks. Underground pipework not assessed.	
4.00	Total Fences & Gates	4	70%						0	1,518	80,541	82,059	82,059	100.0%	Electrical	Make safe low hanging cables around site (especially by Gymnasium)	
5.00	Total Structures	3	50%						0	58,336	256,338	314,674	537,231	58.6%	Fencing	Some sections of fencing missing and needing replacing	
6.00	Total Retaining Walls	3	50%						0	0	166,802	166,802	451,419	37.0%	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 replaced or have targeted maintenance.. Make safe low hanging electrical cables	
7.00	Site Drainage	3	50%						6,325	6,325	78,648	91,298	227,750	40.1%			
8.00	Total Electrical Infrastructure	2	30%						0	161,288	15,180	176,468	176,468	100.0%			
9.00	Total Water Services	3	50%						0	0	6,325	6,325	99,935	6.3%			
10.00	Total Site Furniture	3	50%						1,265	2,720	21,062	25,047	32,384	77.3%			
TOTAL SITE INFRASTRUCTURE									35,850	255,559	804,058	1,095,467	1,850,095	59.2%			

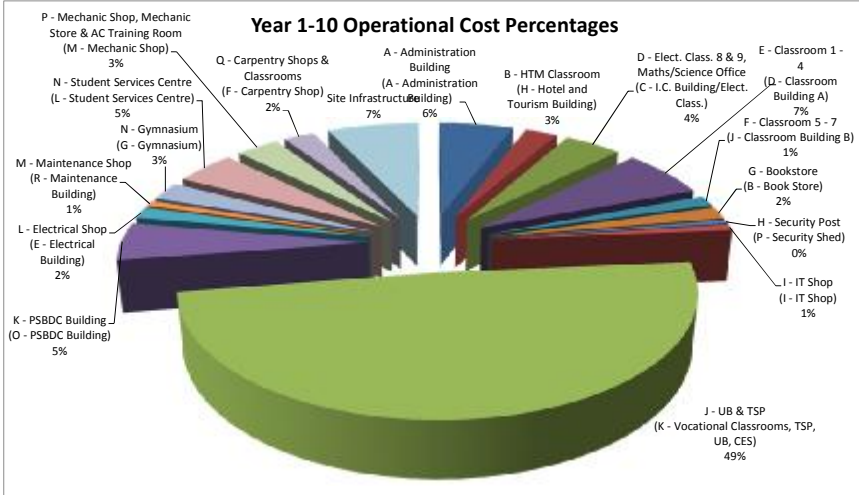
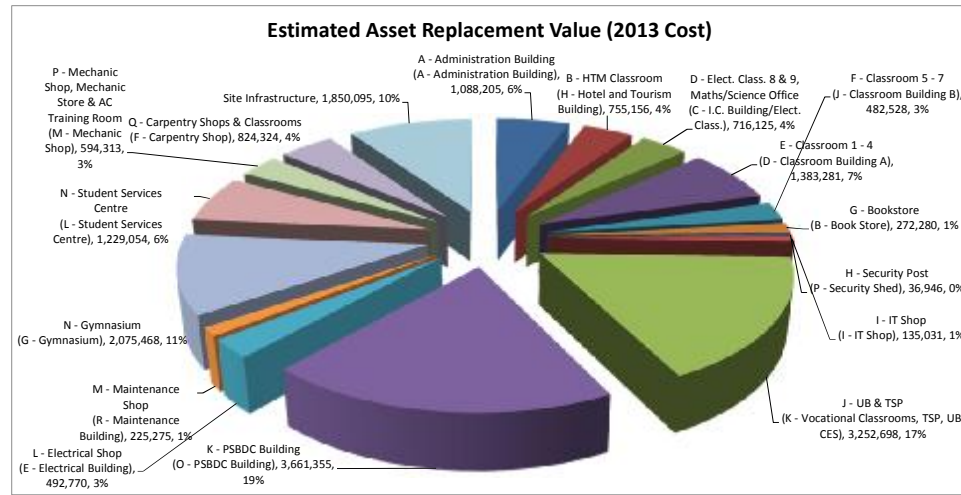
Appendix C

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 - Administration Building (A - Administration Building)	3	4,362	405	249	2,686	1,088,205	262,476	24%	365,821	34%	536,374	49%	1,164,671	107%	38,822	7,648	46,471	338,960	442,305	612,858	
2.00	B - HTM Classroom (H - Hotel and Tourism Building)	3	2,299	214	328	3,535	755,156	99,361	13%	177,268	23%	347,908	46%	624,536	83%	20,818	4,940	25,758	148,759	226,666	397,306	
3.00	D - Elect. Class. 8 & 9, Maths/Science Office	4	3,178	295	225	2,425	716,125	210,857	29%	256,096	36%	226,736	32%	693,688	97%	23,123	4,989	28,112	260,749	305,988	276,629	
4.00	E - Classroom 1 - 4 (D - Classroom Building A)	3	6,460	600	214	2,305	1,383,281	309,213	22%	268,801	19%	537,039	39%	1,115,053	81%	37,168	8,483	45,652	394,047	353,635	621,874	
5.00	F - Classroom 5 - 7 (J - Classroom Building B)	3	2,068	192	233	2,512	482,528	53,500	11%	132,420	27%	106,064	22%	291,984	61%	9,733	3,108	12,841	84,595	163,505	137,148	
6.00	G - Bookstore (B - Book Store)	4	381	35	714	7,691	272,280	78,420	29%	33,060	12%	150,506	55%	261,986	96%	8,733	1,935	10,668	97,770	52,410	169,856	
7.00	H - Security Post (P - Security Shed)	4	67	6	549	5,911	36,946	16,228	44%	3,969	11%	5,930	16%	26,126	71%	871	1,146	2,016	27,684	15,424	17,385	
8.00	I - IT Shop (I - IT Shop)	3	402	37	336	3,617	135,031	22,434	17%	6,355	5%	42,472	31%	71,261	53%	2,375	2,624	5,000	48,676	32,597	68,715	
9.00	J - UB & TSP (K - Vocational Classrooms, TSP, UB, CES)	5	12,406	1,153	262	2,822	3,252,698	2,685,413	83%	625,835	19%	247,534	8%	3,558,782	109%	118,626	21,876	140,502	2,904,175	844,597	466,297	
10.00	K - PSBDC Building (O - PSBDC Building)	3	14,885	1,383	246	2,648	3,661,355	115,073	3%	865,827	24%	981,278	27%	1,962,178	54%	65,406	19,142	84,548	306,494	1,057,249	1,172,699	
11.00	L - Electrical Shop (E - Electrical Building)	3	1,652	154	298	3,210	492,770	59,752	12%	48,563	10%	170,687	35%	279,003	57%	9,300	3,158	12,458	91,328	80,140	202,264	
12.00	M - Maintenance Shop (R - Maintenance Building)	3	1,140	106	198	2,127	225,275	24,499	11%	47,789	21%	118,160	52%	190,448	85%	6,348	2,216	8,565	46,663	69,953	140,324	
13.00	N - Gymnasium (G - Gymnasium)	3	9,828	913	211	2,273	2,075,468	11,904	1%	237,903	11%	616,937	30%	866,744	42%	28,891	13,740	42,631	149,301	375,299	754,334	
14.00	N - Student Services Centre (L - Student Services Centre)	3	5,162	480	238	2,563	1,229,054	203,848	17%	233,582	19%	288,693	23%	726,123	59%	24,204	7,222	31,426	276,068	305,802	360,913	
15.00	P - Mechanic Shop, Mechanic Store & AC Training Room (M - Mechanic Shop)	3	2,683	249	221	2,384	594,313	135,572	23%	154,911	26%	120,895	20%	411,379	69%	13,713	6,150	19,863	197,076	216,415	182,399	
16.00	Q - Carpentry Shops & Classrooms (F - Carpentry Shop)	3	3,113	289	265	2,850	824,324	91,112	11%	159,474	19%	171,647	21%	422,233	51%	14,074	4,986	19,060	140,972	209,334	221,507	
17.00	Site Infrastructure						1,850,095	35,850	2%	255,559	14%	804,058	43%	1,095,467	59%	36,516	38,216	74,731	418,008	637,718	1,186,217	
TOTALS EXCLUDING ESCALATION			70,087	6,511			19,074,905	4,415,511	23%	3,873,233	20%	5,472,919	29%	13,761,664	72%	458,722	151,580	610,302	5,931,315	5,389,036	6,988,723	
Escalation Allowance								1,238,164					7,073,904		10,911,093		363,703	265,306	629,009	3,891,222	5,252,082	9,726,961
TOTALS INCLUDING ESCALATION (3.4% per annum assumed)								5,653,676					12,546,823		822,425	416,886	1,239,311	9,822,537	10,641,118	16,715,684		



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

Audit Date: October 2013
 Revision: Final



			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		
Ref	Asset Description	Cost Split Summary	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)	Total (\$ USD)	
	Year 21 - 30 Asset Renewal Cost (Including Escalation)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,546,823	-

Project: COLLEGE OF MICRONESIA - FSM
 Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE
SUMMARY OF BUILDING & ELEMENT RENEWAL COSTS
 Document: **CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN**

Audit Date: October 2013
 Revision: Final



Ref	Building	Cost Period	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
16.00	Q - Carpentry Shops & Classrooms (F - Carpentry Shop)	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	0	0	40,949	0	0	40,949	0	0	0	0	6,952	15,507	4,301	26,760	0	22,138	1,265	0	0	0	23,403	91,112
		Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	7,375	0	6,424	13,799	0	0	0	0	37,932	13,544	0	51,476	0	36,559	1,265	41,741	0	14,635	94,200	159,474
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	0	0	0	2,370	29,728	35,358	67,456	0	0	0	0	12,921	0	51,422	64,343	10,120	17,710	633	11,385	0	0	39,848	171,647
		Total (\$ USD)	0	0	0	0	50,694	29,728	41,782	122,204	0	0	0	0	57,805	29,051	55,723	142,579	10,120	76,406	3,163	53,126	0	14,635	157,450	422,233
Total - Year 1 - 10 Asset Renewal Cost (\$ USD) Excluding Escalation			94,049	672,973	751,600	364,487	464,846	57,868	53,029	2,458,853	0	0	1,645	331,938	645,710	209,401	35,496	1,224,190	54,648	537,941	19,790	4,428	0	79,812	696,619	4,379,662
Total - Year 11 - 20 Asset Renewal Cost (\$ USD) Excluding Escalation			1,423	197,639	0	0	330,345	91,594	332,671	953,672	20,000	0	34,914	133,116	354,763	262,317	42,220	847,329	81,846	724,086	87,575	710,909	0	212,258	1,816,673	3,617,674
Total - Year 21 - 30 Asset Renewal Cost (\$ USD) Excluding Escalation			202,986	516,099	47,948	12,176	399,380	392,775	165,272	1,736,635	44,946	0	42,188	466,590	328,773	312,403	338,539	1,533,440	195,379	473,426	16,627	633,542	0	79,812	1,398,786	4,668,861
Grand Total (\$ USD) Excluding Escalation			298,459	1,386,711	799,548	376,663	1,194,571	542,236	550,972	5,149,160	64,946	0	78,746	931,644	1,329,246	784,122	416,255	3,604,958	331,873	1,735,454	123,992	1,348,878	0	371,882	3,912,078	12,666,197

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

Audit Date: October 2013
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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)	14,550	10,453	3,256	0	0	0	6,325	0	0	1,265	35,850
		Year 11 - 20 Asset Renewal Cost (\$ USD)	14,550	7,566	3,256	1,518	58,336	0	6,325	161,288	0	2,720	255,559
		Year 21 - 30 Asset Renewal Cost (\$ USD)	7,275	24,795	147,093	80,541	256,338	166,802	78,648	15,180	6,325	21,062	804,058
		Total (\$ USD)	36,376	42,814	153,605	82,059	314,674	166,802	91,298	176,468	6,325	25,047	1,095,467

Project: **COLLEGE OF MICRONESIA - FSM**
 Campus: **POHNPEI CAMPUS, KOLONIA, 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 - Administration Building (A - Administration Building)	3	4	3	0	3	4	3	3	2	0	3	4	3	4	3	3	3	3	2	3	0	2	3	3
2.00	B - HTM Classroom (H - Hotel and Tourism Building)	3	3	3	0	3	3	3	3	2	0	3	3	3	3	3	3	2	4	2	3	0	3	3	3
3.00	D - Elect. Class. 8 & 9, Maths/Science Office (C - I.C. Building/Elect. Class.)	5	4	3	3	4	3	3	4	2	0	3	4	3	3	3	3	4	3	2	3	0	2	3	4
4.00	E - Classroom 1 - 4 (D - Classroom Building A)	3	3	3	0	5	4	3	3	0	0	3	4	3	3	3	3	3	3	0	3	0	4	3	3
5.00	F - Classroom 5 - 7 (J - Classroom Building B)	2	4	3	0	4	2	3	4	0	0	0	3	3	4	3	3	3	3	0	3	0	0	3	3
6.00	G - Bookstore (B - Book Store)	4	4	5	0	4	4	4	4	3	0	3	4	5	5	3	4	0	3	0	3	0	2	3	4
7.00	H - Security Post (P - Security Shed)	5	2	2	0	4	5	5	4	0	0	0	4	5	5	0	5	0	0	0	2	0	2	2	4
8.00	I - IT Shop (I - IT Shop)	4	3	2	0	5	4	3	4	0	2	0	4	2	3	2	3	0	2	0	2	0	2	2	3
9.00	J - UB & TSP (K - Vocational Classrooms, TSP, UB, CES)	0	5	5	5	5	0	4	5	4	0	4	5	5	5	4	5	4	4	4	4	0	3	4	5
10.00	K - PSBDC Building (O - PSBDC Building)	2	3	3	3	3	2	2	3	2	2	2	3	3	3	3	3	2	2	2	3	0	3	3	3
11.00	L - Electrical Shop (E - Electrical Building)	3	3	3	2	4	3	3	3	2	2	2	3	3	3	2	3	3	5	2	3	0	2	3	3
12.00	M - Maintenance Shop (R - Maintenance Building)	3	4	3	0	3	4	3	3	0	2	3	4	4	4	2	3	2	2	0	3	0	3	3	3
13.00	N - Gymnasium (G - Gymnasium)	3	2	2	0	2	2	3	3	0	2	3	3	2	3	3	3	3	2	0	3	0	2	3	3
14.00	N - Student Services Centre (L - Student Services Centre)	2	2	3	0	3	3	2	3	0	2	3	3	3	4	3	3	2	2	2	3	0	2	3	3
15.00	P - Mechanic Shop, Mechanic Store & AC Training Room (M - Mechanic Shop)	2	3	3	0	3	3	5	4	0	0	4	5	3	3	3	3	3	3	2	3	0	2	3	3
16.00	Q - Carpentry Shops & Classrooms (F - Carpentry Shop)	2	2	2	3	4	3	3	3	2	0	2	2	4	4	3	3	2	3	2	3	0	2	3	3

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: POHNPEI CAMPUS, KOLONIA, 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	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
															ft2	ft2	ft2	ft2	ft2	ft2	LS Allow	ft2	ft2	ft2	No.	LS Allow	ft2	LS Allow	No.			LS Allow	LS Allow	No.	LS Allow	LS Allow	LS Allow
1.00	A - Administration Building (A - Administration Building)	4,362	405	3,817	355	7,447	692	811	75	0	0	Quantity	11,264	3,817	7,447	3,817	7,447	811	2	4,362	3,817	6,512	8	2	4,362	3	12	0	4,362	15	2	0	2	Total	7,648		
												Total Cost Per Occurrence (\$ USD)	113	2,482	6,918	191	372	203	500	131	2,128	4,235	200	500	218	300	600	0	218	375	500	0	500	Total	7,648		
												Annualised Maint. Budget (\$ USD)	225	496	988	191	372	203	500	131	177	353	200	500	218	300	1,200	0	218	375	500	0	500	Total	6.7%		
													2,976							1,361				3,311													
2.00	B - HTM Classroom (H - Hotel and Tourism Building)	2,299	214	2,327	216	3,812	354	771	72	0	0	Quantity	6,139	2,327	3,812	2,327	3,812	771	1	2,299	2,327	2,799	4	1	2,299	8	5	1	2,299	2	1	0	1	Total	4,940		
												Total Cost Per Occurrence (\$ USD)	61	1,514	3,541	116	191	193	250	69	1,297	1,820	100	250	115	800	250	500	115	50	250	0	250	Total	4,940		
												Annualised Maint. Budget (\$ USD)	123	303	506	116	191	193	250	69	108	152	100	250	115	800	500	500	115	50	250	0	250	Total	4.4%		
													1,681							679				2,580													
3.00	D - Elect. Class. 8 & 9, Maths/Science Office (C - I.C. Building/Elect. Class.)	3,178	295	2,089	194	5,225	485	443	41	0	0	Quantity	7,315	2,089	5,225	2,089	5,225	443	2	3,178	2,089	3,522	7	2	3,178	0	5	0	3,178	1	2	0	2	Total	4,989		
												Total Cost Per Occurrence (\$ USD)	73	1,359	4,855	104	261	111	500	95	1,165	2,291	175	500	159	0	250	0	159	25	500	0	500	Total	4,989		
												Annualised Maint. Budget (\$ USD)	146	272	694	104	261	111	500	95	97	191	175	500	159	0	500	0	159	25	500	0	500	Total	4.4%		
													2,088							1,058				1,843													
4.00	E - Classroom 1 - 4 (D - Classroom Building A)	6,460	600	4,252	395	8,065	749	969	90	0	0	Quantity	12,317	4,252	8,065	4,252	8,065	969	3	6,460	4,252	7,259	3	3	6,460	0	10	0	6,460	10	3	0	3	Total	8,483		
												Total Cost Per Occurrence (\$ USD)	123	2,765	7,492	213	403	242	750	194	2,370	4,721	75	750	323	0	500	0	323	250	750	0	750	Total	8,483		
												Annualised Maint. Budget (\$ USD)	246	553	1,070	213	403	242	750	194	198	393	75	750	323	0	1,000	0	323	250	750	0	750	Total	7.5%		
													3,478							1,610				3,396													
5.00	F - Classroom 5 - 7 (J - Classroom Building B)	2,068	192	1,691	157	3,268	304	549	51	0	0	Quantity	4,958	1,691	3,268	1,691	3,268	549	1	2,068	1,691	2,275	0	1	2,068	0	4	0	2,068	4	1	0	1	Total	3,108		
												Total Cost Per Occurrence (\$ USD)	50	1,100	3,036	85	163	137	250	62	943	1,479	0	250	103	0	200	0	103	100	250	0	250	Total	3,108		
												Annualised Maint. Budget (\$ USD)	99	220	434	85	163	137	250	62	79	123	0	250	103	0	400	0	103	100	250	0	250	Total	2.7%		
													1,388							514				1,207													
6.00	G - Bookstore (B - Book Store)	381	35	1,026	95	1,567	146	140	13	0	0	Quantity	2,593	1,026	1,567	1,026	1,567	140	1	381	1,026	1,010	1	1	381	0	2	0	381	0	1	0	1	Total	1,935		
												Total Cost Per Occurrence (\$ USD)	26	667	1,456	51	78	35	250	11	572	657	25	250	19	0	100	0	19	0	250	0	250	Total	1,935		
												Annualised Maint. Budget (\$ USD)	52	133	208	51	78	35	250	11	48	55	25	250	19	0	200	0	19	0	250	0	250	Total	1.7%		
													808							389				738													



