

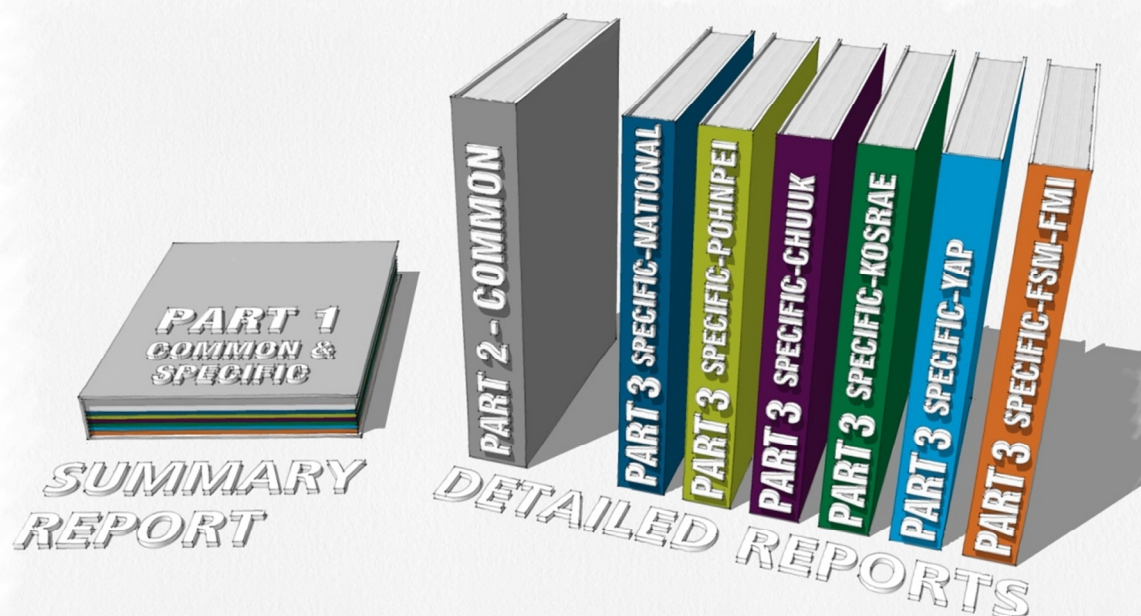
Report

# 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 November 2013



## Revision History

Revision N°	Prepared By	Description	Date
1	Annette Jones	Draft, for review by PCG	31/10/2013
2	Annette Jones	Final issue for Board of Regents meeting 2 <sup>nd</sup> December 2013	28/11/2013
3			
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)		28/11/2013
Reviewed by	Fraser Vickers Joe Briffa – Energy Audit Mark Wilson – Condition Assessment		28/11/2013
Approved by	Fraser Vickers		28/11/2013
on behalf of	Beca International Consultants Ltd		

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### Appendix A

Topographical Survey Plan and Title Information

### Appendix B

Building Condition Assessments

### Appendix C

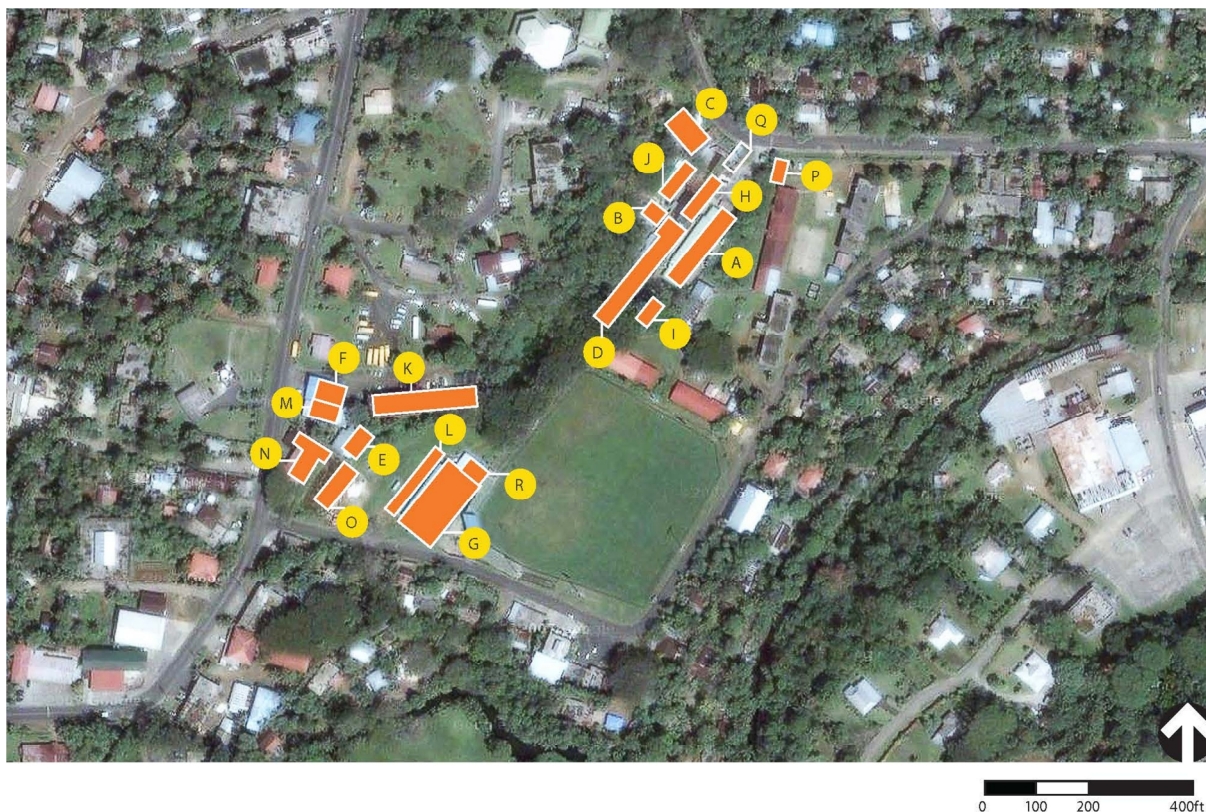
Indicative Asset Renewal and Maintenance Cost Plan