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									
		ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2		ft2	m2	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
15.00	P - Mechanic Shop, Mechanic Store & AC Training Room (M - Mechanic Shop)	2,683	249	2,803	260	3,568	331	368	34	0	0			Quantity	6,371	2,803	3,568	2,803	3,568	368	2	2,683	2,803	2,220	6	2	2,683	7	7	1	2,683	5	2	0	2
														Total Cost Per Occurrence (\$ USD)	64	1,823	3,314	140	178	92	500	81	1,563	1,444	150	500	134	700	350	500	134	125	500	0	500
														Annualised Maint. Budget (\$ USD)	127	365	473	140	178	92	500	81	130	120	150	500	134	700	700	500	134	125	500	0	500
															1,876				981				3,293						Total	6,150	5.4%				
16.00	Q - Carpentry Shops & Classrooms (F - Carpentry Shop)	3,113	289	3,441	320	3,109	289	870	81	0	0			Quantity	6,549	3,441	3,109	3,441	3,109	870	2	3,113	3,441	4,342	6	2	3,113	0	4	0	3,113	4	2	0	2
														Total Cost Per Occurrence (\$ USD)	65	2,238	2,888	172	155	218	500	93	1,918	2,824	150	500	156	0	200	0	156	100	500	0	500
														Annualised Maint. Budget (\$ USD)	131	448	413	172	155	218	500	93	160	235	150	500	156	0	400	0	156	100	500	0	500
															2,036				1,139				1,811						Total	4,986	4.4%				
Total		70,087	6,511	62,069	5,766	83,974	7,801	11,829	1,099	37,100	3,447			Total Quantity	146,043	62,069	83,974	62,069	83,974	11,829	44	70,087	136,268	81,658	107	44	70,087	20	95	3	70,087	117	41	0	41
														Total Annualised Maint. Budget (\$ USD)	2,921	8,073	11,145	3,103	4,199	2,957	11,000	2,103	6,330	4,425	2,675	11,000	3,504	2,000	9,500	1,500	3,504	2,925	10,250	0	10,250
															43,398				26,533				43,434						Total	113,364	100.0%				
														Labour Portion (%)	80%	50%	50%	60%	60%	50%	50%	80%	60%	60%	50%	50%	50%	70%	70%	70%	70%	70%	40%	50%	
														Labour Cost (\$ USD)	2,337	4,036	5,572	1,862	2,519	1,479	5,500	1,682	3,798	2,655	1,338	5,500	1,752	1,400	6,650	1,050	2,453	2,048	7,175	0	5,125
														Labour Hours (Based on \$3/Hour)	779	1,345	1,857	621	840	493	1,833	561	1,266	885	446	1,833	584	467	2,217	350	818	683	2,392	0	1,708
																							Number Maintenance Staff Required (Based on 1,800 Hours/PA)						12.2						
														Plant Portion (%)	10%	10%	10%	10%	10%	0%	0%	10%	10%	10%	0%	0%	0%	10%	10%	10%	10%	10%	0%	20%	0%
														Material Cost (\$ USD)	292	807	1,114	310	420	0	0	210	633	443	0	0	0	200	950	150	350	293	0	0	0
																													Total	6,173					
														Material Portion (%)	10%	40%	40%	30%	30%	50%	50%	10%	30%	30%	50%	50%	50%	20%	20%	20%	20%	20%	30%	40%	50%
														Material Cost (\$ USD)	292	3,229	4,458	931	1,260	1,479	5,500	210	1,899	1,328	1,338	5,500	1,752	400	1,900	300	701	585	3,075	0	5,125
																													Total	41,261					

Project: COLLEGE OF MICRONESIA - FSM
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 MAINTENANCE COST PLAN (SITE INFRASTRUCTURE)
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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	Pohnpei Campus, Kolonia, Pohnpei State	17	70,087	6,511	86,161	8,005	644,456	59,871	730,617	67,876

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	644,456	644,456	644,456	2	53,975	0	23,687	2	2	8,388	17	7,129	2	17	17	17	1	17	2	17		
Total Cost Per Occurrence (\$ USD)	150	75	299	5,000	15,043	0	1,184	4,000	1,000	84	1,700	4,636	2,000	850	850	1,700	1,000	425	2,000	425		
Annualised Maint. Budget (\$ USD)	1,796	150	1,197	5,000	15,043	0	1,184	800	1,000	168	1,700	927	2,000	850	850	1,700	1,000	425	2,000	425		
	8,143				16,228			1,800		2,795			3,700			2,700		2,850				
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)	1,257	52	599	3,500	4,513	0	355	560	800	117	850	556	1,000	425	425	850	500	213	1,000	213		
Labour Hours (Based on \$3/Hour)	419	17	200	1,167	1,504	0	118	187	267	39	283	185	333	142	142	283	167	71	333	71		
																					Number Maintenance Staff Required (Based on 1,800 Hours/PA)	3.3
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)	539	45	299	1,500	7,522	0	592	0	0	34	340	93	600	255	255	510	300	128	0	128		
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	52	299	0	3,009	0	237	240	200	17	510	278	400	170	170	340	200	85	1,000	85		
																					Total	38,216
																					Total	7,292

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ID Code	Element	Condition Assessment		Condition Gauge					Condition Grading										Asset Renewal Cost								
				Condition Grading																							
				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
1.01	Reinforced Concrete Block Foundation Walls	Ring foundational wall to protect steel posts and prevent water travelling under building - ok.	Seal and paint finish recommended	2	30%																0	0	0	0	0	0	0
1.02	Steel Framed Floor on Steel Pile Foundations	Part steel framed floor sections OK. Rust present on various parts (i.e. connects and pile base etc)	Rust treat and clean regularly	3	50%																0	0	0	0	0	0	80,298
1.03	Timber Floor Boards	Part section of hardwood flooring OK. Various areas of impact damage	Repair minor damage; paint and clean regularly	2	30%																0	0	0	0	0	0	0
1.04	Timber Floor Boards (Decayed Sections Approximately)	Severe decay of timber flooring present to outer edges of decking	Replace	5	90%																0	0	0	0	1,892	0	0
1.05	Particle board flooring	Some staining and marks to underside of board. Popping of fixings evident at top of board below vinyl	Monitor. Protect underside of board ny installing foil insulation	3	50%																0	0	0	0	0	0	41,006
1.00	Total Sub-Structure			3	50%																0	0	0	0	1,892	0	0
2.00	Frame																				0	0	0	0	0	0	0
2.01	Structural Steel Frame (Portal/Truss/Columns/Beams, etc)	Some oxidation and rust of a minor nature.	Wash and remove rust and oxidation, protective paint finish to exposed members recommended	3	50%																0	0	0	0	0	0	0
2.02	Structural Steel Frame (Portal/Truss/Columns/Beams, etc)	Damaged perimeter edge beam to deck needs replacing	Repair damaged end beams to deck, replace if unable to repair	5	90%																0	0	0	0	0	0	15,442
2.00	Total Frame			4	70%																0	0	0	0	0	0	15,442
3.00	Structural Walls																				0	0	0	0	0	0	0
3.01	Steel Framed Walls	Minor rust staining and rusty fixings noticed in roof space	Replace rusted fixings. Wash and clean and paint protect exposed steelwork	3	50%																0	0	0	0	0	0	40,331
3.00	Total Structural Walls			3	50%																0	0	0	0	0	0	40,331
4.00	Upper Floors																				0	0	0	0	0	0	0
4.01	No upper floors to this building			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	Roof																				0	0	0	0	0	0	0
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Evidence of a roof leak in the switchboard room and flaking of paint/worn paint coat	Wash down thoroughly and repaint. Reseal around roof penetrations	3	50%																0	0	0	0	0	0	87,518
5.02	PVC Downpipes	One instance of PVC in good condition	Wash pipe and seal around junction with gutter	2	30%																0	0	0	0	0	0	405
5.03	Metal Gutters	Evidence of rust and corrosion	Strip back paint, remove and replace damaged sections. Repaint	4	70%																0	0	0	0	0	0	13,573
5.04	Metal Down Pipes	Evidence of corrosion and damage	Remove and replace with PVC downpipes	4	70%																0	0	0	0	0	0	5,566
5.00	Total Roof			3	50%																0	0	0	0	0	0	19,139
6.00	External Walls & Finishes																				0	0	0	0	0	0	0
6.01	Fibre Cement Cladding with Painted Finishes	Evidence of decay and water damage at base of sheets and where penetrations not sealed adequately	Replace damaged cement boards and seal around wall penetrations	5	90%																0	0	0	0	0	0	7,580
6.02	Fibre Cement Cladding with Painted Finishes	Flaking paint and marks evident but otherwise ok	Wash down thoroughly and repaint	2	30%																0	0	0	0	0	0	30,320
6.00	Total External Walls & Finishes			4	70%																0	0	0	0	0	0	37,900
7.00	Windows & Doors																				0	0	0	0	0	0	0
7.01	Timber Doors (Solid/No Glazing)	Damaged door to computer lab	Remove and replace damaged door	5	90%																0	0	0	0	0	0	1,898
7.02	Timber Doors (Solid/No Glazing)	Evidence of water damage, staining and flaking paint	Wash down thoroughly and repaint. Refix missing door closers and install door stops where not present	3	50%																0	0	0	0	0	0	13,283
7.03	Aluminium Framed Windows & Doors	Good condition generally. Buildup of dirt and grime	Wash down and remove buildup of dirt and grime. Ease and adjust sliding and opening mechanisms	2	30%																0	0	0	0	0	0	0
7.04	Metal Louvre Screens	At gable ends. OK	Wash down and clean	2	30%																0	0	0	0	0	0	0

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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
7.05	Soffit extract grilles	Appear to be ok	Wash down and clean	2	30%																						
7.00	Total Windows & Doors			3	50%								1,898	0	0	0	0	0	0	15,180	1,898	0	13,283	15,180	74,941	20.3%	
A	TOTAL STRUCTURE			3	50%							7,580	3,789	0	0	0	19,139	15,442	339,111	45,951	87,518	205,642	339,111	557,425	60.8%		
8.00	Stairs, Balustrades & Handrails																										
8.04	Metal Framed Balustrades (with Metal Infill Panels or Balusters)	Evidence of flaking paint and marks	Wash down and paint	2	30%																					9,108	0.0%
8.00	Total Stairs Balustrades & Handrails			2	30%																					9,108	0.0%
9.00	Internal Walls/Partitions																										
9.01	All walls are Steel framed Structural walls or toilet partitions measured separately			0	0%																						0.0%
9.00	Total Internal Walls/Partitions			0	0%																						0.0%
10.00	Internal Doors																										
10.01	Timber Door - Single	Impact damage, staining and flaking paint evident	Wash down and repaint. Install door stops where not present and recommended to install kickplates also	3	50%																9,108			9,108	9,108	9,108	100.0%
10.02	Timber Door - Single with glazed vision panel	Impact damage, staining and flaking of paint evident	Wash down and repaint. Install door stops where not present and recommended to install kickplates also	3	50%																4,175			4,175	4,175	4,175	100.0%
10.00	Total Internal Doors			3	50%																13,283			13,283	13,283	13,283	100.0%
11.00	Floor Finishes																										
11.01	Vinyl Floor Finishes	Water stains, wear and tear, Chipped tiles and popped fixings evident	Replace damaged tiles. Clean and polish	4	70%												34,962				69,924	34,962	0	34,962	69,924	34,962	200.0%
11.02	Vinyl floor finish to Conference room	New and in good condition	Wash thoroughly and polish floor	1	10%																3,167	0	3,167	0	3,167	3,167	100.0%
11.03	Vinyl floor finishes to Janitors room	Evidence of parting of tiles at joints and staining	Wash down thoroughly, replace damaged tiles	4	70%												327				654	327	0	327	654	327	200.0%
11.04	Tiled Floor Finishes to toilets	Some missing tiles, staining and cracked grout (say 20% of area)	Remove and replace damaged tiles	5	90%																1,503	1,503	0	0	1,503	1,503	100.0%
11.05	Tiled Floor Finish to toilets	Some missing tiles, staining and cracked grout	Regout joints, Clean and polish thoroughly	3	50%																5,939	0	5,939	0	5,939	5,939	100.0%
11.00	Total Floor Finishes			4	70%								1,503	0	0	35,289	0	0	0	81,187	36,792	9,106	35,289	81,187	45,898	176.9%	
12.00	Wall Finishes																										
12.01	Plasterboard Wall Linings with Painted Finishes	Some evidence of cracking at joints and blistered and flaking paint to WCs and wet areas	Wash down and repaint	3	50%													112,966			225,931	112,966	0	112,966	225,931	112,966	200.0%
12.02	Tiled Wall Finishes	Evidence of impact damage and loose grout	Wash down and regrout	3	50%																4,030	0	4,030	0	4,030	4,030	100.0%
12.00	Total Wall Finishes			3	50%													112,966			229,962	112,966	4,030	112,966	229,962	116,996	196.6%
13.00	Ceiling Finishes																										
13.01	Fibre Cement Soffit Lining with Painted Finishes	Evidence of water damage at base of sheets, sheet junctions and corners of buildings	Remove and replace	5	90%								7,202	0	0	0	0	0	0		7,202	7,202	0	0	7,202	7,202	100.0%
13.02	Fibre Cement Soffit Lining with Painted Finishes	Evidence of marks and unsealed holes where service penetrations are present	Wash down and repaint. Seal around service penetrations	3	50%																16,804	0	16,804	0	16,804	16,804	100.0%
13.03	Fibre Cement Ceiling Lining with Painted Finishes	Evidence of marks but ok	Wash down and repaint recommended	2	30%																30,491	0	0	30,491	30,491	30,491	100.0%
13.04	Fibre Cement Ceiling Lining with Painted Finishes to Switchboard room	Water staining and marks	Remove and replace	5	90%								300	0	0	0	0	0	0		300	300	0	0	300	300	100.0%
13.05	Plasterboard Ceiling Lining with Painted Finishes to Computer labs	Evidence of damage where lights have been removed otherwise ok	Remove plastic where lights removed and patch holes. Wash and repaint	3	50%																12,250	0	12,250	0	12,250	12,250	100.0%
13.00	Total Ceiling Finishes			4	70%								7,502	0	0	0	0	0	0	67,047	7,502	29,054	30,491	67,047	67,047	100.0%	
14.00	Fixed Joinery Units																										
14.01	Toilet Partitions	Good condition generally, some marks to base of floor noticed	Check base of floor partitioning. Wash down and clean thoroughly	2	30%																7,069	0	0	7,069	7,069	7,069	100.0%

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		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)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace	
18.04	General Power Outlet	Some evidence of rusted fixings	Replace rusted fixings and wash cover plates	2	30%						0	0	0	0	0	0	0	0	0	0	24,707	0	0	24,707	24,707	24,707	100.0%
18.05	Lighting (External) - Incandescent	Average condition. Some missing bulbs and surrounds	Clean existing bulbs, replace missing bulbs and surrounds	3	50%						0	0	0	0	0	0	0	0	0	0	2,530	0	2,530	0	2,530	2,530	100.0%
18.06	Lighting (Internal) - Incandescent	Operating to Kitchen store	Clean bulb	2	30%						0	0	0	0	0	0	0	0	0	0	316	0	0	316	316	316	100.0%
18.07	Lighting (Internal) - Fluorescant - Single Tube	Operating	None	3	50%						0	0	0	0	0	0	0	0	0	0	443	0	443	0	443	443	100.0%
18.08	Lighting (Internal) - Fluorescant - Twin Tube	Some fittings have been previously removed to keep energy use down, several tubes also blown and damage note to	Replace damaged diffusers and blown tubes. Clean remaining tubes and diffusers	3	50%						0	0	0	0	0	0	0	0	0	0	13,283	0	13,283	0	13,283	13,283	100.0%
18.09	Lighting (Internal) - Fluorescant - Triple Tube	Some tubes not working but otherwise ok	Replace blown bulbs and clean fittings	3	50%						0	0	0	0	0	0	0	0	0	0	24,668	0	24,668	0	24,668	24,668	100.0%
18.00	Total Electrical Services			3	50%						0	0	0	0	0	0	0	0	0	0	98,391	0	54,838	43,554	98,391	98,391	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	No lifts to this building			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 but some loose and untidy wiring noticed	Service and tidy wiring. Clean telephone/internet ports	2	30%						0	0	0	0	0	0	0	0	0	0	24,707	0	24,707	0	24,707	24,707	100.0%
20.02	WiFi receiver and Wifi services to campus	Ok but bracing to WiFi tower starting to rust	Clean and paint fixings to bracing to tower	2	30%						0	0	0	0	0	0	0	0	0	0	11,118	0	11,118	0	11,118	11,118	100.0%
20.00	Total Special Services			2	30%						0	0	0	0	0	0	0	0	0	0	35,825	0	35,825	0	35,825	35,825	100.0%
C	TOTAL BUILDING SERVICES			3	50%						0	0	0	633	48,703	0	1,898	0	633	2,846	393,478	54,711	235,758	103,009	393,478	238,200	165.2%
	TOTAL BUILDING			3	50%						0	0	17,344	633	62,492	35,289	1,898	0	23,567	131,254	1,164,671	262,476	365,821	536,374	1,164,671	1,088,205	107.0%

262,476
 Year 1 - 10 Consolidated Capital Replacement Cost

Project: COLLEGE OF MICRONESIA - FSM
 Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE
B - HTM CLASSROOM (H - HOTEL AND TOURISM BUILDING)
 Document: **CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN**



Audit Date: October 2013
 Revision: Final

ID Code	Element	Condition Assessment		Condition Gauge					Condition Grading										Asset Renewal Cost																	
									Condition Grade		% Deterioration		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	0-20 %	20-40 %	40-60 %	60-80 %																		80-100 %						
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	Not inspected, assumed ok																		0	0	0	0	0	0	0	0	0	0	0	0	0	0	40,800	0.0%	
1.02	Reinforced Concrete Block Foundation Walls	Ok																		0	0	0	0	0	0	0	0	0	0	0	0	0	15,307	0.0%		
1.03	Reinforced Concrete Slab on Grade -building	Ok, however gaps apparent to external slabs where water can scour and affect the concrete. A couple of patch sealing areas noticed	Grout fill gaps between floor slab and external slab where compromising the integrity of the slab																	0	0	0	0	0	0	0	0	0	0	0	0	0	35,129	0.0%		
1.04	Reinforced Concrete Slab on Grade -external porch	Ok, however gaps apparent to external slabs where water can scour and affect the concrete. A couple of patch sealing areas noticed	Grout fill gaps between floor slab and external slab where compromising the integrity of the slab																	0	0	0	0	0	0	0	0	0	0	0	0	2,518	0.0%			
1.05	Concrete plinth to Kitchen	OK	Wash and clean thoroughly																	0	0	0	0	0	0	0	0	0	0	0	0	1,966	0.0%			
1.00	Total Sub-Structure																			0	0	0	0	0	0	0	0	0	0	0	0	95,720	0.0%			
2.00	Frame																			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
2.01	Timber Frame (Portal/Truss/Columns/Beams, etc)	Evidence of poor workmanship noticed in ceiling space to fixed to adjacent NAHS building.	Review by Structural Engineer. Make good timber framing in ceiling space and externally to NAHS building																	0	0	0	0	0	0	0	0	0	0	0	0	126,569	100.0%			
2.02	Timber and Steel Frame (Portal/Truss/Steel Column/TimberBeams, etc)	Evidence of poor workmanship and worn paint and wear and tear to steel column	Review by Structural Engineer. Install additional supports to steel beams fixed into concrete wall and bracing to timber framing. Clean and repaint steel column.																	0	0	0	0	0	0	0	0	0	0	0	7,827	7,827	100.0%			
2.03	Reinforced Concrete Columns & Beams	Ok, does seem a large span between columns but no damage was evident	Wash down and repaint																	0	0	0	0	0	0	0	0	0	0	0	0	23,050	0.0%			
2.00	Total Frame																			0	0	0	0	0	0	0	0	0	0	0	134,396	157,446	85.4%			
3.00	Structural Walls																			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
3.01	Reinforced Concrete Brick/Block Masonry Walls	Evidence of cracking noticed in several locations and spalling where openings formed for Window mounted type AC units and windows themselves	Review by Structural Engineer. Repair cracks, wash down and repaint																	0	0	0	0	0	0	0	0	0	0	0	0	71,656	0.0%			
3.02	Timber Framed Walls	Ok	Clean and wash																	0	0	0	0	0	0	0	0	0	0	0	0	1,831	0.0%			
3.00	Total Structural Walls																			0	0	0	0	0	0	0	0	0	0	0	0	73,487	0.0%			
4.00	Upper Floors																			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%		
4.00	Total Upper Floors																			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%		
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Flaking of protective paint finish. Some rusted fixings	Wash down thoroughly and repaint. Replace or protect rusted fixings																	0	0	0	0	0	0	0	0	0	0	0	0	44,799	44,799	100.0%		
5.00	Total Roof																			0	0	0	0	0	0	0	0	0	0	0	0	44,799	44,799	100.0%		
6.00	External Walls & Finishes																			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
6.01	Solid Plaster Cladding with Painted Finishes	Evidence of cracks and uneven plaster finish in several locations. Gaps and openings noticed around several window openings	Review by Structural Engineer. Repair cracks, and seal/grout around gaps between windows and blockwork, wash down and repaint																	0	0	0	0	0	0	0	0	0	0	0	28,347	28,347	100.0%			
6.02	Plywood Wall Linings with Painted Finishes	Ok, marks and dirty appearance	Wash down thoroughly and repaint																	0	0	0	0	0	0	0	0	0	0	0	0	1,755	0.0%			
6.03	Flat Metal Sheet Wall Cladding to gas store	Evidence of marks, staining, holes in cladding and impact damage to sheets. Exposed steel where bent and not painted at joins	Wash down thoroughly and repaint. Fill holes and repair damage																	0	0	0	0	0	0	1,277	0	1,277	1,277	0	0	1,277	1,277	100.0%		
6.04	External timber louvre and framing	Not inspected up close but appears ok	Clean, wash and repaint timber louvres																	0	0	0	0	0	0	0	0	0	0	0	5,262	5,262	100.0%			
6.05	Timber framed mesh infill lined	Evidence of marks and impact damage	Repair damage. Wash and clean. Repaint timber framing																	0	0	0	0	0	0	0	0	0	0	0	1,814	1,814	100.0%			
6.00	Total External Walls & Finishes																			0	0	0	0	0	0	0	1,277	0	36,701	1,277	30,161	5,262	36,701	38,456	95.4%	

Project: COLLEGE OF MICRONESIA - FSM
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 B - HTM CLASSROOM (H - HOTEL AND TOURISM BUILDING)

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 %	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)
18.01	Main Distribution Boards	Ok		2	30%						0	0	0	0	0	0	0	0	0	0	9,488	0	0	9,488	9,488	9,488	100.0%
18.02	Electrical Wiring/Reticulation	Some unsafe and untidy wiring externally but all operating	Service and tidy wiring internally and externally into building	3	50%						0	0	0	0	0	0	0	0	0	0	8,107	0	8,107	0	8,107	8,107	100.0%
18.03	General Power Outlet	Some missing and damaged cover plates but operating	Replace missing and damaged cover plates. Clean all cover plates and switches	2	30%						0	0	0	0	0	0	0	0	0	0	10,809	0	0	10,809	10,809	10,809	100.0%
18.04	Lighting (External) - Incandescent	Energy saver type bulbs	Clean bulbs and install protective covers/grilles	2	30%						0	0	0	0	0	0	0	0	0	0	949	0	0	949	949	949	100.0%
18.05	Lighting (Internal) - Incandescent	1 bulb assumed to store. Unable to inspect but assumed ok 1 Energy saver bulb to Kitchen ok	Clean bulb and install protective cover/grille	2	30%						0	0	0	0	0	0	0	0	0	0	633	0	0	633	633	633	100.0%
18.06	Lighting (Internal) - Double Fluorescent	All operating but some have no diffuser. Cloth hanging over and around fittings in café poses a fire hazard	Service and clean tubes and diffusers. Replace missing diffusers. Remove cloth hanging around light fittings in Café.	2	30%						0	0	0	0	0	0	0	0	0	0	8,223	0	0	8,223	8,223	8,223	100.0%
18.07	Lighting (Internal) - Fluorescent Circular tube	Operating and in use. No protective covers	Clean tubes and install protective covers/grilles	2	30%						0	0	0	0	0	0	0	0	0	0	1,898	0	0	1,898	1,898	1,898	100.0%
18.00	Total Electrical Services			3	50%						0	0	0	0	0	0	0	0	0	0	40,104	0	8,107	31,998	40,104	40,104	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	No lifts to this building			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	In operation. Exposed and untidy wiring externally and internally and loosely installed fittings	Tidy up loose and untidy wiring internally and exposed wiring externally	3	50%						0	0	0	0	0	0	0	0	0	10,809	21,618	10,809	0	10,809	21,618	10,809	200.0%
20.00	Total Special Services			3	50%						0	0	0	0	0	0	0	0	0	10,809	21,618	10,809	0	10,809	21,618	10,809	200.0%
C	TOTAL BUILDING SERVICES			3	50%						0	1,898	6,325	633	4,428	0	3,795	0	633	65,836	235,027	83,546	30,244	121,237	235,027	131,241	179.1%
	TOTAL BUILDING			3	50%						0	1,898	6,325	633	12,294	6,671	3,795	0	1,910	65,836	624,536	99,361	177,268	347,908	624,536	755,156	82.7%

99,361
Year 1 - 10 Consolidated Capital Replacement Cost

Project: COLLEGE OF MICRONESIA - FSM

Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

D - ELECTRONICS CLASSROOMS 8 & 9, MATHS/SCIENCE OFFICE (C - I.C. BUILD/ELECT CLASS)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

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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)
7.05	Timber Louvre Screens	Not fixed to rear gable end of building, other end is partially taped up to prevent airflow	Refix at one end. Wash down and repaint.	3	50%														506	0	0	506	506	506	100.0%		
7.06	Aluminium Framed Windows externally	Evidence of damage to mesh framing and dirty appearance	Repair damage to mesh framing. Clean and wash thoroughly	3	50%														7,286	0	0	7,286	7,286	7,286	100.0%		
7.07	Aluminium Framed Windows internally	Ok. Popped mesh screen internally at high level	Wash down and clean frames and glazing. Fix back mesh screen where popped	3	50%														2,846	0	0	2,846	2,846	2,846	100.0%		
7.08	Timber framed, plastic mesh screen lined over openings	Ok	Wash and clean thoroughly	3	50%												259	0	0	259	518	259	200.0%				
7.00	Total Windows & Doors			3	50%												259	0	0	259	22,542	4,054	0	18,488	22,542	40,024	56.3%
A	TOTAL STRUCTURE			4	70%												259	61,410	86,844	387,524	159,089	161,773	66,662	387,524	468,879	82.6%	
8.00	Stairs, Balustrades & Handrails																	0	0	0	0	0	0	0	0.0%		
8.01	Timber Framed Stairs	Ok. Dirty and general wear and tear	Clean and wash then repaint	2	30%													0	0	0	0	0	0	9,488	0.0%		
8.02	Timber Framed Balustrades	Ok	Wash and clean	2	30%													0	0	0	0	0	0	1,265	0.0%		
8.00	Total Stairs Balustrades & Handrails			2	30%													0	0	0	0	0	0	10,753	0.0%		
9.00	Internal Walls/Partitions																	0	0	0	0	0	0	0	0.0%		
9.01	All walls are structural walls or blockwork external wing wall	Evidence of decay, insect attack (termites/borer), corroded fixings, poor workmanship, etc	Repair, Replace Comments:	0	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	0.0%		
10.00	Internal Doors																	0	0	0	0	0	0	0	0.0%		
10.01	Timber Door - Single	Evidence of impact damage and marks	Repair damage, clean and repaint. Recommend to install door stops and kickplates where not present	3	50%													9,108	0	0	9,108	9,108	9,108	100.0%			
10.02	Timber Door - Single with glazed top vision panel	Evidence of impact damage and marks	Repair damage, clean and repaint. Recommend to install door stops and kickplates where not present	3	50%													2,087	0	0	2,087	2,087	2,087	100.0%			
10.00	Total Internal Doors			3	50%													11,195	0	0	11,195	11,195	11,195	100.0%			
11.00	Floor Finishes																	0	0	0	0	0	0	0	0.0%		
11.01	Plywood floor lining	Appears ok	Monitor	2	30%													0	0	0	0	0	0	3,896	0.0%		
11.02	Vinyl Floor Finishes	Worn and damaged, lifting and chipped in areas	Remove and replace	5	90%													59,766	29,883	0	29,883	59,766	29,883	200.0%			
11.00	Total Floor Finishes			4	70%													59,766	29,883	0	29,883	59,766	33,779	176.9%			
12.00	Wall Finishes																	0	0	0	0	0	0	0	0.0%		
12.01	Plywood Wall Linings with Painted Finishes	Evidence of marks, impact damage and holes where services removed	Wash down and clean. Fill holes and repaint. Refix loose panels	3	50%													26,807	0	0	26,807	26,807	26,807	100.0%			
12.02	Solid Plaster Wall Lining with Painted Finishes	Some evidence of cracking and uneven plaster finish	Repairs cracks, make good plaster, wash and repaint	3	50%													15,475	0	15,475	0	15,475	15,475	100.0%			
12.00	Total Wall Finishes			3	50%													42,281	0	15,475	26,807	42,281	42,281	100.0%			
13.00	Ceiling Finishes																	0	0	0	0	0	0	0	0.0%		
13.01	Plywood Ceiling linings with Painted Finishes	Warped and popped panels and fixings in several locations and at joints. One panel has been replaced due to previous water damage	Refix popped ply ceiling linings and replace damaged fixings. Clean and paint	3	50%													34,099	0	0	34,099	34,099	34,099	100.0%			
13.02	Plastic mesh screen to soffit at roof/wall junction	Evidence of dust buildup but otherwise ok albeit workmanship is considered average	Wash and clean thoroughly	2	30%													0	0	0	0	0	0	6,486	0.0%		
13.00	Total Ceiling Finishes			3	50%													34,099	0	0	34,099	34,099	40,585	84.0%			
14.00	Fixed Joinery Units																	0	0	0	0	0	0	0	0.0%		
14.01	Pin Board	Ok, general wear and tear	Clean frame	2	30%													405	0	202	202	405	202	200.0%			
14.02	White Boards	Ok, general wear and tear	Thorough wash and clean	2	30%													1,518	0	0	1,518	1,518	1,518	100.0%			

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ID Code	Element	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 %	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)
14.03	White Boards	Damage to Whiteboard	Replace damaged wide board	5	90%															380	380	0	0	380	380	380	100.0%
14.04	Projector Screen	Ok, general wear and tear	Thorough wash and clean	2	30%																822	0	0	822	822	822	100.0%
14.05	Built-in Joinery - Bench Unit	Evidence of marks and staining under benchtop	Wash and clean. Ease and adjust doors and cabinetry	2	30%																3,795	0	0	3,795	3,795	3,795	100.0%
14.06	Built-in Joinery - Shelving Unit	Ok, mounted on wall in two locations	Wash and clean	2	30%																759	0	0	759	759	759	100.0%
14.00	Total Fixed Joinery Units			3	50%																7,679	380	202	7,097	7,679	7,476	102.7%
B	TOTAL INTERNAL FIT-OUT			3	50%																155,020	30,262	15,677	109,081	155,020	146,069	106.1%
15.00	Sanitary Plumbing																				0	0	0	0	0	0	0.0%
15.01	WHB (Double)	Rust and grime evident to base of sink. Termite damage to timber evident	Clean and wash sinks thoroughly. Replace termite damaged. Ease and adjust doors	4	70%																3,163	3,163	0	0	3,163	3,163	100.0%
15.00	Total Sanitary Plumbing			4	70%																3,163	3,163	0	0	3,163	3,163	100.0%
16.00	Mechanical Services																				0	0	0	0	0	0	0.0%
16.01	Air-Conditioning - DX/Split System	Ok, Carrier type units however drain is not installed to drain away from the unit and building adequately	Service and clean filters regularly. Install adequate drain extension to ensure water drips away from the unit and building.	3	50%																53,130	13,283	26,565	13,283	53,130	13,283	400.0%
16.02	Air-Conditioning - Window Mounted Unit	Vandalism noticed externally but units are operating	Repair damage where possible and service unit regularly. Install protective grille /cover to unit tp protect from future vandalism	3	50%																11,385	3,795	3,795	3,795	11,385	3,795	300.0%
16.00	Total Mechanical Services			3	50%																64,515	17,078	30,360	17,078	64,515	17,078	377.8%
17.00	Fire Services																				0	0	0	0	0	0	0.0%
17.01	Fire Extinguishers	Wall mounted and in good condition	Monitor charge levels and recharge or replace as required. Recommended to install additional Fire extinguishers to	2	30%																3,163	1,265	1,265	633	3,163	633	500.0%
17.00	Total Fire Services			2	30%																3,163	1,265	1,265	633	3,163	633	500.0%
18.00	Electrical Services																				0	0	0	0	0	0	0.0%
18.01	Main Distribution Boards	Ok		2	30%																9,488	0	0	9,488	9,488	9,488	100.0%
18.02	Sub-Main Distribution Boards	Ok - to upper and lower level		2	30%																8,855	0	0	8,855	8,855	8,855	100.0%
18.03	Electrical Wiring/Reticulation	Some loose and untidy wiring especially in ceiling space but all operating.	Tidy up loose and untidy wiring	3	50%																11,206	0	11,206	0	11,206	11,206	100.0%
18.04	General Power Outlet	Ok, some loose cover plate installations	Clean and refix cover plates. Ensure adequate seal around outlets	2	30%																14,941	0	0	14,941	14,941	14,941	100.0%
18.05	Lighting (External) - Incandescent	One missing bulb, others energy saver type	Replace missing bulb, clean bulbs and install protective covers/grilles	3	50%																1,265	0	1,265	0	1,265	1,265	100.0%
18.06	Lighting (Internal) - Fluorescent	Some bulbs missing to whole fittings, plus missing diffusers	Service and replace missing and blown tubes. Clean remaining tubes and install diffusers	4	70%																19,608	0	19,608	0	19,608	19,608	100.0%
18.00	Total Electrical Services			3	50%																65,363	0	32,079	33,284	65,363	65,363	100.0%
19.00	Vertical Transportation																				0	0	0	0	0	0	0.0%
19.01	No lifts to this building			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	In operation but loose and untidy wiring at junction box and to building	Tidy up loose and untidy wiring. Cover exposed wiring at junction box and internally to building	2	30%																14,941	0	14,941	0	14,941	14,941	100.0%
20.00	Total Special Services			2	30%																14,941	0	14,941	0	14,941	14,941	100.0%
C	TOTAL BUILDING SERVICES			3	50%																151,144	21,505	78,645	50,994	151,144	101,177	149.4%

Project: COLLEGE OF MICRONESIA - FSM
 Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE
 D - ELECTRONICS CLASSROOMS 8 & 9, MATHS/SCIENCE OFFICE (C - I.C. BUILD/ELECT CLASS)
 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					
						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			4	70%						0	29,883	7,160	13,915	7,590	0	0	259	65,205	86,844	693,688	210,857	256,096	226,736	693,688	716,125	96.9%
											210,857																
											Year 1 - 10 Consolidated Capital Replacement Cost																

Project: COLLEGE OF MICRONESIA - FSM
 Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE
 E - CLASSROOM 1 - 4 (D - CLASSROOM BUILDING A)
 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)					
1.00	Sub-Structure																		0	0	0	0	0	0	0.0%		
1.01	Reinforced Concrete Foundations Beams	Not inspected but assumed ok		2	30%														0	0	0	0	0	0	82,748	0.0%	
1.02	Reinforced Concrete Block Foundation Walls	Impact damage, poor workmanship in some areas and spalling	Repair damage, plaster and repaint	3	50%														0	0	0	0	0	0	28,796	0.0%	
1.03	Reinforced Concrete Slab on Grade	Generally covered with a floor finish. Appears ok		2	30%														0	0	0	0	0	0	99,185	0.0%	
1.00	Total Sub-Structure			3	50%														0	0	0	0	0	0	210,729	0.0%	
2.00	Frame																		0	0	0	0	0	0	0	0.0%	
2.01	Timber and Steel Frame (Steel Portal/Timber truss/Steel Columns/Steel Beams, etc)	One column bent and suspended above footing, some oxidation and marks and posts on a lean. Post footings not considered adequate.	Repair damaged column to rear of building. Provide additional support posts, brackets and footing restraint. Wash down thoroughly and repaint	3	50%														284,329	0	0	284,329	284,329	284,329	100.0%		
2.02	Reinforced Concrete Columns & Beams - to part of structure	Plaster cracking evident in some areas but appears ok	Wash down and repaint	2	30%														0	0	0	0	0	0	25,294	0.0%	
2.00	Total Frame			3	50%														284,329	0	0	284,329	284,329	309,623	91.8%		
3.00	Structural Walls																		0	0	0	0	0	0	0	0.0%	
3.01	Reinforced Concrete Brick/Block Masonry Walls	Evidence of damage to external wall that appears to have been bashed in places. Evidence of cracking in several locations. Damaged blockwork above Electrical Switchboard in female WC.	Replace damaged external wall to alcove area of building and make good damaged blockwork above electrical switchboard.	4	70%														7,617	0	0	7,617	7,617	7,617	100.0%		
3.02	Reinforced Concrete Brick/Block Masonry Walls	Evidence of cracking, minor impact damage and flaking/worn paint/marks	Repair cracks, plaster and repaint	3	50%														0	0	0	0	0	0	163,366	0.0%	
3.03	Timber Framed Walls	To walls in Gear up office. Not inspected but appear ok	Monitor	2	30%														0	0	0	0	0	0	9,179	0.0%	
3.00	Total Structural Walls			3	50%														7,617	0	0	7,617	7,617	180,162	4.2%		
4.00	Upper Floors																		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%	
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%	
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Evidence of leaks, corrosion, flaking of protective paint and holes in sheets evident on walkway. Evidence of sag in one location	Remove and replace. Install additional framing where roof is sagging above walkway	5	90%														94,776	94,776	0	0	94,776	94,776	100.0%		
5.00	Total Roof			5	90%														94,776	94,776	0	0	94,776	94,776	100.0%		
6.00	External Walls & Finishes																		0	0	0	0	0	0	0	0.0%	
6.01	Solid Plaster Cladding with Painted Finishes	Evidence of leaks at junction with roof. Plaster cracking in several locations and marks below windows	Review by Structural Engineer as cracking reasonably extensive. Repair cracks around windows and doors and to top of wall. Replaster and paint finish.	4	70%														48,245	0	48,245	0	48,245	48,245	100.0%		
6.05	Plywood Wall Linings with Painted Finishes	To gable ends. Not adequately installed to full length of gable end at Sothern end of building.	Install additional section of ply to adequately enclose end. Wash down and repaint. Install flashing between ply and blockwork wall	3	50%														1,166	0	0	1,166	1,166	1,166	100.0%		
6.00	Total External Walls & Finishes			4	70%														49,411	0	48,245	1,166	49,411	49,411	100.0%		
7.00	Windows & Doors																		0	0	0	0	0	0	0	0.0%	
7.01	Timber Doors (Solid/No Glazing)	Signs of wear and tear, impact damage and flaking of paint. Some loose hardware also noticed	Service and fix hardware. Ease and adjust doors. Wash down and repaint. Consider installing push and kickplates to doors and door stops where not present.	3	50%														26,565	0	0	26,565	26,565	26,565	100.0%		
7.02	Timber Louvre Screens	Evidence of wear and tear and flaking of paint to fixed timber louvres to WCs	Wash down and repaint	2	30%														0	0	0	0	0	0	737	0.0%	
7.03	Aluminium Framed Windows & Doors - Externally	Evidence of damaged seal and mesh screen	Replace damaged mesh screen and seal around glazing. Wash down thoroughly and ease and adjust opening mechanism	4	70%														10,662	0	10,662	0	10,662	10,662	100.0%		

Project: COLLEGE OF MICRONESIA - FSM
 Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE
 E - CLASSROOM 1 - 4 (D - CLASSROOM BUILDING A)

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 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)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace	
7.04	Aluminium Framed Windows & Doors - Externally	Evidence of dirt and grime to frame and window sill but otherwise ok	Wash and clean thoroughly, ease and adjust opening mechanism	2	30%														0	0	0	0	0	42,648	0.0%		
7.05	Aluminium Framed Windows & Doors - Internally	Ok	Clean and wash frames thoroughly	2	30%														0	0	0	0	0	2,732	0.0%		
7.00	Total Windows & Doors			3	50%														37,227	0	10,662	26,565	37,227	83,344	44.7%		
A	TOTAL STRUCTURE			3	50%														473,361	94,776	58,907	319,677	473,361	928,046	51.0%		
8.00	Stairs, Balustrades & Handrails																		0	0	0	0	0	0	0.0%		
8.01	No Stairs, balustrades or handrails to this building			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%		
9.00	Internal Walls/Partitions																		0	0	0	0	0	0	0.0%		
9.01	All walls are treated as Structural walls to this building			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																		0	0	0	0	0	0	0.0%		
10.01	Timber Door - Single	Impact damage, marks and general wear and tear evident	Check and refix loose hardware. Ease and adjust door. Clean and repaint. Consider install of push plates, kickplates and door stops where not present currently.	3	50%														4,554	0	0	4,554	4,554	4,554	100.0%		
10.00	Total Internal Doors			3	50%														4,554	0	0	4,554	4,554	4,554	100.0%		
11.00	Floor Finishes																		0	0	0	0	0	0	0.0%		
11.01	Vinyl Floor Finishes	Staining, lifting, marks, impact damage, tear and missing vinyl parts	Uplift and replace flooring	5	90%														115,732	57,866	0	57,866	115,732	57,866	200.0%		
11.02	Tiled Floor Finishes	Impact damage, loose grout, marks and lifting tiles	Uplift, remove and replace	5	90%														5,767	5,767	0	0	5,767	5,767	100.0%		
11.03	Concrete Screed Floor Finish	To Lobby. Appears ok	Wash and clean thoroughly	2	30%														0	0	0	0	0	210	0.0%		
11.00	Total Floor Finishes			4	70%														121,499	63,633	0	57,866	121,499	63,843	190.3%		
12.00	Wall Finishes																		0	0	0	0	0	0	0.0%		
12.01	Plywood Wall Linings with Painted Finishes	To Gear up office internal walls. Marks and impact damage but otherwise ok	Wash down and repaint	2	30%														0	0	0	0	0	6,688	0.0%		
12.02	Solid Plaster Wall Lining with Painted Finishes	Evidence of cracking especially along top of walls and around window and door openings evident. Impact damage, water damage and marks also evident	Review by Structural Engineer. Repair cracks. Plaster and paint finish.	4	70%														71,583	71,583	0	0	71,583	71,583	100.0%		
12.03	Tiled Wall Finishes	Tiled splash back to Vanity unit is ok	Clean and wash thoroughly	2	30%														273	0	0	273	273	100.0%			
12.00	Total Wall Finishes			3	50%														71,856	71,583	0	273	71,856	78,544	91.5%		
13.00	Ceiling Finishes																		0	0	0	0	0	0	0.0%		
13.01	Open boarded timber to soffit (part only) at Gear up end of building	Ok	Wash down and repaint	2	30%														2,578	0	0	2,578	2,578	2,578	100.0%		
13.02	MDF/Plywood ceiling Lining with painted Finish	Evidence of leaks and water damage internally. Marks and some holes not adequately sealed	Remove and replaced	4	70%														28,083	0	28,083	0	28,083	28,083	100.0%		
13.03	MDF/Plywood ceiling Lining with painted Finish	Evidence of damage at joints and dirty appearance	Plaster joints, wash down and repaint	3	50%														42,124	0	0	42,124	42,124	42,124	100.0%		
13.00	Total Ceiling Finishes			3	50%														72,784	0	28,083	44,702	72,784	72,784	100.0%		
14.00	Fixed Joinery Units																		0	0	0	0	0	0	0.0%		
14.01	Toilet Partitions	Evidence of damage and deterioration in a couple of locations. Rust apparent on several door handles	Wash down thoroughly and repaint. Repair damage to timber doors and partitions	3	50%														6,831	0	6,831	0	6,831	6,831	100.0%		
14.02	Pin Board	Well used but ok	Wash and clean frame	2	30%														1,214	0	607	607	1,214	607	200.0%		

Project: COLLEGE OF MICRONESIA - FSM
 Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE
 E - CLASSROOM 1 - 4 (D - CLASSROOM BUILDING A)
 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	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
20.00	Special Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
20.01	Telecommunication/Data Network	In operation however untidy and exposed wiring noticed externally to junction box and internally in building	Service and tidy external and internal wiring. Install conduit recommended.	4	70%						0	0	0	0	0	30,518	0	0	0	0	61,037	30,518	0	30,518	61,037	30,518	200.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
20.00	Total Special Services			4	70%						0	0	0	0	0	30,518	0	0	0	0	61,037	30,518	0	30,518	61,037	30,518	200.0%
C	TOTAL BUILDING SERVICES			3	50%						0	0	12,018	0	22,138	30,518	5,693	0	0	8,855	353,213	79,221	174,373	99,619	353,213	218,332	161.8%
	TOTAL BUILDING			3	50%						0	57,966	112,561	0	22,138	30,518	5,693	0	71,583	8,855	1,115,053	309,213	268,801	537,039	1,115,053	1,383,281	80.6%
309,213																											
Year 1 - 10 Consolidated Capital Replacement Cost																											

Project: COLLEGE OF MICRONESIA - FSM
 Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE
 F - CLASSROOM 5 - 7 (J - CLASSROOM BUILDING B)

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)							
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%
9.01	All walls are concrete blockwork			0	0%						0	0	0	0	0	0	0	0	0	0	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	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	0	0	0	0.0%
10.01	No internal doors to this building			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Total Internal Doors			0	0%						0	0	0	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	0	0	0	0.0%
11.01	Vinyl Floor Finishes	Broken and missing tiles around columns and at door entrances	Remove and replace damaged and chipped vinyl. Install Threshold strips to doors where not present currently	4	70%						0	0	0	0	0	1,944	0	0	0	0	0	3,888	1,944	0	1,944	3,888	1,944	200.0%	
11.02	Vinyl Floor Finishes	General wear and tear.	Clean thoroughly and monitor	3	50%						0	0	0	0	0	0	0	0	0	17,497	17,497	34,993	17,497	0	17,497	34,993	17,497	200.0%	
11.03	Concrete Screed Floor Finish	To external slab	Clean and wash down	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,500	0.0%	
11.00	Total Floor Finishes			3	50%						0	0	0	0	0	1,944	0	0	0	17,497	38,882	19,441	0	19,441	38,882	21,941	177.2%		
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%	
12.01	Solid Plaster Wall Lining with Painted Finishes	Impact marks and minor damage to plaster only	Wash down, repair damaged plaster and patch paint areas where repaired	3	50%						0	0	0	0	0	0	0	0	0	0	0	22,609	0	22,609	0	22,609	22,609	100.0%	
12.00	Total Wall Finishes			3	50%						0	0	0	0	0	0	0	0	0	0	0	22,609	0	22,609	0	22,609	22,609	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%	
13.01	Plywood ceiling lining with painted finish	Some evidence of previous leaks to the building before roof cladding replaced	Remove and replace water damaged cladding	5	90%						0	0	0	0	4,544	0	0	0	0	0	0	4,544	4,544	0	0	4,544	4,544	100.0%	
13.02	Plywood ceiling lining with painted finish	Marks but otherwise ok	Wash down and repaint when water damaged cladding replaced	3	50%						0	0	0	0	0	0	0	0	0	0	0	18,177	0	0	18,177	18,177	18,177	100.0%	
13.00	Total Ceiling Finishes			4	70%						0	0	0	0	4,544	0	0	0	0	0	0	22,721	4,544	0	18,177	22,721	22,721	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%	
14.01	White Boards	General wear and tear but ok	Wash down and clean thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	0	1,139	0	0	1,139	1,139	1,139	100.0%	
14.02	White board with projector screen	General wear and tear	Wash down and clean thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	0	4,428	0	0	4,428	4,428	4,428	100.0%	
14.03	Chalkboard	General wear and tear	Wash down and clean thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	0	759	0	0	759	759	759	100.0%	
14.04	Built-in Joinery - Bench Unit	Some evidence of impact damage particularly where chairs are leaning against the units	Wash down and repaint cabinetry. Ease and adjust doors and refix hardware where loose or damaged. Remove chairs from against or on the units.	3	50%						0	0	0	0	0	0	0	0	0	0	0	5,693	0	5,693	0	5,693	5,693	100.0%	
14.00	Total Fixed Joinery Units			3	50%						0	0	0	0	0	0	0	0	0	0	0	12,018	0	5,693	6,325	12,018	12,018	100.0%	
B	TOTAL INTERNAL FIT-OUT			3	50%						0	0	0	0	4,544	1,944	0	0	0	17,497	96,229	23,985	28,301	43,943	96,229	79,288	121.4%		
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%	
15.01	WHB (Double)	General wear and tear, corrosion evident under benches to pipes and some staining	Wash down and remove staining below WHB. Monitor pipework. Clean WHB thoroughly	3	50%						0	0	0	0	0	0	0	0	0	0	0	12,650	0	12,650	0	12,650	12,650	100.0%	
15.00	Total Sanitary Plumbing			3	50%						0	0	0	0	0	0	0	0	0	0	0	12,650	0	12,650	0	12,650	12,650	100.0%	
16.00	Mechanical Services			0	0%						0	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	Operating but missing cover to AC in Classroom 7	Service and clean filters, reinstate missing cover to inside unit	4	70%						0	0	4,428	0	0	0	0	0	0	4,428	17,710	8,855	4,428	4,428	17,710	4,428	400.0%		
16.02	Air-Conditioning - DX/Split System	Operating and ok	Clean and wash filters regularly. Maintain servicing of units	3	50%						0	0	0	13,283	0	0	0	0	0	0	0	53,130	13,283	26,565	13,283	53,130	13,283	400.0%	
16.03	Ceiling Mounted Fan	Good condition	Clean and wash blades	2	30%						0	0	0	0	0	0	0	0	0	0	0	6,262	0	6,262	0	6,262	6,262	100.0%	



ID Code	Element	Condition Assessment		Condition Gauge					Asset Renewal Cost										Full Replace	% Full Replace						
		Condition Observations	Recommended Course of Action & Maintenance	Condition Grading		VG	G	A	P	VP	1	2	3	4	5	6	7	8			9	10	Asset Renewal Cost			
				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
16.00	Total Mechanical Services			3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17.00	Fire Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17.01	No Fire Services to this building	Recommend installing Fire extinguishers on brackets to classrooms		0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17.00	Total Fire Services			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18.00	Electrical Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18.01	Main Distribution Boards	Ok but missing screw fixings to cover box unit	Replace missing screws to cover box unit	2	30%						0	0	0	0	0	0	0	0	0	0	9,488	0	0	9,488	9,488	9,488
18.02	Electrical Wiring/Reticulation	Ok		2	30%						0	0	0	0	0	0	0	0	0	0	7,290	0	0	7,290	7,290	7,290
18.03	General Power Outlet	Good condition, professionally installed	Clean cover plates	2	30%						0	0	0	0	0	0	0	0	0	0	9,720	0	0	9,720	9,720	9,720
18.04	Lighting (External) - Incandescent	Good condition	Wash covers	2	30%						0	0	0	0	0	0	0	0	0	0	633	0	0	633	633	633
18.05	Lighting (External) - Incandescent	Energy saver type where present, half of fixtures have no bulb	Replace missing bulbs. Clean remainder and install protective cover grilles	3	50%						0	0	0	0	0	0	0	0	0	0	1,898	0	1,898	0	1,898	1,898
18.06	Lighting (Internal) - Double Fluorescent	Good condition, all working but no diffusers	Clean tubes and install diffusers	3	50%						0	0	0	0	0	0	0	0	0	0	15,180	0	15,180	0	15,180	15,180
18.00	Total Electrical Services			3	50%						0	0	0	0	0	0	0	0	0	0	44,208	0	17,078	27,131	44,208	44,208
19.00	Vertical Transportation										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19.01	No lifts to this building			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
20.00	Special Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20.01	Telecommunication/Data Network	No Telephone or Internet ports located to this building		0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20.00	Total Special Services			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C	TOTAL BUILDING SERVICES			3	50%						0	0	4,428	13,283	0	0	0	0	0	4,428	133,960	22,138	66,982	44,841	133,960	80,830
	TOTAL BUILDING			3	50%						0	657	6,348	13,283	4,544	1,944	0	0	0	26,724	291,984	53,500	132,420	106,064	291,984	482,528
										53,500																
										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	% 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)							
8.01	Metal Framed Balustrades (with Metal Infill Panels or Balusters)	Evidence of flaking paint and rust	Wash down thoroughly and repaint	3	50%														14,946	0	0	14,946	14,946	14,946	100.0%		
8.00	Total Stairs Balustrades & Handrails			3	50%														14,946	0	0	14,946	14,946	14,946	100.0%		
9.00	Internal Walls/Partitions																		0	0	0	0	0	0.0%			
9.01	All walls are structural walls			0	0%														0	0	0	0	0	0.0%			
9.00	Total Internal Walls/Partitions			0	0%														0	0	0	0	0	0.0%			
10.00	Internal Doors																		0	0	0	0	0	0.0%			
10.01	Timber Door - Single	Wear and tear and impact damage	Clean and repaint	3	50%														1,518	0	0	1,518	1,518	100.0%			
10.00	Total Internal Doors			3	50%														1,518	0	0	1,518	1,518	100.0%			
11.00	Floor Finishes																		0	0	0	0	0	0.0%			
11.01	Vinyl Floor Finishes	Evidence of lifted tiles, marks, and heavy wear and tear of floor. Also noted that floor does not appear to be level	Uplift and remove tiles, relevel and install new tiles	5	90%														7,166	3,583	0	3,583	7,166	200.0%			
11.02	Concrete Screed Floor Finish	Marks and general wear and tear	Wash down	3	50%														3,496	0	0	3,496	3,496	100.0%			
11.00	Total Floor Finishes			4	70%														10,662	3,583	0	7,079	10,662	150.6%			
12.00	Wall Finishes																		0	0	0	0	0	0.0%			
12.01	Solid Plaster Wall Lining with Painted Finishes	Evidence of structural and plaster cracks in several locations and extensive	Review by Structural Engineer. Repair cracks, plaster and paint finish	5	90%														10,094	10,094	0	0	10,094	100.0%			
12.00	Total Wall Finishes			5	90%														10,094	10,094	0	0	10,094	100.0%			
13.00	Ceiling Finishes																		0	0	0	0	0	0.0%			
13.01	Plywood ceiling Lining with painted Finish	Evidence of termite attack and decay	Remove and replace with treated timber or cement board	5	90%														3,807	3,807	0	0	3,807	100.0%			
13.02	Plywood Soffit Lining with painted Finish	Evidence of termite attack and decay	Remove and replace with treated timber or cement board	5	90%														859	859	0	0	859	100.0%			
13.00	Total Ceiling Finishes			5	90%														4,666	4,666	0	0	4,666	100.0%			
14.00	Fixed Joinery Units																		0	0	0	0	0	0.0%			
14.01	Pin Board	Evidence of general wear and tear	Wash frame	3	50%														405	202	0	202	405	200.0%			
14.02	Mirrors	Good condition	Wash and clean	2	30%														380	0	0	380	380	100.0%			
14.00	Total Fixed Joinery Units			3	50%														784	202	0	582	784	134.8%			
B	TOTAL INTERNAL FIT-OUT			4	70%														42,670	18,545	0	24,124	42,670	109.7%			
15.00	Sanitary Plumbing																		0	0	0	0	0	0.0%			
15.01	No Sanitary Plumbing to this building			0	0%														0	0	0	0	0	0.0%			
15.00	Total Sanitary Plumbing			0	0%														0	0	0	0	0	0.0%			
16.00	Mechanical Services																		0	0	0	0	0	0.0%			
16.01	Air-Conditioning - DX/Split System	Rusted external unit should be replaced but AC is still working	Replace external unit	4	70%														17,710	8,855	4,428	4,428	17,710	400.0%			
16.02	Air-Conditioning - DX/Split System	New and in good condition however penetrations not adequately sealed	Service and clean filters internal. Refix loose panel to external unit. Seal around penetrations.	3	50%														17,710	4,428	8,855	4,428	17,710	400.0%			
16.03	Ceiling Mounted Fan	Ok	Wash and clean blades	2	30%														1,392	0	1,392	0	1,392	100.0%			
																			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)	(\$ USD)	(\$ USD)									
16.00	Total Mechanical Services			3	50%															0	0	4,428	4,428	0	0	0	0	0	0	0	4,428	36,812	13,283	14,674	8,855	36,812	10,247	359.3%
17.00	Fire Services																			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	No fire services observed to this building			0	0%															0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			0	0%															0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.00	Electrical Services																			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.01	Main Distribution Boards	Ok		2	30%															0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100.0%
18.02	Electrical Wiring/Reticulation	Ok generally, some loose and untidy wiring	Tidy loose and untidy wiring	3	50%															0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100.0%	
18.03	General Power Outlet	Ok	Clean cover plates	2	30%															0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100.0%	
18.04	Lighting (External) - Incandescent	Energy saver bulbs	Clean bulbs and install protective covers/grilles	3	50%															0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100.0%	
18.05	Lighting (Internal) - Incandescent	Ordinary light bulb to store	Clean bulb	2	30%															0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100.0%	
18.06	Lighting (Internal) - Fluorescent	Operating and in use. No diffusers present but otherwise ok.	Clean tubes, install diffusers	3	50%															0	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	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	0	0.0%
19.01	No lifts to this building	In Operation (Y/N) Condition:	Repair, Replace, Service Comments:	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	0.0%
20.00	Special Services																			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.01	Telecommunication/Data Network	In operation. Loose and untidy wiring	Tidy up loose and untidy wiring, Clean phone ports	2	30%															0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100.0%
20.00	Total Special Services			2	30%															0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100.0%	
C	TOTAL BUILDING SERVICES			3	50%															0	0	4,428	4,428	0	0	0	0	0	0	4,428	54,704	13,283	20,972	20,450	54,704	28,139	194.4%	
	TOTAL BUILDING			4	70%															0	3,583	14,521	4,428	7,632	0	0	202	18,421	29,633	261,986	78,420	33,060	150,506	261,986	272,280	96.2%		
																				78,420																		
																				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	
9.00	Total Internal Walls/Partitions			0	0%						0	0	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	0	0	0.0%
10.01	No Internal doors to this building			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Total Internal Doors			0	0%						0	0	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	0.0%
11.01	Plywood sheet flooring	Evidence of rot and decay	Remove and replace	3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,502	0.0%
11.02	Vinyl Floor Finishes	Worn though, missing or not present where ply worn through	Remove and replace	5	90%						0	633	0	0	0	0	0	0	0	0	0	1,265	633	0	633	1,265	633	200.0%
11.00	Total Floor Finishes			4	70%						0	633	0	0	0	0	0	0	0	0	1,265	633	0	633	1,265	2,135	59.3%	
12.00	Wall Finishes										0	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	Impact damaged, delaminating of ply and in need of replacement	Remove and replace	5	90%						0	0	0	0	2,091	0	0	0	0	0	0	2,091	2,091	0	0	2,091	2,091	100.0%
12.00	Total Wall Finishes			5	90%						0	0	0	0	2,091	0	0	0	0	0	2,091	2,091	0	0	2,091	2,091	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%
13.01	Plywood ceiling Lining with painted Finish	Poor workmanship with gap to edge of sheets around perimeter	Install timber cornice to ceiling/wall junction and paint finish walls and ceiling	5	90%						0	0	0	0	672	0	0	0	0	0	0	672	672	0	0	672	672	100.0%
13.00	Total Ceiling Finishes			5	90%						0	0	0	0	672	0	0	0	0	0	672	672	0	0	672	672	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%
14.01	No fixed joinery units to this building			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.00	Total Fixed Joinery Units			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
B	TOTAL INTERNAL FIT-OUT			5	90%						0	633	0	0	2,763	0	0	0	0	0	4,028	3,395	0	633	4,028	4,898	82.2%	
15.00	Sanitary Plumbing										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	No Sanitary plumbing to this building			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			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Mechanical Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.01	No Air conditioning to this building			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Total Mechanical Services			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
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	No Fire service to this building			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.00	Electrical Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.01	Sub-Main Distribution Boards	On/Off Mains switch internally -ok		2	30%						0	0	0	0	0	0	0	0	0	0	0	4,428	0	0	4,428	4,428	4,428	100.0%
18.02	Electrical Wiring/Reticulation	Operable and ok		2	30%						0	0	0	0	0	0	0	0	0	0	0	237	0	0	237	237	237	100.0%

Project: COLLEGE OF MICRONESIA - FSM
 Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE
 H - SECURITY POST (P - SECURITY SHED)
 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 %	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)
18.03	General Power Outlet	Ok	Clean cover plates	2	30%						0	0	0	0	0	0	0	0	0	0	316	0	0	316	316	316	100.0%
18.04	Lighting (Internal) - Incandescent	One Energy saver bulb	Clean bulb	2	30%						0	0	0	0	0	0	0	0	0	0	316	0	0	316	316	316	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
18.00	Total Electrical Services			2	30%						0	0	0	0	0	0	0	0	0	0	5,297	0	0	5,297	5,297	5,297	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	No lifts to this building			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%	
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	In operation and ok	Tidy loose wiring	2	30%						0	0	0	0	0	0	0	0	0	0	316	0	316	0	316	316	100.0%
											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	316	0	316	0	316	316	100.0%
C	TOTAL BUILDING SERVICES			2	30%						0	0	0	0	0	0	0	0	0	0	5,613	0	316	5,297	5,613	5,613	100.0%
	TOTAL BUILDING			4	70%						0	633	0	0	8,373	0	0	0	1,909	5,313	26,126	16,228	3,969	5,930	26,126	36,946	70.7%
										16,228																	
										Year 1 - 10 Consolidated Capital Replacement Cost																	

Project: COLLEGE OF MICRONESIA - FSM

Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

I - IT SHOP (I - IT SHOP)

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
8.00	Total Stairs Balustrades & Handrails			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%	
9.01	Timber Framed Partition Walls	To inside of containers. Not inspected but assumed ok		2	30%														0	0	0	0	0	0	6,121	0.0%	
9.00	Total Internal Walls/Partitions			2	30%														0	0	0	0	0	0	6,121	0.0%	
10.00	Internal Doors																		0	0	0	0	0	0	0	0.0%	
10.01	No Internal doors to this building			0	0%														0	0	0	0	0	0	0	0.0%	
10.00	Total Internal Doors			0	0%														0	0	0	0	0	0	0	0.0%	
11.00	Floor Finishes																		0	0	0	0	0	0	0	0.0%	
11.01	Plywood flooring	Evidence of decay and rot to storage area	Remove and replace	5	90%													1,264	1,264	1,264	0	0	1,264	1,264	100.0%		
11.02	Plywood flooring	Appears to be ok, Lined above with vinyl tiles	Monitor	2	30%													0	0	0	0	0	0	4,736	0.0%		
11.03	Vinyl Floor Finishes	Evidence of general wear and tear and turning up at entrance	Replace tiles at entrance door and install threshold strip	3	50%												3,013	6,025	3,013	0	3,013	6,025	3,013	200.0%			
11.04	Vinyl Floor Finishes	Evidence of damage from water damaged, rotten timber floor substrate	Remove and replace	5	90%												1,530	765	765	0	765	1,530	765	200.0%			
11.00	Total Floor Finishes			4	70%												4,276	8,819	5,042	0	3,778	8,819	9,778	90.2%			
12.00	Wall Finishes																	0	0	0	0	0	0	0	0.0%		
12.01	Prefinished timber veneer panelling	Good condition, no evidence of any damage	Wipe down and monitor	2	30%													0	0	0	0	0	0	9,181	0.0%		
12.02	Plywood Wall Linings with Painted Finishes	To Store. Marks and dirty appearance	Wash down and repaint	2	30%													0	0	0	0	0	0	344	0.0%		
12.03	Painted steel walls to container	Some chipped and damaged paint finish evident.	Wash down and repaint.	2	30%												1,275	0	0	1,275	1,275	1,275	100.0%				
12.00	Total Wall Finishes			2	30%												1,275	0	0	1,275	1,275	10,800	11.8%				
13.00	Ceiling Finishes																	0	0	0	0	0	0	0	0.0%		
13.01	Plywood ceiling Lining with painted finish	Some popping of ply sheets at joints. Large gaps and not butt jointed in store	Refix joints and install timber battens to seal gaps to store. Wash down and paint finish	3	50%												4,014	0	0	4,014	4,014	4,014	100.0%				
13.00	Total Ceiling Finishes			3	50%												4,014	0	0	4,014	4,014	4,014	100.0%				
14.00	Fixed Joinery Units																	0	0	0	0	0	0	0	0.0%		
14.01	White Boards	General wear and tear and marks on board but ok	Wash and clean	2	30%												0	0	0	0	0	0	0	0.0%			
14.00	Total Fixed Joinery Units			2	30%												0	0	0	0	0	0	0	0.0%			
B	TOTAL INTERNAL FIT-OUT			3	50%												4,276	14,108	5,042	0	9,067	14,108	30,712	45.9%			
15.00	Sanitary Plumbing																	0	0	0	0	0	0	0	0.0%		
15.01	No Sanitary Plumbing to this building			0	0%													0	0	0	0	0	0	0	0.0%		
15.00	Total Sanitary Plumbing			0	0%													0	0	0	0	0	0	0	0.0%		
16.00	Mechanical Services																	0	0	0	0	0	0	0	0.0%		
16.01	Air-Conditioning - Window Mounted Unit	Operating to both IT offices and appear ok	Clean filters and service regularly	2	30%												3,795	11,385	3,795	3,795	3,795	11,385	3,795	300.0%			
16.00	Total Mechanical Services			2	30%												3,795	11,385	3,795	3,795	3,795	11,385	3,795	300.0%			
17.00	Fire Services																	0	0	0	0	0	0	0	0.0%		

Project: COLLEGE OF MICRONESIA - FSM
 Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE
 I - IT SHOP (I - IT SHOP)
 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 %	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)			
17.01	No Fire Services to this building		Consider installling Fire Extinguishers to IT offices	0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.00	Electrical Services			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.01	Main Distribution Boards	Not inspected but assumed present ok as hidden behind photocopier in IT store.	Remove photocopier to provide access to the distribution board. Inspect distribution board and monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	9,488	0	0	9,488	9,488	9,488	100.0%
18.02	Electrical Wiring/Reticulation	Generally wall mounted in IT store and cable tied in IT room	Tidy and refix loose wiring	2	30%						0	0	0	0	0	0	0	0	0	0	0	1,417	0	0	1,417	1,417	1,417	100.0%
18.03	General Power Outlet	Ok	Clean and wash cover plates	2	30%						0	0	0	0	0	0	0	0	0	0	0	1,889	0	0	1,889	1,889	1,889	100.0%
18.04	Lighting (Internal) - Double Fluoresecent	Operating and In use. No diffusers present	Wash tubes and fittings. install diffusers	2	30%						0	0	0	0	0	0	0	0	0	0	0	2,530	0	0	2,530	2,530	2,530	100.0%
18.00	Total Electrical Services			2	30%						0	0	0	0	0	0	0	0	0	0	0	15,323	0	0	15,323	15,323	15,323	100.0%
19.00	Vertical Transportation			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.01	No Vertical Transportation to this building	In Operation (Y/N) Condition:	Repair, Replace, Service Comments:	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	0.0%
20.00	Special Services			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.01	Telecommunication/Data Network	IT and telephone lines. Operatin and In use. Some loose wiring evident	Service and tidy up loose wiring. Use conduit where possible.	2	30%						0	0	0	0	0	0	0	0	0	0	0	1,889	0	1,889	0	1,889	1,889	100.0%
20.00	Total Special Services			2	30%						0	0	0	0	0	0	0	0	0	0	0	1,889	0	1,889	0	1,889	1,889	100.0%
C	TOTAL BUILDING SERVICES			2	30%						0	0	0	0	0	0	3,795	0	0	0	0	28,597	3,795	5,684	19,118	28,597	21,007	136.1%
	TOTAL BUILDING			3	50%						0	765	9,183	0	1,898	0	3,795	0	2,516	4,276	0	71,261	22,434	6,355	42,472	71,261	135,031	52.8%

22,434
 Year 1 - 10 Consolidated Capital Replacement Cost

Project: COLLEGE OF MICRONESIA - FSM
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 J - UB & TSP (K - VOCATIONAL CLASSROOMS, TSP, UB, CES)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

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ID Code	Element	Condition Assessment	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		
					%	%	%	%	%	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)								(\$ USD)	
1.00	Sub-Structure									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.01	None - See Upper Floors		0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure		0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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%
2.01	Timber Frame (Portal/Truss/Columns/Beams, etc)	Not inspected	5	90%						0	0	0	0	181,171	0	0	0	0	0	181,171	181,171	0	0	181,171	181,171	100.0%		
2.02	Reinforced Concrete Columns & Beams	Evidence of spalling concrete, cracking, corrosion, etc. H&S risk of structural failure (1 column collapsed)	5	90%						0	0	0	0	0	0	0	0	0	361,268	361,268	361,268	0	0	361,268	361,268	100.0%		
2.03	Reinforced Concrete Roof Slab	Not inspected	5	90%						0	0	0	0	0	0	0	0	0	110,293	110,293	110,293	0	0	110,293	110,293	100.0%		
2.00	Total Frame		5	90%						0	0	0	0	181,171	0	0	0	0	471,561	652,731	652,731	0	0	652,731	652,731	100.0%		
3.00	Structural Walls									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 Walls)	Evidence of cracking, settlement, corrosion, poor workmanship	5	90%						0	0	0	0	0	0	0	0	0	258,497	258,497	258,497	0	0	258,497	258,497	100.0%		
3.02	Reinforced Concrete Brick/Block Masonry Walls (Internal Walls)	Evidence of cracking, settlement, corrosion, poor workmanship	5	90%						0	0	0	0	0	0	0	0	0	460,584	460,584	460,584	0	0	460,584	460,584	100.0%		
3.00	Total Structural Walls		5	90%						0	0	0	0	0	0	0	0	0	719,081	719,081	719,081	0	0	719,081	719,081	100.0%		
4.00	Upper Floors									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	Evidence of spalling concrete, cracking, corrosion, poor workmanship, etc	5	90%						0	0	0	0	0	0	0	0	0	364,487	364,487	364,487	0	0	364,487	364,487	100.0%		
4.00	Total Upper Floors		5	90%						0	0	0	0	0	0	0	0	0	364,487	364,487	364,487	0	0	364,487	364,487	100.0%		
5.00	Roof									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 leaks internally, flaking of protective coating, corrosion, poor workmanship, etc	5	90%						0	0	120,780	0	0	0	0	0	0	0	120,780	120,780	0	0	120,780	120,780	100.0%		
5.02	Membrane Roof Cladding	Evidence of leaks internally, tearing of membrane or detachment, poor workmanship, ponding etc	5	90%						0	57,352	0	0	0	0	0	0	0	0	114,705	57,352	0	57,352	114,705	57,352	200.0%		
5.00	Total Roof		5	90%						0	57,352	120,780	0	0	0	0	0	0	0	235,485	178,133	0	57,352	235,485	178,133	132.2%		
6.00	External Walls & Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
6.01	None - See Structural Walls		0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
6.00	Total External Walls & Finishes		0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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%	
7.01	Timber Doors (Solid/No Glazing)	Evidence of decay, corroded fixings/hardware, poor workmanship	4	70%						0	0	0	0	0	0	0	0	0	0	11,385	0	11,385	0	11,385	11,385	100.0%		
7.02	Timber Insect Screens	Evidence of decay, corroded fixings/hardware, poor workmanship	4	70%						0	0	0	0	0	0	0	0	0	0	32,312	0	32,312	0	32,312	32,312	100.0%		
7.03	Aluminium Framed Windows & Doors	Evidence of flaking protective coating, corrosion, poor workmanship, etc	4	70%						0	0	0	0	0	0	0	0	0	0	242,341	0	242,341	0	242,341	242,341	100.0%		
7.00	Total Windows & Doors		4	70%						0	0	0	0	0	0	0	0	0	0	286,038	0	286,038	0	286,038	286,038	100.0%		
A	TOTAL STRUCTURE		5	90%						0	57,352	120,780	0	181,171	0	0	0	0	1,555,129	2,257,823	1,914,433	286,038	57,352	2,257,823	2,200,471	102.6%		
8.00	Stairs, Balustrades & Handrails									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, etc	4	70%						0	0	0	0	0	0	0	0	0	0	30,000	0	0	30,000	30,000	30,000	100.0%		
8.02	Metal Framed Balustrades (with Metal Infill Panels or Balusters)	Evidence of flaking protective coating or corrosion, poor workmanship, etc	4	70%						0	0	0	0	0	0	0	0	0	0	20,000	0	20,000	0	20,000	20,000	100.0%		
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	

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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
						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)							
8.00	Total Stairs Balustrades & Handrails			4	70%															50,000	0	20,000	30,000	50,000	50,000	100.0%	
9.00	Internal Walls/Partitions																			0	0	0	0	0	0	0.0%	
9.01	None - See Structural Walls			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																			0	0	0	0	0	0	0.0%	
10.01	Timber Door - Single	Evidence of impact damage, marks, etc	Repair & Repaint	4	70%															30,360	0	30,360	0	30,360	30,360	100.0%	
10.00	Total Internal Doors			4	70%															30,360	0	30,360	0	30,360	30,360	100.0%	
11.00	Floor Finishes																			0	0	0	0	0	0	0.0%	
11.01	Vinyl Floor Finishes	Evidence of water stains, lifting, marks, tears, worn through, poor workmanship, etc	Replace	5	90%															186,618	93,309	0	93,309	186,618	93,309	200.0%	
11.02	Tiled Floor Finishes	Evidence of impact damage, lifting tiles, loose grout, marks, poor workmanship, etc	Replace	5	90%															52,486	52,486	0	0	52,486	52,486	100.0%	
11.00	Total Floor Finishes			5	90%															239,104	145,795	0	93,309	239,104	145,795	164.0%	
12.00	Wall Finishes																			0	0	0	0	0	0	0.0%	
12.01	Solid Plaster Wall Lining with Painted Finishes	Evidence of impact damage, cracks, water damage, poor workmanship, etc	Replace	5	90%															305,609	305,609	0	0	305,609	305,609	100.0%	
12.02	Tiled Wall Finishes	Evidence of impact damage, lifting tiles, loose grout, marks, poor workmanship, etc	Replace	5	90%															22,770	22,770	0	0	22,770	22,770	100.0%	
12.00	Total Wall Finishes			5	90%															328,379	328,379	0	0	328,379	328,379	100.0%	
13.00	Ceiling Finishes																			0	0	0	0	0	0	0.0%	
12.04	Solid Plaster Ceiling Lining with Painted Finishes	Evidence of leaks internally, cracks, poor workmanship, etc	Replace	5	90%															123,926	123,926	0	0	123,926	123,926	100.0%	
13.00	Total Ceiling Finishes			5	90%															123,926	123,926	0	0	123,926	123,926	100.0%	
14.00	Fixed Joinery Units																			0	0	0	0	0	0	0.0%	
14.02	White Boards	Evidence of general wear & tear	Repair, Replace	4	70%												3,036	0	3,036	3,036	0	0	3,036	3,036	100.0%		
14.03	Mirrors	Evidence of general wear & tear	Repair, Replace	4	70%												1,518	0	1,518	1,518	0	0	1,518	1,518	100.0%		
14.04	Built-in Joinery - Bench Unit	Evidence of general wear & tear	Repair, Replace	4	70%												18,975	0	18,975	18,975	0	0	18,975	18,975	100.0%		
14.05	Built-in Joinery - Shelving Unit	Evidence of general wear & tear	Repair, Replace	4	70%												2,530	0	2,530	2,530	0	0	2,530	2,530	100.0%		
14.00	Total Fixed Joinery Units			4	70%												26,059	0	26,059	26,059	0	0	26,059	26,059	100.0%		
B	TOTAL INTERNAL FIT-OUT			5	90%												26,059	0	797,828	624,159	50,360	123,309	797,828	704,519	113.2%		
15.00	Sanitary Plumbing																			0	0	0	0	0	0	0.0%	
15.01	WC	Evidence of general wear & tear, impact damage, poor workmanship, etc	Replace	4	70%												12,650	0	12,650	12,650	0	0	12,650	12,650	100.0%		
15.02	Urinal (Stall)	Evidence of general wear & tear, impact damage, poor workmanship, etc	Replace	4	70%												9,108	0	9,108	9,108	0	0	9,108	9,108	100.0%		
15.03	WHB (Single)	Evidence of general wear & tear, impact damage, poor workmanship, etc	Replace	4	70%												7,590	0	7,590	7,590	0	0	7,590	7,590	100.0%		
15.04	Shower	Evidence of general wear & tear, impact damage, poor workmanship, etc	Replace	4	70%												6,325	0	6,325	6,325	0	0	6,325	6,325	100.0%		
15.00	Total Sanitary Plumbing			4	70%												35,673	0	35,673	35,673	0	0	35,673	35,673	100.0%		
16.00	Mechanical Services																			0	0	0	0	0	0	0.0%	
16.01	Air-Conditioning - DX/Split System	Unsure if in operation	Repair, Replace, Service, Clean	4	70%												44,275	0	177,100	88,550	44,275	44,275	177,100	44,275	400.0%		



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		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%
1.01	Reinforced Concrete Foundations Beams	Not inspected but assumed ok		2	30%																0	0	0	0	0	86,043	0.0%
1.02	Reinforced Concrete Block Foundation Walls	Evidence of worn plaster/scorred wall face at rear corner of building near Agriculture lab	Install drainage channel at Northern end of building to prevent scour and undermining of foundations. Inspect exposed foundation wall corner, replaster and paint finish.	2	30%																0	0	0	0	0	16,569	0.0%
1.03	Reinforced Concrete Slab on Grade	Appears ok, generally floor coverings so unable to inspect. This building is a recent construction.	Monitor	2	30%																0	0	0	0	0	89,548	0.0%
1.00	Total Sub-Structure			2	30%																0	0	0	0	0	192,160	0.0%
2.00	Frame																				0	0	0	0	0	0	0.0%
2.01	Structural Steel Frame (Trusses and roof framing)	Evidence of rust to fixings, otherwise ok	Replace rusted fixings and re-galvanise pot rusting around fixings	3	50%																0	0	0	0	0	253,227	0.0%
2.02	Reinforced Concrete Columns & Beams	Ok, recent construction	Wash down and repaint	2	30%																0	0	0	0	0	385,773	0.0%
2.03	Reinforced Concrete Columns supporting upper Ground floor walkways to stairwells	Ok, recent construction	Wash down and paint/seal	2	30%																0	0	0	0	0	3,985	0.0%
2.00	Total Frame			3	50%																0	0	0	0	0	642,984	0.0%
3.00	Structural Walls																				0	0	0	0	0	0	0.0%
3.01	Reinforced Concrete Brick/Block Masonry Walls	Evidence of cracking noticed in quite a few locations particularly around openings. Uncovered holes noticed near external AC unit and downpipe	Review by Structural Engineer. Repair cracks and paint finish. Cover up open hole near AC unit and downpipe at lower level outside Agriculture lab.	3	50%																0	0	0	0	0	231,596	0.0%
3.00	Total Structural Walls			3	50%																0	0	0	0	0	231,596	0.0%
4.00	Upper Floors																				0	0	0	0	0	0	0.0%
4.01	Pre-cast/Insitu Reinforced Concrete Upper Floor	Appears ok	Monitor	2	30%																0	0	0	0	0	395,657	0.0%
4.02	Cantilevered floor slabs to upper ground entrance and stairwell access	Some evidence of divets and chipped marks to entrance floor slab	Repair entrance floor slab and paint finish	3	50%																0	0	0	0	0	30,875	0.0%
4.02	Extra value to cantilevered floor slab to upper ground entrance for forming ramped and stair access	Appears all ok	Monitor	2	30%																0	0	0	0	0	12,332	0.0%
4.00	Total Upper Floors			3	50%																0	0	0	0	0	438,864	0.0%
5.00	Roof																				0	0	0	0	0	0	0.0%
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Faded and worn protective coating particularly to lower entrance roof canopies	Wash down thoroughly and paint finish	2	30%																101,291	0	0	101,291	101,291	101,291	100.0%
5.02	PVC Downpipes	All appear in good condition	Wash down thoroughly and repaint	2	30%																28,336	0	0	28,336	28,336	28,336	100.0%
5.03	Metal Gutters	Evidence of rusting, particularly to underside of gutters. Damage to gutters to roof at double door entry into Agriculture labs	Wash down thoroughly, remove rust and paint finish. Repair damage to guttering to roof over oduble doors to Agriculture lab	3	50%																26,205	0	26,205	0	26,205	26,205	100.0%
5.00	Total Roof			3	50%																155,832	0	26,205	129,627	155,832	155,832	100.0%
6.00	External Walls & Finishes																				0	0	0	0	0	0	0.0%
6.01	Solid Plaster Cladding with Painted Finishes	Mostly in good condition, some cracking observed.	Repair cracking. Wash down and paint finish	2	30%																0	0	0	0	0	129,446	0.0%
6.02	Glassblock wall to Stairwell	Appears in good condition	Wash down regularly	2	30%																0	0	0	0	0	2,105	0.0%
6.00	Total External Walls & Finishes			2	30%																0	0	0	0	0	131,551	0.0%
7.00	Windows & Doors																				0	0	0	0	0	0	0.0%
7.01	Timber Doors (Solid/No Glazing)	One door sealed shut due to previous leaks, other doors have marks	Wash down and repaint. Resolve drainage issue to outside of open area so that single door can be utilised	2	30%																0	0	0	0	0	17,078	0.0%
7.02	Timber louvre to door	To door to unknown room adjacent female toilet	Wash down and repaint	2	30%																0	0	0	0	0	253	0.0%
7.03	Timber Louvre Screens	To unknown room adjacent Female toilet. Appears in good condition	Wash down and repaint	2	30%																0	0	0	0	0	253	0.0%
7.04	Aluminium Framed Windows & Doors	Good condition	Wash down	2	30%																0	0	0	0	0	147,290	0.0%

Project: COLLEGE OF MICRONESIA - FSM
 Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE
 K - PSBDC BUILDING (O - PSBDC BUILDING)

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
7.05	Aluminium Framed Windows Internally	Good condition, to middle level	Wash down	2	30%															0	0	0	0	0	26,205	0.0%
7.06	Timber framed windows internally	Good condition, to lower level offices	Wash down	2	30%															0	0	0	0	0	2,722	0.0%
7.07	Metal Doors (Solid/No Glazing) - Double door	Steel double doors to Agriculture area. Evidence of marks, graffiti and minor impact damage. Doors do not seal shut also.	Install seal around doors to provide a sealed shut operation. Wash down and repaint	2	30%															0	0	0	0	0	9,488	0.0%
7.08	Metal Doors (Solid/No Glazing) - Single door	Single door to open area fire exit. Ok condition	Wash down	2	30%															0	0	0	0	0	2,530	0.0%
7.09	Steel bars over windows at lower level	Good condition generally. Some chipping of paint and marks evident.	Wash down thoroughly and paint finish	2	30%															0	0	15,001	15,001	30,002	15,001	200.0%
7.00	Total Windows & Doors			2	30%															30,002	0	15,001	15,001	30,002	220,819	13.6%
A	TOTAL STRUCTURE			3	50%															185,834	0	41,207	144,628	185,834	2,013,806	9.2%
8.00	Stairs, Balustrades & Handrails																			0	0	0	0	0	0	0.0%
8.01	Pre-cast/Insitu Reinforced Concrete Stairs	Ok generally, one location of exposed reinforcing noticed.	Expose reo, remove rust and plaster over. Monitor	2	30%															0	0	0	0	0	25,300	0.0%
8.02	Metal Framed Balustrades (with Metal Infill Panels or Balusters) to top level classroom	Evidence of marks and flaking paint	Wash down and repaint	2	30%															0	0	0	0	0	15,257	0.0%
8.03	Metal Framed Balustrades (with Metal Infill Panels or Balusters) -to upper ground floor level	Evidence of marks and flaking paint	Wash down and repaint	2	30%															0	0	0	0	0	30,573	0.0%
8.04	Metal Handrails	Ok, either side of internal stairwell	Wash down	2	30%															0	0	0	0	0	5,693	0.0%
8.00	Total Stairs Balustrades & Handrails			2	30%															0	0	0	0	0	76,823	0.0%
9.00	Internal Walls/Partitions																			0	0	0	0	0	0	0.0%
9.01	Steel Framed Partition Walls	Good condition in general. Top level sounds very hollow however for classroom use.	Inject foam insulation into wall or install acoustic panels onto wall to aid with improving the acoustic rating of the wall	2	30%															0	0	0	0	0	42,256	0.0%
9.02	Reinforced Concrete Brick/Block Masonry Walls - Partitions to WCs and Agriculture Lab	Ok	Wash down regularly	2	30%															0	0	0	0	0	4,594	0.0%
9.00	Total Internal Walls/Partitions			2	30%															0	0	0	0	0	46,851	0.0%
10.00	Internal Doors																			0	0	0	0	0	0	0.0%
10.01	Timber Door - Single	Generally ok, some minor marks evident	Clean thoroughly and wash down. Install doors stops, kickplates and push plates where appropriate and where not present	2	30%															0	0	0	0	0	40,986	0.0%
10.02	Timber Door - Double	Evidence of marks and impact damage at base of doors	Wash down and paint finish. Install kickplates to base of door	2	30%															0	0	0	0	0	2,277	0.0%
10.00	Total Internal Doors			2	30%															0	0	0	0	0	43,263	0.0%
11.00	Floor Finishes																			0	0	0	0	0	0	0.0%
11.01	Vinyl Floor Finishes	Evidence of wear and tear and marks, some chipped tiles.	Uplift and remove damaged tiles.	2	30%															31,929	0	31,929	0	31,929	31,929	100.0%
11.02	Tiled Floor Finishes	Ok	Wash down and clean thoroughly	2	30%															176,193	0	0	176,193	176,193	176,193	100.0%
11.03	Tiled Floor Finishes	Evidence of impact damage, lifting tiles, loose grout, marks, poor workmanship, etc	Remove and replace damaged tiles. Wash down and clean thoroughly	3	50%															44,048	0	44,048	0	44,048	44,048	100.0%
11.04	Concrete Screed Floor Finish	Evidence of marks and natural aging of concrete screed	Wash and paint concrete screed recommended	2	30%															0	0	0	0	0	6,966	0.0%
11.00	Total Floor Finishes			3	50%															252,170	0	75,977	176,193	252,170	259,136	97.3%
12.00	Wall Finishes																			0	0	0	0	0	0	0.0%
12.01	Plasterboard Wall Linings with Painted Finishes	Some evidence of cracking at joints	Wash down, replaster at split joints and repaint	2	30%															70,116	0	70,116	0	70,116	70,116	100.0%
12.02	Solid Plaster Wall Lining with Painted Finishes	Some evidence of cracking noticed particularly around openings	Repair cracks. Plaster and paint finish	3	50%															163,247	0	163,247	0	163,247	163,247	100.0%
12.03	Tiled Wall Finishes	To Emergency shower stalls and WCs	Wash down thoroughly and monitor for any impact damage to tiles and grout	2	30%															4,950	0	0	4,950	4,950	4,950	100.0%
																				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)
12.00	Total Wall Finishes			3	50%															238,313	0	233,362	4,950	238,313	238,313	100.0%	
13.00	Ceiling Finishes																			0	0	0	0	0	0.0%		
13.01	Fibre Cement Soffit Lining with Painted Finishes	Some evidence of popped sheets in several locations.	Make good and refix popped sheets. Wash and clean thoroughly	3	50%															28,170	0	28,170	0	28,170	28,170	100.0%	
13.02	Painted Ply ceiling	Assumed to Original Land grant area on Lower ground level. Appear ok	Wash down thoroughly	2	30%															7,016	0	0	7,016	7,016	100.0%		
13.03	Painted ply lowered feature ceiling to Conference room on lower level	Ok, incorporates feature bulkhead lighting	Wash down thoroughly	2	30%															4,165	0	0	4,165	4,165	100.0%		
13.04	Proprietary Suspended Ceilings (Exposed Grid Suspension System)	Evidence of leaks internally in top level classrooms and some displaced and damaged tiles	Remove and replace water stained tiles. Refix displaced tiles. Repair roof leaks if not already fixed.	3	50%															3,220	0	3,220	0	3,220	100.0%		
13.05	Proprietary Suspended Ceilings (Exposed Grid Suspension System)	Ok, some areas not inspected to middle floor occupied by Government tenants.	Wash down and monitor	2	30%															88,776	0	0	88,776	88,776	100.0%		
13.06	Proprietary Suspended Ceilings (Exposed Grid Suspension System with assumed cement board panels)	Some evidence of roof leaks and popped tiles	Refix popped and loose tiles. Repair roof leak if not already repaired.	2	30%															8,533	0	0	8,533	8,533	100.0%		
																				0	0	0	0	0	0.0%		
13.00	Total Ceiling Finishes			3	50%															139,879	0	31,389	108,489	139,879	100.0%		
14.00	Fixed Joinery Units																			0	0	0	0	0	0.0%		
14.01	Toilet Partition doors	Ok	Wash down. Install toilet partitions and toilet partition doors to middle level toilets.	2	30%															506	0	0	506	506	100.0%		
14.02	Sliding Partition Walls	To cooking area at lower level and assumed in audio visual room to middle level. Not present to top level classroom. Ok and good condition to inspected sliding wall to cooking area.	Wash down regularly	2	30%															44,417	0	0	44,417	44,417	100.0%		
14.03	Pin Board	Ok	Wash frame	2	30%															810	0	405	405	810	200.0%		
14.04	White Boards	Ok	Wash down thoroughly	2	30%															3,036	0	0	3,036	3,036	100.0%		
14.05	Chalk boards	Ok	Wash down thoroughly	2	30%															3,036	0	0	3,036	3,036	100.0%		
14.06	Mirrors	Ok	Wash down regularly	2	30%															1,518	0	0	1,518	1,518	100.0%		
14.07	Built-in Joinery - Vanity Unit	Ok to WCs	Wash down thoroughly and regularly	2	30%															7,590	0	0	7,590	7,590	100.0%		
14.08	Built-in Joinery - Bench Unit	Ok to Agriculture lab	Wash down regularly	2	30%															22,134	0	0	22,134	22,134	100.0%		
14.09	Built-in Joinery - Bench Unit	Ok to Lab, coats, shoes and bags room	Wash down bench top	2	30%															7,495	0	0	7,495	7,495	100.0%		
14.10	Built-in Joinery - Bench Unit	To Conference room lower ground floor	Wash down top	2	30%															7,305	0	0	7,305	7,305	100.0%		
14.11	Built-in Joinery - Kitchen (Small)	To middle level. Faulty tap fitting to kitchen sink.	Replace faulty tap fitting to kitchen sink	3	50%															9,488	0	9,488	0	9,488	9,488	100.0%	
14.12	Built-in Joinery - Kitchen (Large)	To Cooking area all in good condition	Wash down regularly	2	30%															37,950	0	0	37,950	37,950	100.0%		
																				0	0	0	0	0	0.0%		
14.00	Total Fixed Joinery Units			3	50%															145,285	0	9,892	135,392	145,285	144,880	100.3%	
B	TOTAL INTERNAL FIT-OUT			3	50%															775,646	0	350,621	425,025	775,646	949,144	81.7%	
15.00	Sanitary Plumbing																			0	0	0	0	0	0.0%		
15.01	WC	General wear and tear. One WC plumbed but no fixture to middle level female WC (Only 2 installed)	Wash down all units thoroughly. Install missing WC to womans toilet middle level	2	30%															22,138	0	0	22,138	22,138	22,138	100.0%	
15.02	Urinal (Stall)	Some plumbing evident but no urinal in location as shown on the drawing provided to Male WC on middle level	Install Urinal to Male WC on middle level	2	30%															2,277	0	0	2,277	2,277	2,277	100.0%	
15.03	WHB (Single)	Ok	Wash and clean thoroughly	2	30%															13,283	0	0	13,283	13,283	13,283	100.0%	
15.04	WHB (Single)-Chemical Clean type	Ok	Wash and clean thoroughly	2	30%															2,530	0	0	2,530	2,530	2,530	100.0%	
15.05	WHB (Double)	To Cooking area	Wash and clean thoroughly	2	30%															3,163	0	0	3,163	3,163	3,163	100.0%	
15.06	Emergency shower stall	To Agriculture labs. Labs not in use at time of visit but believed to be operational.	Wash and clean thoroughly after each use	2	30%															10,120	0	0	10,120	10,120	10,120	100.0%	
15.07	Floor waste outlet	Modern grille to top and appears ok	Clean out pipe and clean and wash grille top	2	30%															34,788	0	0	34,788	34,788	34,788	100.0%	
																				0	0	0	0	0	0.0%		
15.00	Total Sanitary Plumbing			2	30%															88,297	0	0	88,297	88,297	88,297	100.0%	
16.00	Mechanical Services																			0	0	0	0	0	0.0%		
16.01	Air-Conditioning - DX/Split System	Ok in general, rust present to supports brackets	Wash down, remove rust and repaint support brackets. Service and clean filters and units regularly	2	30%									70,840						283,360	70,840	141,680	70,840	283,360	70,840	400.0%	

Project: COLLEGE OF MICRONESIA - FSM
 Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE
 K - PSBDC BUILDING (O - PSBDC BUILDING)
 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)							
20.00	Total Special Services			3	50%																						
C	TOTAL BUILDING SERVICES			3	50%									93,610	0	0	0	0	0	21,463	1,000,698	115,073	474,000	411,625	1,000,698	698,405	143.3%
	TOTAL BUILDING			3	50%									93,610	0	0	0	0	21,463	1,962,178	115,073	865,827	981,278	1,962,178	3,661,355	53.6%	
										115,073																	
										Year 1 - 10 Consolidated Capital Replacement Cost																	

Project: COLLEGE OF MICRONESIA - FSM
 Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE
 L - ELECTRICAL SHOP (E - ELECTRICAL BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

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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	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total	Year 1-10	Year 11-20	Year 21-30	Grand Renewal	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)
14.00	Total Fixed Joinery Units			2	30%						0	0	0	0	0	0	0	0	0	10,164	0	0	10,164	10,164	10,164	100.0%	
B	TOTAL INTERNAL FIT-OUT			3	50%						0	556	4,862	0	0	0	0	0	5,007	69,593	10,425	0	59,167	69,593	103,412	67.3%	
15.00	Sanitary Plumbing										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
15.01	WC	Ok. Wall penetrations have not been sealed adequately	Clean and wash thoroughly and seal around pipe at wall penetrations	2	30%						0	0	0	0	0	0	0	0	0	6,325	0	0	6,325	6,325	6,325	100.0%	
15.02	Cleaners Sink	Well used but OK	Clean regularly	2	30%						0	0	0	0	0	0	0	0	1,898	0	0	1,898	1,898	1,898	100.0%		
15.03	External cold water tap	Well used but OK. Used for cleaning cars at front of Mechanic Shop at time of visit.	Clean regularly, monitor use.	2	30%						0	0	0	0	0	0	0	0	1,581	0	0	1,581	1,581	1,581	100.0%		
15.04	Bathroom floor waste	Appears ok	Clean out floor drain thoroughly and regularly	3	50%						0	0	0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	100.0%		
15.00	Total Sanitary Plumbing			3	50%						0	0	0	0	0	0	0	0	16,129	0	6,325	9,804	16,129	16,129	100.0%		
16.00	Mechanical Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
16.01	Air-Conditioning - DX/Split System	Rusty exterior units and the upper floor internal unit inspected "spat" water	Remove and replace units	5	90%						8,855	0	0	0	0	0	0	0	8,855	44,275	17,710	8,855	17,710	44,275	8,855	500.0%	
16.00	Total Mechanical Services			5	90%						8,855	0	0	0	0	0	0	8,855	44,275	17,710	8,855	17,710	44,275	8,855	500.0%		
17.00	Fire Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
17.01	Fire Extinguishers	Wall mounted	Monitor charge levels and recharge or replace as required. Recommended to install additional Fire extinguishers to building	2	30%						0	0	0	316	0	0	0	0	316	1,581	633	633	316	1,581	316	500.0%	
17.00	Total Fire Services			2	30%						0	0	0	316	0	0	0	316	1,581	633	633	316	1,581	316	500.0%		
18.00	Electrical Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
18.01	Main Distribution Boards	Unable to be inspected internally as in locked classroom, assume ok		2	30%						0	0	0	0	0	0	0	0	9,488	0	0	9,488	9,488	9,488	100.0%		
18.02	Electrical Wiring/Reticulation	Operating but some messy and untidy wiring noticed to Mezzanine office area	Tidy up loose and untidy wiring	3	50%						0	0	0	0	0	0	0	0	6,448	0	6,448	0	6,448	6,448	100.0%		
18.03	General Power Outlet	Missing facing plate to external outlet. External outlet not working	Service outlet. Clean cover plates	3	50%						0	0	0	0	0	0	0	0	8,597	0	8,597	0	8,597	8,597	100.0%		
18.04	Lighting (External) - Incandescent	Energy saver type	Clean bulbs and install protective grille/cover	2	30%						0	0	0	0	0	0	0	0	633	0	0	633	633	633	100.0%		
18.05	Lighting (External) - Fluorescent	Single fluorescent tube is ok	Clean tube, install protective grille/cover	2	30%						0	0	0	0	0	0	0	0	633	0	0	633	633	633	100.0%		
18.06	Lighting (Internal) - Incandescent	Faulty bulb to toilet and others do not turn on	Service wiring and replace bulbs	5	90%						0	0	0	949	0	0	0	0	949	949	0	0	949	949	100.0%		
18.07	Lighting (Internal) - Fluorescent - Single Tube	Assume operating to classroom - unable to inspect	None	3	50%						0	0	0	0	0	0	0	0	886	0	886	0	886	886	100.0%		
18.08	Lighting (Internal) - Fluorescent - Twin Tube	Operating but diffusers missing	Clean tubes and install diffusers	3	50%						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	949	0	0	0	0	33,957	949	22,256	10,753	33,957	33,957	100.0%		
19.00	Vertical Transportation										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
19.01	No lifts to this building	In Operation (Y/N) Condition:	Repair, Replace, Service Comments:	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%		
20.00	Special Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
20.01	Telecommunication/Data Network	In operation but loose and untidy wiring	Service and tidy loose wiring	2	30%						0	0	0	0	0	0	0	0	8,597	0	8,597	0	8,597	8,597	100.0%		
20.00	Total Special Services			2	30%						0	0	0	0	0	0	0	0	8,597	0	8,597	0	8,597	8,597	100.0%		
C	TOTAL BUILDING SERVICES			3	50%						8,855	0	0	1,265	0	0	0	8,855	316	104,540	19,291	46,666	38,583	104,540	67,855	154.1%	
	TOTAL BUILDING			3	50%						8,855	556	4,862	1,265	0	0	0	9,470	29,737	5,007	279,003	59,752	48,563	170,687	279,003	492,770	56.6%

Project: COLLEGE OF MICRONESIA - FSM
 Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE
 L - ELECTRICAL SHOP (E - ELECTRICAL BUILDING)
 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	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
											Year 1 - 10 Consolidated Capital Replacement Cost																

Project: COLLEGE OF MICRONESIA - FSM
 Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE
 M - MAINTENANCE SHOP (R - MAINTENANCE BUILDING)

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 %	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ 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	Not inspected, assume ok	Monitor	2	30%															0	0	0	0	0	0	0.0%	
1.02	Reinforced Concrete Block Foundation Walls	Evidence of cracking to rear of building adjacent access road	Repair cracks, plaster top of wall where blocks exposed. Paint finish	3	50%															0	0	0	0	0	0.0%		
1.03	Reinforced Concrete Slab on Grade	Evidence of spalling concrete, cracking and deterioration. Does not appear to be present to underside of large container	Remove and replace slab	4	70%															0	0	0	17,415	17,415	100.0%		
1.00	Total Sub-Structure			3	50%															0	0	0	17,415	17,415	37.9%		
2.00	Frame																			0	0	0	0	0	0.0%		
2.01	Small Container	Evidence of rust and corrosion, advanced near base of walls and to underside of floor	Remove and replace	4	70%															0	0	0	8,002	8,002	100.0%		
2.02	Large Container	Evidence of rust and corrosion, advanced near base of walls and to underside of floor	Remove and replace	4	70%															0	0	0	16,004	16,004	100.0%		
2.03	Timber Frame (Roof Trusses)	Evidence of decay and rot as exposed to the elements	Replace damaged timber and enclose to protect timber framing	4	70%															0	0	0	28,039	28,039	100.0%		
2.00	Total Frame			4	70%															0	0	0	52,045	52,045	100.0%		
3.00	Structural Walls																			0	0	0	0	0	0.0%		
3.01	Reinforced Concrete Brick/Block Masonry Walls	Evidence of discoloration to paint finish	Wash down and paint finish. Following this continue to wash down regularly.	3	50%															0	0	0	0	2,401	0.0%		
3.02	Timber Framed Walls	Timber framed wall to rear of large container, not inspected but assumed ok	Monitor	2	30%															0	0	0	0	1,184	0.0%		
3.00	Total Structural Walls			3	50%															0	0	0	0	3,585	0.0%		
4.00	Upper Floors																			0	0	0	0	0	0.0%		
4.01	No upper floors to this building			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	Roof																			0	0	0	0	0	0.0%		
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Galvanized steel iron -Evidence of rust and deterioration in several locations	Remove and replace (say 15% of area)	5	90%															0	0	0	2,804	2,804	100.0%		
5.02	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Evidence of rust and deterioration in several locations	Wash down thoroughly and paint finish	2	30%															0	0	0	15,889	15,889	100.0%		
5.00	Total Roof			3	50%															0	0	0	18,693	18,693	100.0%		
6.00	External Walls & Finishes																			0	0	0	0	0	0.0%		
6.01	Chainlink type fencing to front and side of building	Ok	Wash down and monitor	2	30%															0	0	0	0	4,410	0.0%		
6.02	Chainlink type fencing to storage lockup	Ok	Wash down and monitor	2	30%															0	0	0	0	1,113	0.0%		
6.03	Solid Plaster Cladding with Painted Finishes	Evidence of hairline cracking and uneven finish	Repair cracks, apply an even plaster finish and paint	3	50%															0	0	0	2,761	2,761	100.0%		
6.04	Plywood wall lining to rear of large container	Evidence of dirt and grime buildup and weathering plus delamination at join	Remove and replace	4	70%															0	0	0	671	671	100.0%		
6.05	Plywood wall linings with Painted Finishes	To trusses. Only partially clad at rear of building. Cladding present is water damaged and delaminating	Remove and replace. Reclad to all sides	5	90%									1,129	0	0	0	0	0	0	0	0	1,129	1,129	100.0%		
6.06	Paint finish to metal cladding	Evidence of rust, marks, and staining	Wash down and repaint	5	90%									4,528	0	0	0	0	0	0	0	0	4,528	4,528	100.0%		
6.00	Total External Walls & Finishes			4	70%									4,528	0	1,129	0	0	0	0	0	0	9,089	14,613	62.2%		
7.00	Windows & Doors																			0	0	0	0	0	0.0%		
7.01	Timber Framed Windows & Doors	No head flashings evident,. Chipped and worn paint finish. Large window has two panels lined with painted ply	Remove units and install flashings to windows. Wash and repaint	3	50%									5,935	0	0	0	0	0	0	0	0	5,935	5,935	100.0%		
7.02	Timber Doors (Solid/No Glazing)	Evidence of wear and tear, staining and corroded HINGES	Replace corroded hinges, Wash down thoroughly and paint door. Install push plates, kick plates and door closer if possible	3	50%									1,898	0	0	0	0	0	0	0	0	1,898	1,898	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)
14.00	Total Fixed Joinery Units			2	30%						0	0	0	0	0	0	0	0	0	0	3,150	0	152	2,998	3,150	2,998	105.1%
B	TOTAL INTERNAL FIT-OUT			3	50%						0	2,017	0	0	4,064	0	0	0	0	0	30,657	6,081	8,643	15,933	30,657	37,489	81.8%
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	External cold water tap	Assumed used for cleaning cars at front of Mechanic Shop.	Clean regularly, monitor use.	2	30%						0	0	0	0	0	0	0	0	0	0	1,581	0	0	1,581	1,581	1,581	100.0%
15.00	Total Sanitary Plumbing			2	30%						0	0	0	0	0	0	0	0	0	0	1,581	0	0	1,581	1,581	1,581	100.0%
16.00	Mechanical Services			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
16.01	Air-Conditioning - Window Mounted Unit	Ok	Service and clean units regularly	2	30%						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			2	30%						0	0	0	0	0	0	0	0	0	0	11,385	3,795	3,795	3,795	11,385	3,795	300.0%
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	Fire Extinguishers	No Fire services identified to this building or fire extinguishers located	Install Fire extinguishers and have spares available in the Maintenance shop	0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
17.00	Total Fire Services			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
18.00	Electrical Services			3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
18.01	Main Distribution Boards	Good condition, mounted on blockwall	Monitor	2	30%						0	0	0	0	0	0	0	0	0	0	9,488	0	0	9,488	9,488	9,488	100.0%
18.02	Electrical Wiring/Reticulation	Ok	Tie up and tidy loose and messy wiring particularly in the open area external to containers	2	30%						0	0	0	0	0	0	0	0	0	0	4,019	0	0	4,019	4,019	4,019	100.0%
18.03	General Power Outlet	Most ok, one exposed outlet missing the cover	Replace missing cover. Clean and service	2	30%						0	0	0	0	0	0	0	0	0	0	5,358	0	0	5,358	5,358	5,358	100.0%
18.04	Lighting (External) - Incandescent	4No fittings, One missing bulb rest are energy saver bulbs. Dirty appearance	Replace missing bulb. Clean remaining bulb. Install protective covers/grilles	3	50%						0	0	0	0	0	0	0	0	0	0	1,265	0	1,265	0	1,265	1,265	100.0%
18.05	Lighting (Internal) - Incandescent	Energy saver in office lobby. Dirty appearance	Clean bulb	3	50%						0	0	0	0	0	0	0	0	0	0	316	0	316	0	316	316	100.0%
18.06	Lighting (Internal) -Double Fluorescant	One unit not connected in main open area	Connect up light fitting. Clean tubes and install diffuser.	5	90%						0	0	0	633	0	0	0	0	0	0	633	633	0	0	633	633	100.0%
18.07	Lighting (Internal) -Double Fluorescant	Operating but no diffusers present	Wash fitting and clean tubes. Install diffusers	3	50%						0	0	0	0	0	0	0	0	0	0	2,530	0	2,530	0	2,530	2,530	100.0%
18.00	Total Electrical Services			3	50%						0	0	0	633	0	0	0	0	0	0	23,608	633	4,111	18,865	23,608	23,608	100.0%
19.00	Vertical Transportation			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
19.01	No lifts to this building			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			3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
20.01	Telecommunication/Data Network	Ok, cabling comes in from Gymnasium	Conduit cover external wiring and protect where possible	3	50%						0	0	0	0	0	0	0	0	0	5,358	10,717	5,358	0	5,358	10,717	5,358	200.0%
20.02	Radio receiver	In operation	Repair, Replace, Service Comments:	2	30%						0	0	0	0	0	0	0	0	0	0	2,530	0	2,530	0	2,530	2,530	100.0%
20.00	Total Special Services			3	50%						0	0	0	0	0	0	0	0	0	5,358	13,247	5,358	2,530	5,358	13,247	7,888	167.9%
C	TOTAL BUILDING SERVICES			3	50%						0	0	0	633	0	0	3,795	0	0	5,358	49,821	9,786	10,436	29,599	49,821	36,873	135.1%
	TOTAL BUILDING			3	50%						0	2,017	7,332	633	5,193	0	3,795	171	0	5,358	190,448	24,499	47,789	118,160	190,448	225,275	84.5%

24,499
Year 1 - 10 Consolidated Capital Replacement Cost

Project: COLLEGE OF MICRONESIA - FSM
 Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE
 N - GYMNASIUM (G - GYMNASIUM)

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 %	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)
7.05	Plastic Mesh screen over windows	Evidence of damage	Repair damage, wash and clean	3	50%													152	0	0	0	304	152	0	152	304	152	200.0%
7.00	Total Windows & Doors			3	50%													152	0	152	304	152	0	152	304	25,389	1.2%	
A	TOTAL STRUCTURE			3	50%													152	0	363,915	364,067	152	0	363,915	364,067	1,344,709	27.1%	
8.00	Stairs, Balustrades & Handrails																	0	0	0	0	0	0	0	0	0	0.0%	
8.01	No Stairs, balustrades or handrails to this building			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%	
9.00	Internal Walls/Partitions																	0	0	0	0	0	0	0	0	0	0.0%	
9.01	Steel framing in between portal framing	Evidence of rust, worn paint and impact damage where exposed	Wash down and repaint exposed steel work	2	30%													0	0	0	0	0	0	0	0	0	77,069	0.0%
9.00	Total Internal Walls/Partitions			2	30%													0	0	0	0	0	0	0	0	77,069	0.0%	
10.00	Internal Doors																	0	0	0	0	0	0	0	0	0	0.0%	
10.01	Timber Door - Single	Marks, general wear and tear	Wash and repaint. Recommend installing kickplates and door stops where possible	2	30%													0	0	0	0	0	0	0	0	6,072	0.0%	
10.02	Timber Door - Double	Evidence of impact damage, jamming of doors and wear and tear	Ease and adjust doors. Clean and repaint. Recommend installing kick plates to protect door	3	50%													4,554	0	4,554	4,554	4,554	4,554	4,554	100.0%			
10.00	Total Internal Doors			3	50%													4,554	0	4,554	4,554	4,554	10,626	42.9%				
11.00	Floor Finishes																	0	0	0	0	0	0	0	0	0	0.0%	
11.01	Vinyl Floor Finishes	Evidence of chipping and wear and tear	Wash down thoroughly, remove chipped and damaged floor tiles and install threshold strip at door junction	3	50%													3,530	7,060	3,530	7,060	3,530	0	3,530	7,060	200.0%		
11.02	Tiled Floor Finishes	Dirty and unclean appearance, evidence of spread of tiles in some areas	RegROUT tiles and clean and wash thoroughly	3	50%													4,678	0	4,678	4,678	4,678	4,678	100.0%				
11.03	Concrete Screed Floor Finish	Marks and scratches evident to large store but otherwise ok	Monitor	2	30%													0	0	0	0	0	0	0	0	59,666	0.0%	
11.04	Extra over to concrete floor for surface to Basketball Court	General wear and tear but ok	Wash and clean thoroughly and monitor	2	30%													0	0	0	0	0	0	0	0	55,669	0.0%	
11.00	Total Floor Finishes			3	50%													3,530	11,737	3,530	11,737	3,530	4,678	3,530	11,737	123,543	9.5%	
12.00	Wall Finishes																	0	0	0	0	0	0	0	0	0	0.0%	
12.01	Plywood Wall Linings with Painted Finishes	Assumed to shared wall between Gym and Student services. Is in ok condition	Wash and repaint	2	30%													0	0	0	0	0	0	0	0	33,813	0.0%	
12.02	Solid Plaster Wall Lining with Painted Finishes	Marks and unclean appearance in toilets	Clean and wash thoroughly	2	30%													18,162	0	18,162	18,162	18,162	18,162	100.0%				
12.03	Profiled Metal Sheet Wall Cladding (Pre-Finished)	Evidence of flaking paint, impact damage and general wear and tear	Wash down thoroughly and repaint	2	30%													107,399	0	107,399	107,399	107,399	107,399	100.0%				
12.00	Total Wall Finishes			2	30%													125,560	0	125,560	125,560	125,560	159,373	78.8%				
13.00	Ceiling Finishes																	0	0	0	0	0	0	0	0	0	0.0%	
13.01	Insulated Panel to high level roof (internally)	Appears ok	Clean and wash down thoroughly	3	50%													126,179	0	126,179	126,179	126,179	126,179	100.0%				
13.02	Insulated Panel to high level roof (soffit- externally)	Evidence of water damage, staining and marks	Clean to underside thoroughly. Consider replacing more extensively damaged panels	3	50%													17,897	0	17,897	17,897	17,897	17,897	100.0%				
13.03	Plywood ceiling Lining with painted Finish - Female WC	Evidence of water staining and marks evident to Female WC	Replace water damaged ply to Female WC	4	70%													930	0	930	930	930	930	100.0%				
13.04	Plywood ceiling Lining with painted Finish - Stores and Male WC	Evidence of water staining and marks evident to Female WC and Male WC	Replace water damaged ply to Female WC	2	30%													0	0	0	0	0	0	0	0	3,117	0.0%	
13.00	Total Ceiling Finishes			3	50%													145,006	0	145,006	145,006	145,006	148,123	97.9%				
14.00	Fixed Joinery Units																	0	0	0	0	0	0	0	0	0	0.0%	
14.01	Toilet Partitions (front face only)	Evidence of impact damage and nails fixed into partitions to shut	Remove nails and fill holes. Repair impact damage. Wash and repaint.	3	50%													2,312	0	2,312	2,312	2,312	2,312	100.0%				
14.02	Toilet Partition doors	Evidence of impact damage and misuse. Nails fixed through doors	Remove nails and fill holes. Repair impact damage. Wash and repaint.	3	50%													3,163	0	3,163	3,163	3,163	3,163	100.0%				

Project: COLLEGE OF MICRONESIA - FSM
 Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE
 N - GYMNASIUM (G - GYMNASIUM)
 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	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

Project: COLLEGE OF MICRONESIA - FSM
 Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE
 O - STUDENT SERVICES CENTRE (L - STUDENT SERVICES 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)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace		
20.00	Special Services																			0	0	0	0	0	0	0.0%		
20.01	Telecommunication/Data Network	In use and operating, some untidy and loose wiring	Tidy up loose and untidy wiring. Fix phone ports to wall where possible	2	30%															0	0	24,266	0	24,266	0	24,266	24,266	100.0%
																				0	0	0	0	0	0	0.0%		
20.00	Total Special Services			2	30%															0	0	24,266	0	24,266	0	24,266	24,266	100.0%
C	TOTAL BUILDING SERVICES			3	50%								3,163	39,848	0	0	0	316	0	0	0	302,704	43,326	104,593	154,785	302,704	181,897	166.4%
	TOTAL BUILDING			3	50%								3,582	3,163	39,848	8,337	0	0	148,918	0	726,123	203,848	233,582	288,693	726,123	1,229,054	59.1%	
										203,848																		
										Year 1 - 10 Consolidated Capital Replacement Cost																		

Project: COLLEGE OF MICRONESIA - FSM

Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

P - MECHANIC SHOP, MECHANIC STORE & AC TRAINING ROOM (M - MECHANIC SHOP)

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
						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)							
13.01	Plywood ceiling Lining with painted Finish - Mechanic Workshop	Ply sheet has popped off fixings and is sagging in areas	Refix loose and popped ply sheets. Wash, plaster joins and paint finish	3	50%														20,354	0	0	20,354	20,354	20,354	100.0%		
13.02	Plywood ceiling Lining with painted Finish - AC Training room	Evidence of marks and staining above AC units on external wall	Wash down, plaster and paint finish	3	50%														1,820	0	0	1,820	1,820	1,820	100.0%		
13.00	Total Ceiling Finishes			3	50%														22,174	0	0	22,174	22,174	22,174	100.0%		
14.00	Fixed Joinery Units																		0	0	0	0	0	0	0.0%		
14.01	White Boards	Situated in the AC Training room, general wear and tear	Wash and clean thoroughly	2	30%														380	0	0	380	380	380	100.0%		
14.02	Built-in Joinery - Fixed to wall Storage Cupboard	Appear ok, inside of cupboard not inspected.	Wash down and paint or sealer coat finish. Ease and adjust doors.	2	30%														3,795	0	0	3,795	3,795	3,795	100.0%		
14.03	Built-in Joinery - Bench Unit	Workers bench to Mechanic Shop office	Wash down benchtop	2	30%														4,681	0	0	4,681	4,681	4,681	100.0%		
14.04	Built-in Joinery - Lockers to WC	Appears ok however some doors missing	Replace missing doors. Ease and adjust remainder. Wash down and paint finish	3	50%														3,163	0	3,163	0	3,163	3,163	100.0%		
14.05	Built-in Joinery - Shelving Unit	Overhead Shelving to Mechanic Office. Marks evident and well used	Wash down thoroughly and seal or paint finish	2	30%														1,594	0	0	1,594	1,594	1,594	100.0%		
14.00	Total Fixed Joinery Units			3	50%														13,611	0	3,163	10,449	13,611	13,611	100.0%		
B	TOTAL INTERNAL FIT-OUT			3	50%														50,344	8,048	4,529	37,767	50,344	68,459	73.5%		
15.00	Sanitary Plumbing																		0	0	0	0	0	0	0.0%		
15.01	WC	Poor condition, one WCn of working	Remove and replace	5	90%														6,325	6,325	0	0	6,325	6,325	100.0%		
15.02	Cleans Sink -Stef supporting	Evidence of heavy use and dirty appearance but otherwise ok	Wash and clean thoroughly	2	30%														6,325	0	0	6,325	6,325	6,325	100.0%		
15.03	Shower	Operational and ok	Clean shower head and monitor	2	30%														3,163	0	0	3,163	3,163	3,163	100.0%		
15.04	Hot Water System	To Shower. Appears ok	Wash and clean and monitor	2	30%														2,530	0	0	2,530	2,530	2,530	100.0%		
15.00	Total Sanitary Plumbing			3	50%														18,343	6,325	0	12,018	18,343	18,343	100.0%		
16.00	Mechanical Services																		0	0	0	0	0	0	0.0%		
16.01	Air-Conditioning - DX/Split System	To Mechanic Office. Operating	Service and clean filters and unit regularly	2	30%														17,710	4,428	8,855	4,428	17,710	4,428	400.0%		
16.02	Air-Conditioning - DX/Split System	To AC training room. Appears ok however no power to room at time of visit so unable to check	Service and clean filters regularly. Check power supply to unit	2	30%														17,710	4,428	8,855	4,428	17,710	4,428	400.0%		
16.03	Air-Conditioning - DX/Split System	Used for AC training purposes		2	30%														35,420	8,855	17,710	8,855	35,420	8,855	400.0%		
16.04	Air-Conditioning - VRF System	Used for AC training purposes		2	30%														12,650	0	6,325	6,325	12,650	6,325	200.0%		
16.05	Air-Conditioning - Window Mounted Unit	Used for AC training purposes		2	30%														11,385	3,795	3,795	3,795	11,385	3,795	300.0%		
16.06	Roof Cowl units to Mechanic Shop. Unable to view from below due to lowered ply ceiling	Assume ok. Not inspected	Clean and service units to ensure all are operational	3	50%														22,138	22,138	0	22,138	44,275	22,138	200.0%		
16.00	Total Mechanical Services			3	50%														139,150	43,643	45,540	49,968	139,150	49,968	278.5%		
17.00	Fire Services																		0	0	0	0	0	0	0.0%		
17.01	Fire Extinguishers	4No evident at time of visit. 3No wall mounted other sitting on floor in Mechanic store	Monitor charge levels and recharge or replace as required. Recommended to install additional Fire extinguishers to	2	30%														6,325	2,530	2,530	1,265	6,325	1,265	500.0%		
17.00	Total Fire Services			2	30%														6,325	2,530	2,530	1,265	6,325	1,265	500.0%		
18.00	Electrical Services																		0	0	0	0	0	0	0.0%		
18.01	Main Distribution Boards - Single phase to Mechanic Shop	Ok, timber box surround noticed internally	Tidy up wiring and replace distribution box	3	50%														9,488	0	9,488	0	9,488	9,488	100.0%		
18.02	Main Distribution Boards - Single phase to AC training room and store	No power in AC training room - perhaps due to a blown fuse or tripped RCD?	Inspect and reinstate power supply to training room	3	50%														9,488	0	9,488	0	9,488	9,488	100.0%		
18.03	Main Distribution Boards - Three phase to Mechanic Shop	No cover, just exposed switches evident in AC store	Install cover box unit to enclose switches	3	50%														9,488	0	9,488	0	9,488	9,488	100.0%		
18.04	3 Phase Power Outlet	Operating and in use, assumed only to Mechanic Shop	Monitor	2	30%														9,965	0	0	9,965	9,965	9,965	100.0%		
18.05	Lighting (External) - Incandescent	1 bulb to external canopy working at time of assessment. No cover present	Wash bulb and install protective cover/grille	2	30%														316	0	0	316	316	316	100.0%		
18.06	Lighting (Internal) - Incandescent	Ordinary bulbs to WC and Showers	Clean bulbs, install protective covers/grilles	3	50%														949	0	949	0	949	949	100.0%		

Project: COLLEGE OF MICRONESIA - FSM

Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

P - MECHANIC SHOP, MECHANIC STORE & AC TRAINING ROOM (M - MECHANIC SHOP)

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)															
18.07	Lighting (Internal) - Double Fluorescent	Not working in Training room - assumed due to shutff power supply	Reinstate power supply to light fittings. Replace any blown tubes. Clean tubes and install diffusers	4	70%															1,265	0	1,265	0	1,265	1,265	100.0%									
18.08	Lighting (Internal) - Double Fluorescent	To Mechanic office and rear store. Ok but no diffusers	Clean tubes and install diffusers	3	50%															2,530	0	2,530	0	2,530	2,530	100.0%									
18.09	Large Lamps to Mechanic Shop	2No Lamps not working, other two on at time of visit.	Clean lamps, replace blown bulbs	3	50%															7,590	0	7,590	0	7,590	7,590	100.0%									
18.00	Total Electrical Services			3	50%															51,077	0	40,796	10,281	51,077	51,077	100.0%									
19.00	Vertical Transportation																			0	0	0	0	0	0	0.0%									
19.01	No lifts to this building			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	Internet and phone line to office in Mechanic Shop is operating. Phone line evident in AC training room also	Service and tidy up wiring	2	30%															12,757	0	12,757	0	12,757	12,757	100.0%									
20.00	Total Special Services			2	30%															12,757	0	12,757	0	12,757	12,757	100.0%									
C	TOTAL BUILDING SERVICES			3	50%															6,325	1,265	17,710	0	3,795	0	1,265	22,138	227,652	52,498	101,624	73,531	227,652	133,410	170.6%	
	TOTAL BUILDING			3	50%															743	6,601	1,265	54,135	0	3,795	0	39,583	29,451	411,379	135,572	154,911	120,895	411,379	594,313	69.2%

135,572
Year 1 - 10 Consolidated Capital Replacement Cost

Project: COLLEGE OF MICRONESIA - FSM

Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

Q - CARPENTRY SHOPS & CLASSROOMS (F - CARPENTRY SHOP)

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)							
20.00	Special Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
20.01	Telecommunication/Data Network	Assumed to Office but unable to access the room	Inspect and service. Tidy up and loose and untidy wiring using conduit where appropriate	2	30%						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	0	0	0	0	0	0	
C	TOTAL BUILDING SERVICES			3	50%						0	0	4,428	633	13,263	0	0	0	633	4,428	157,450	23,403	94,200	39,848	157,450	101,790	154.7%
	TOTAL BUILDING			3	50%						0	0	17,791	633	21,773	2,370	0	0	44,118	4,428	422,233	91,112	159,474	171,647	422,233	824,324	51.2%
											91,112																
											Year 1 - 10 Consolidated Capital Replacement Cost																



Condition Assessment & Asset Management Plan

ID Code	Element	Condition Assessment		Condition Grading					Condition Gauge										Asset Renewal Cost								
		Condition Observations	Recommended Course of Action & Maintenance	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)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Total	Full Replace	% Full Replace	
1.00	Roading																										
1.01	Gravel Roads	Evidence of rutting, scour and potholes	Review by Civil Engineer, fill potholes and roll and fill to level	4	70%																0	0	0	0	0	0.0%	
1.02	Reinforced Concrete Roads	To top level entrance. Appears ok	Install concrete ramp down at ends of accessway to prevent scour and chipping of concrete slab	2	30%																0	0	0	0	0	0.0%	
1.00	Total Roothing			3	50%																0	0	0	0	0	0.0%	
2.00	Car Parks																									0.0%	
2.01	Gravel Car Parks	Evidence of rutting, scour and potholes	Review by Civil Engineer, fill potholes and roll and fill to level	4	70%																0	0	0	0	0	0.0%	
2.02	Reinforced Concrete Car Parks - To front of IT Room	Broken up slab	Remove and replace	5	90%																0	0	0	0	0	100.0%	
2.03	Reinforced Concrete Car Pad	To entrance into Mechanic Shop. Well used and travelled on but ok	Wash down	2	30%																0	0	0	0	0	0.0%	
2.04	Reinforced Concrete Car Parks	With line markings to front of Administration building. Dirt and grime layer but ok.	Wash down thoroughly	2	30%																0	0	0	0	0	0.0%	
2.05	Reinforced Concrete Slab retained to Old Land grant	Evidence of cracks, uneven slab finish and deterioration of slab surface	Demolish and replace including foundation wall	4	70%																0	0	21,011	21,011	21,011	100.0%	
2.06	Reinforced Concrete Kerbs & Channels	As extension to retaining wall terminating around large Stormwater manhole to upper level carpark. Good condition	Monitor	2	30%																0	0	0	0	0	0.0%	
2.00	Total Car Parks			4	70%																0	0	0	0	0	0.0%	
3.00	Foot Paths & Circulation Areas																									0.0%	
3.01	Gravel Foot Paths & Circulation Areas	Rutting, scour and potholes evident. Some pathways require attention particularly those on the slope	Fill potholes and deterioration from scour and water courses on footpaths. Level and compact	3	50%																0	0	1,628	0	0	0.0%	
3.02	Reinforced Concrete Foot Paths & Circulation Areas	Evidence of cracks, sappling concrete and settlement	Remove and replace cracked, damaged and settled sections of footpath	4	70%																0	0	0	0	0	100.0%	
3.03	Reinforced Concrete Kerbs & Channels	As low level nib kerb to walkway near NAHS building. OK	Monitor	2	30%																0	0	0	0	0	0.0%	
3.04	Reinforced concrete blockwork balustrades	Natural plaster finish, ok	Wash down	2	30%																0	0	0	0	0	0.0%	
3.05	Concrete block edging to link walkway between levels	Heavily trafficked and weathered but ok	Wash and monitor	2	30%																0	0	0	0	0	0.0%	
3.00	Total Foot Paths & Collection Areas			3	50%																0	0	1,628	0	0	0.0%	
4.00	Fences & Gates																									0.0%	
4.01	Chain Link Fences / Gate	Evidence of deterioration and damage. Failure of post footings, detaching of top member rail, buckled in places also. Only present to part of the site boundary.	Replace damaged sections and missing sections of boundary fence	3	50%																0	0	0	0	0	100.0%	
4.02	Metal Framed Fences / Gate	Double gate to top entry, double gate to bottom entry, pedestrian gate to bottom entry and half gate to mid level.	Ease and adjust doors and gates. Replace rusted fixings and refix damaged mesh screen	3	50%																0	0	0	4,175	4,175	100.0%	
4.03	Metal Framed Fences / Gate	Missing fence gate between the two levels and section of fence	Replace missing gate to walkway	4	70%																0	0	0	1,518	1,518	100.0%	
4.04	Metal Framed Fences / Gate	What appears to be reclaimed steel from when the Student Services Center was built. Evidence of rust and impact damage.	Wash down, remove rust and apply a paint finish	3	50%																0	0	0	1,503	1,503	100.0%	
4.00	Total Fences & Gates			4	70%																0	0	0	0	0	0.0%	
5.00	Structures																									0.0%	
5.02	AC Store (Reinforced concrete slab floor and foundation walls, timber framed plywood lined wall, Cage entry door and over window opening, prefinished steel roof)	Evidence of spalled concrete to foundation wall/poor workmanship, water staining to plywood cladding	Plaster and paint finish foundation wall. Wash and seal/apint ply cladding,, install grille to rear window opening	3	50%																0	0	0	0	0	100.0%	
5.03	Recreation canopy opposite AC store (timber trusses with corrugated iron roof, recycled aluminium posts, beams and cleats)	Open ends to roof, exposed sheet roof, worn paint finish to barge and eaves board.	Wash down and paint roof and timber boards, install painted ply to end trusses to enclose. Install concrete surround to post footing	3	50%																0	0	0	12,494	12,494	100.0%	
5.04	Domed Greenhouse next to building J UB/TSP offices	Evidence of deterioration and damage with framing buckled and green mesh cover partially removed. Appears to be abandoned	Remove and replace	4	70%																0	0	0	40,443	40,443	100.0%	
5.05	Carpentry project building (All constructed of timber with prefinished metal roof - timber piles, timber flooring, plywood lined timber framed walls, timber	Good condition and well constructed however appears in some caes at least that non-termite treated timber has been used which could become an issue	Treat untreated timber to prevent termite attack. Wash down roof cladding. Install steps up to door access	2	30%																0	0	0	0	0	0.0%	

Project: COLLEGE OF MICRONESIA - FSM

Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

SITE INFRASTRUCTURE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

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Table with columns: ID Code, Element, Condition Assessment, Condition Grading, Condition Gauge (VG-G-A-P-VP), 2013-2022 (\$ USD), Asset Renewal Cost (Total, Year 1-10, Year 11-20, Year 21-30, Grand Total, Full Replace, % Full Replace).



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)									
10.01	Business Office Bookstore sign mounted on wall	Some wording damaged.	Wash down and repair damage to sign writing	3	50%														633	0	633	0	633	633	100.0%				
10.02	Concrete Planter Boxes	To front of Admin building. Ok		2	30%														0	0	0	0	0	1,265	0.0%				
10.03	Concrete BBQ to upper level covered picnic area	Damaged concrete top, exposed reinforcing and missing grill	Demolish and replace	5	90%								1,265	0	0	0	0	0	1,265	1,265	0	0	1,265	1,265	100.0%				
10.04	Concrete Picnic tables	Appears to be in good condition with some missing concrete divits	Wash down thoroughly, grout repair, plaster and paint finish recommended	3	50%								0	0	0	0	0	0	12,650	0	0	12,650	12,650	12,650	100.0%				
10.05	Flagpole opposite admin building	Not in use at time of visit. Appears ok	Wash down	2	30%								0	0	0	0	0	0	0	0	0	0	0	6,072	0.0%				
10.06	Information board to upper level of campus	Evidence of damage to timber supports posts and footings.	Replace damaged timber supports posts and footings. Wash and repaint	3	50%								0	0	0	0	0	0	2,087	0	2,087	0	2,087	2,087	100.0%				
10.07	Information board to lower level of campus	Ok	Wash down and clean thoroughly and paint finish.	2	30%								0	0	0	0	0	0	2,087	0	0	2,087	2,087	100.0%					
10.08	Signboard to bottom level entrance to campus	Evidence of dirt and grime buildup particularly to edges of sign. Worn and flaky paint finish to steel supports posts	Wash down thoroughly and repaint frame and support posts	2	30%								0	0	0	0	0	0	3,163	0	0	3,163	3,163	3,163	100.0%				
10.09	Signboard to plant learning area	Metal framed and corrugated iron roof. Ok	Wash down and paint roof. Remove waste behind board and tidy up to rear of signboard.	2	30%								0	0	0	0	0	0	3,163	0	0	3,163	3,163	3,163	100.0%				
													0	0	0	0	0	0	0	0	0	0	0	0	0.0%				
10.00	Total Site Furniture			3	50%								0	0	0	0	0	0	25,047	1,265	2,720	21,062	25,047	32,384	77.3%				
	TOTAL SITE INFRASTRUCTURE												0	11,058	1,628	0	7,590	0	11,058	1,628	0	2,887	1,095,467	35,850	255,559	804,058	1,095,467	1,850,095	59.2%
35,850																													
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
	Electrical System	Over head metered connection to town main. Single phase.
































Plant Item	Description	Location	Operation	Condition	Current maintenance	Recommendations	Current Operational Status
AC Unit	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.	
	Some outdoor units have been vandalized	External		Poor		The units require cleaning or replacement.	
	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.	
Lighting	Internal lighting	Internal		Good		install Sun-Tube	
General	Room infiltration	Internal		Poor		Install self closing door mechanisms to doors on AC controlled spaces.	
General	Furniture and storage	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.








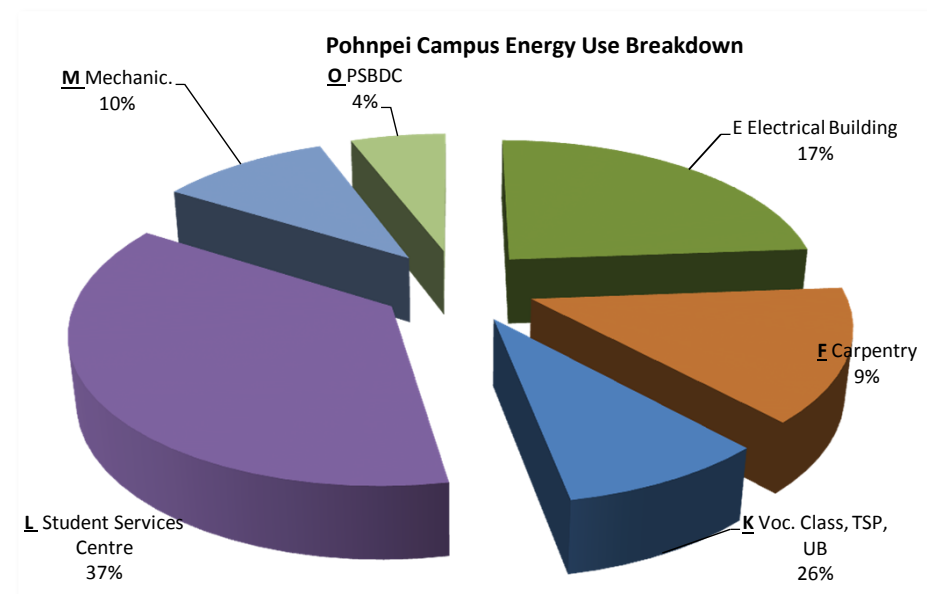
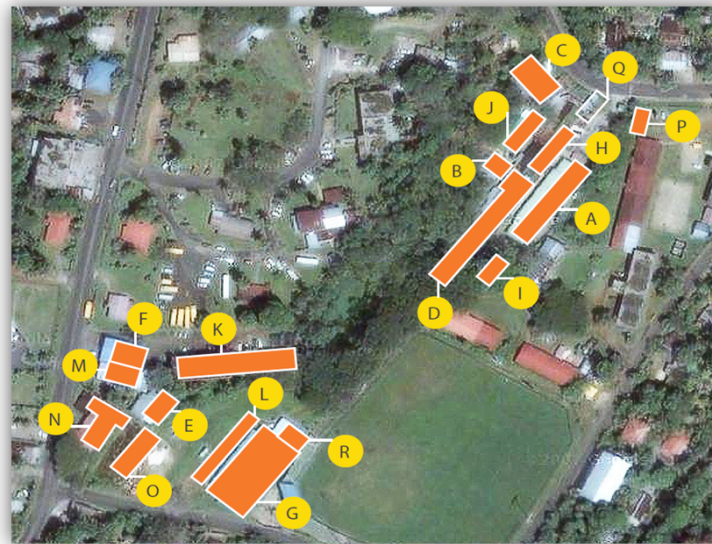
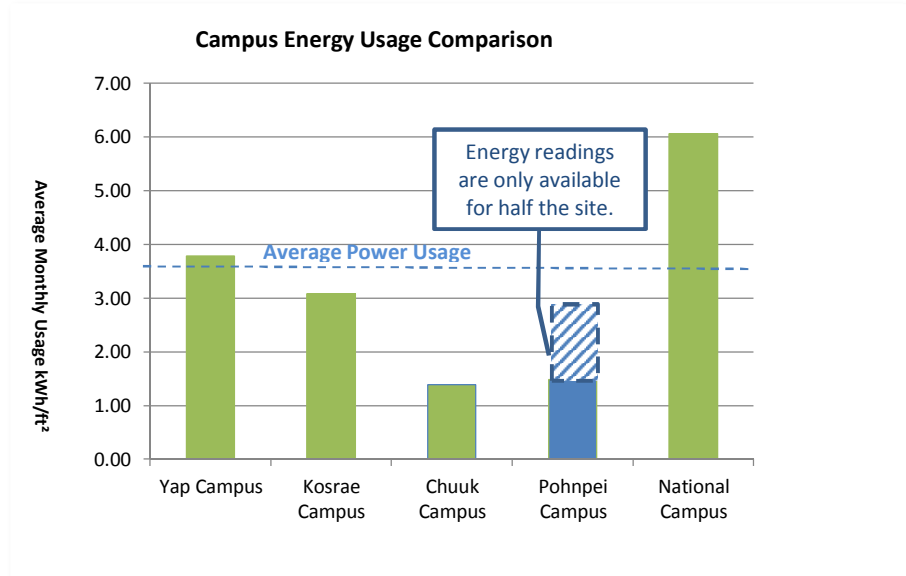
Building System Descriptions	HVAC System	AC Split-Units to provide cooling. No extract or supply system. Natural ventilation by open windows/spaces.
	Plumbing System	Metered connection to town water main, cold water only
	Electrical System	Over head d metered connection to town main. Single phase.

Plant Item	Description	Location	Operation	Condition	Current maintenance	Recommendations	Current Operational Status
A Administration Building							
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	
Extraction	Toilet extract	internal	-	Good		Clean grilles and check ductwork for blockages	
General	Room infiltration	Internal	-	Good	-	Repair Gaps in walls	
B HTM 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. Install daylight sensors.	
Extraction	Kitchen extract	internal	-	Good		Clean grilles and check ductwork for blockages	
General	Roof insulation	Internal	-	Good	-	Add insulation where missing.	
General	Room infiltration	Internal	-	Good	-	Repair Gaps in walls	
C Nahs							
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. Install Sun-Tube	
Electrical	Exposed wiring	Internal	-	Poor	-	Replace or fix wiring.	
D Elect Class 8&9, Math/Science 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	Good	To replace magnetic ballast fluorescent fixtures with electronic	Turn off lights when not in use. Consider installing Sun-Tube	
General	Roof insulation	Internal	-	Poor	-	Add insulation where missing and repair ceiling crack	
General	Roof sheet	External	-	Poor		Replace with light color insulated roof sheet	
General	Room infiltration	Internal	-	Good	-	Install self closing mechanism on doors to AC spaces	
Electrical	Appliance standby	Internal	manual operation	Average		Switch off after hours	
E Classroom 1-4							
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 off lights when not in use. Consider installing Sun-Tube	
General	Roof insulation	Internal	-	Poor	-	Repair ceiling crack and add insulation where missing	
General	Room infiltration	Internal	-	Average	-	Repair wall crack and install self closing mechanism on doors to AC spaces	
F Classroom 5-7							
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	Replace Set all units 24degC.	
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Good	To replace magnetic ballast fluorescent fixtures with electronic	Turn off lights when not in use. Consider installing Sun-tube	
General	Roof insulation	Internal	-	Good	-	Add insulation where missing	
General	Room infiltration	Internal	-	Good	-	Install self closing mechanism on doors to AC spaces	

Plant Item	Description	Location	Operation	Condition	Current maintenance	Recommendations	Current Operational Status
G Book Store							
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.	
General	Room infiltration	Internal	-	Poor		Repair door frame and install self closing mechanisms on doors to AC spaces	
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 installing Sun-Tube	
H Security Post							
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Good		Install Sun-Tube	
I IT 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.	
General	Furniture and storage	Internal	-	Good	-	Promote better airflow by moving unnecessary items into storage areas and large objects away from AC air stream	
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	Room infiltration	Internal	-	Poor	-	Seal holes to outside and install self closing mechanism on doors to AC spaces	
J UB & TSP (TRIO Programs)							
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	Furniture and storage	Internal	-	Good	-	Promote better airflow by moving unnecessary items into storage areas and large objects away from AC air stream	
General	Roof insulation	Internal	-	Good	-	Install and replace insulation as needed	
General	Appliance standby	Internal	manual operation	Average		Switch off after hours	
General	Room infiltration	Internal	-	Average		Repair door frame and install self closing mechanism on doors to AC spaces	
K PSBDC Building							
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	Room infiltration	Internal	-	Poor		Repair Gaps in walls and install self closing mechanisms on doors to AC spaces	
L Electrical 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.	
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	Room infiltration	Internal	-	Good		Install self closing mechanisms on doors to AC spaces	
General	Workshop equipment	Internal	manual operation	Good		Switch off after hours	
M Maintenance 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.	
General	Workshop equipment	Internal	manual operation	Average		Switch off after hours	
General	Room infiltration	Internal	-	Average		Install self closing mechanisms on doors to AC spaces	
N Gym and Student Service Centre							
AC Units	Split-units	Internal	Manual Operation	Good	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units to 24degC.	

Plant Item	Description	Location	Operation	Condition	Current maintenance	Recommendations	Current Operational Status
General	Room infiltration	Internal	-	Good		Install self closing mechanisms on doors to AC spaces	
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Good	To replace magnetic ballast fluorescent fixtures with electronic	Turn office lights off when not in use.	
General	Furniture and storage	Internal	-	Good	-	Promote better airflow by moving unnecessary items into storage areas	
O COM Land Grant							
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.	
General	Room infiltration	Internal	-	Average		Repair ceiling cracks and install self closing mechanisms on doors to AC spaces.	
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.	
P Mech and AC Refridge 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.	
General	Workshop equipment	Internal	-	Good	-	Service compressors and equipment. Turn off after hours	
General	Room Infiltration	Internal	-	Good		Install self closing mechanisms on doors to AC spaces	
Q Carpentry Shop, Classrooms							
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.	
General	Workshop equipment	Internal	-	Good	-	Service equipment and turn off after hours	
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	Room infiltration	Internal	-	Average		Install self closing mechanisms on doors to AC spaces.	
General	Window shade	Internal	-	Poor		Install curtains on windows in AC spaces	
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	

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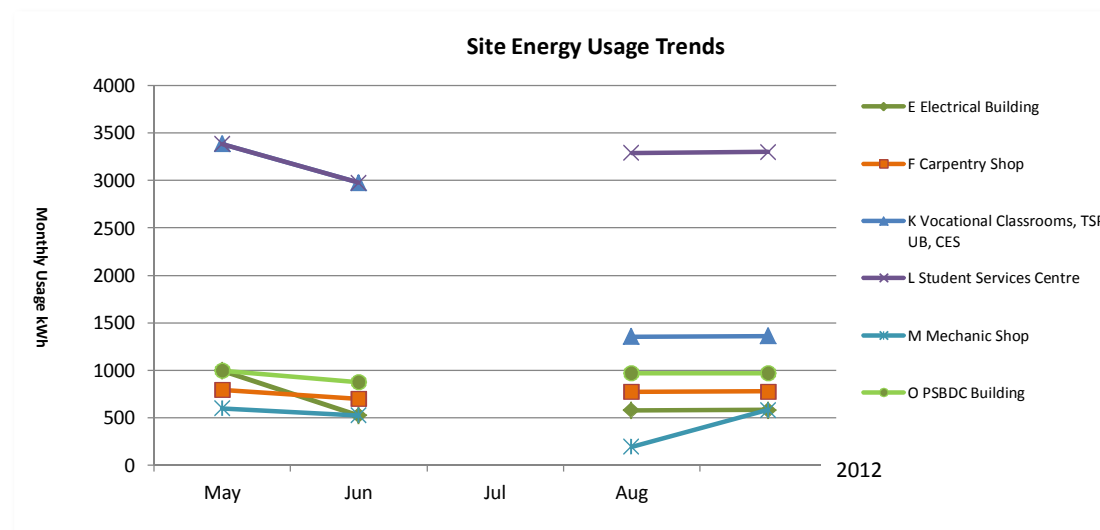
Campus Summary:

The information available on energy consumption at the Pohnpei Campus is very limited.

The figures presented above are based on figures available for 4 months in 2012, and hence is a very small snapshot view and unlikely to be representative of average energy use. If further records were available a more detailed analysis of the energy usage can be conducted and more targeted recommendations produced. As data is only available for the southern end of the campus, an estimate has been made for the overall campus to allow a comparison to be made with other sites.

Energy Efficiency Recommendations:

- Adjust the set point control of the AC units to 24 or 25°C
- Turn units off when spaces are un-occupied
- Ensure units are free from obstructions, filters are clean, and pipework runs are straight to reduce loads on units
- Close windows when systems are operating
- Seal holes and penetrations into the building in areas that are air conditioned
- Keep doors leading to AC spaces closed - employ automatic door closers where possible
- Turn off lights when leaving a room - consider installing occupancy sensor controls

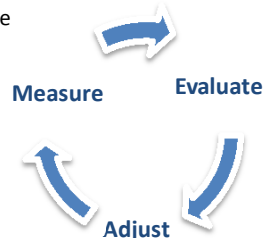


Energy measurement

Being able to measure and record energy usage is a key step in improving energy efficiency. It has several benefits:

- Highlighting areas of high energy usage to enable targeting of specific areas for improvement
- Tracking effectiveness of efficiency measures
- Engage staff and students in the process to reduce energy usage between buildings / campuses e.g. competitions

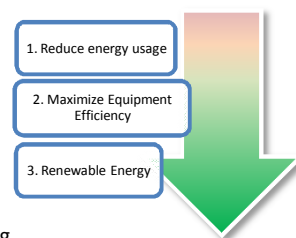
A range of various types of electricity meters are available which can be selected to best meet the College's needs.



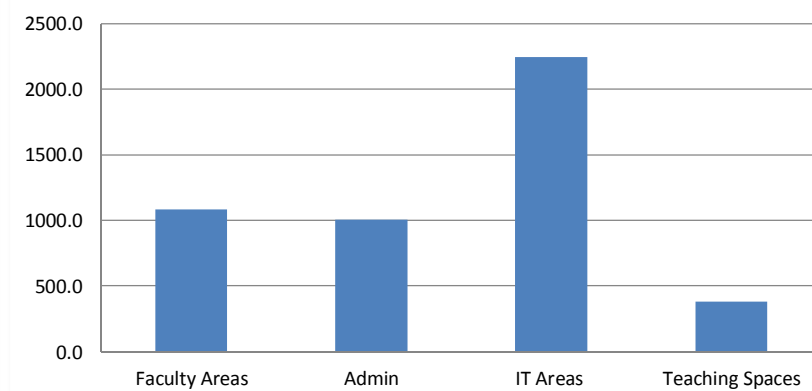
Reducing Your Energy Usage

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), (d) 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 (see note 4)
- Consider using renewable energy resources where appropriate, e.g. solar hot water, photovoltaic cells



Average Energy Usage per Person kWh / person
Averaged across all campuses



Notes:
1: The figures contained in this report are based on power consumption data provided by CoM (See attached Energy Usage Data Summary). Data provided was limited for some campuses and hence may not be representative of average energy use.
2: Site Energy Usage Breakdowns are estimated where insufficient background data is available.
3: Occupancy Data based on Sandy Pond Associates room capacities and occupancy rates.
4: Note that if installation of high efficiency lighting is to be considered, power conditioning to the relevant lighting circuit may be required to prolong the life of the fixtures.

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