### Appendix D

Energy Use Analysis

# 1 Pohnpei Campus Development

## 1.1 Pohnpei Campus



The Pohnpei campus is located on an elongated site that is 67,876m<sup>2</sup> (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 Centre	
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 Centre
- 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

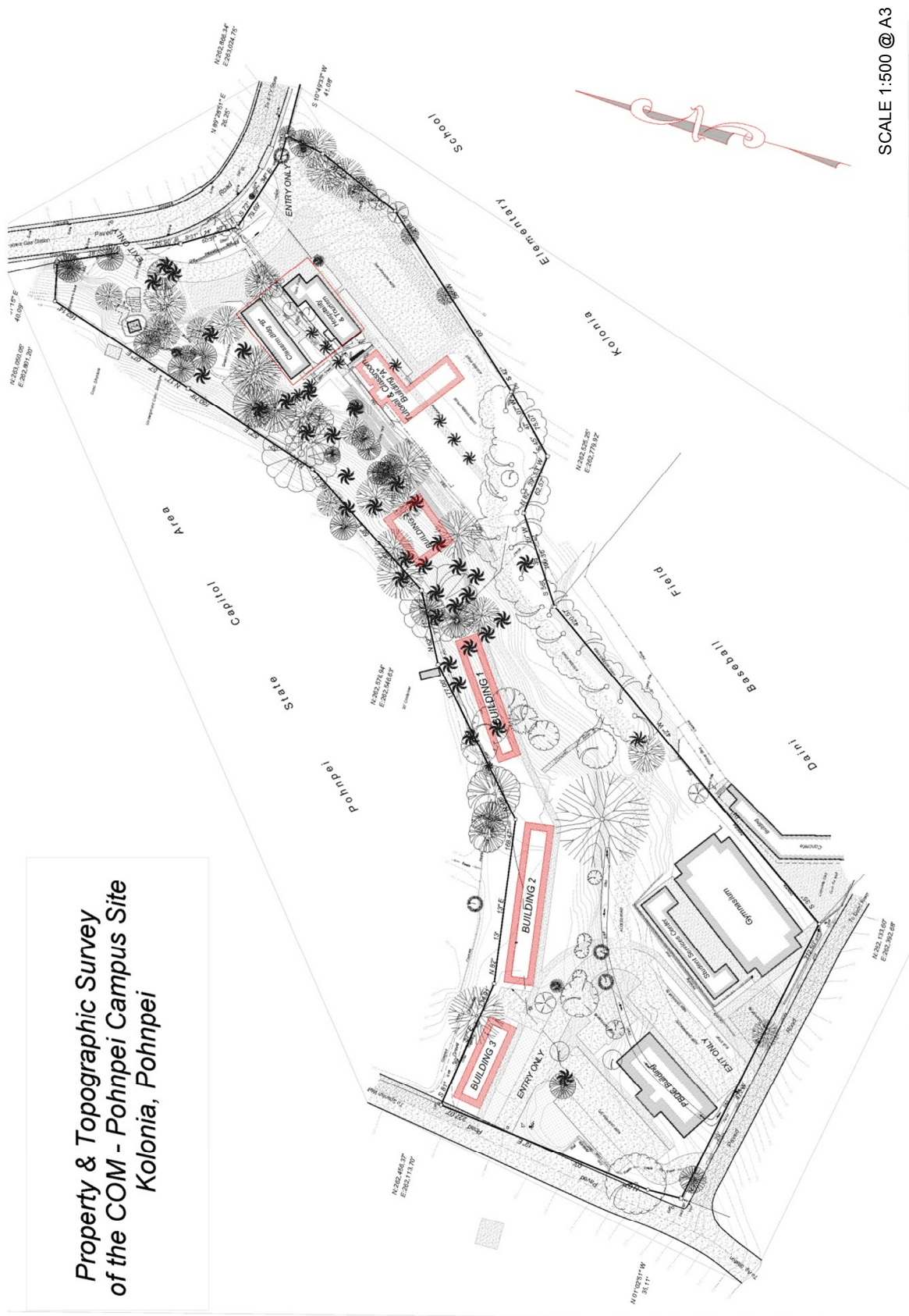
1. New classrooms on upper campus boundary, remove Trio building (Building K)
2. Construct new Technical Education buildings
3. Remove and replace further technical education buildings (Building E,F,M) Create a public face to the campus through building design/ signage
4. Remove Electronics building (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





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.



## 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

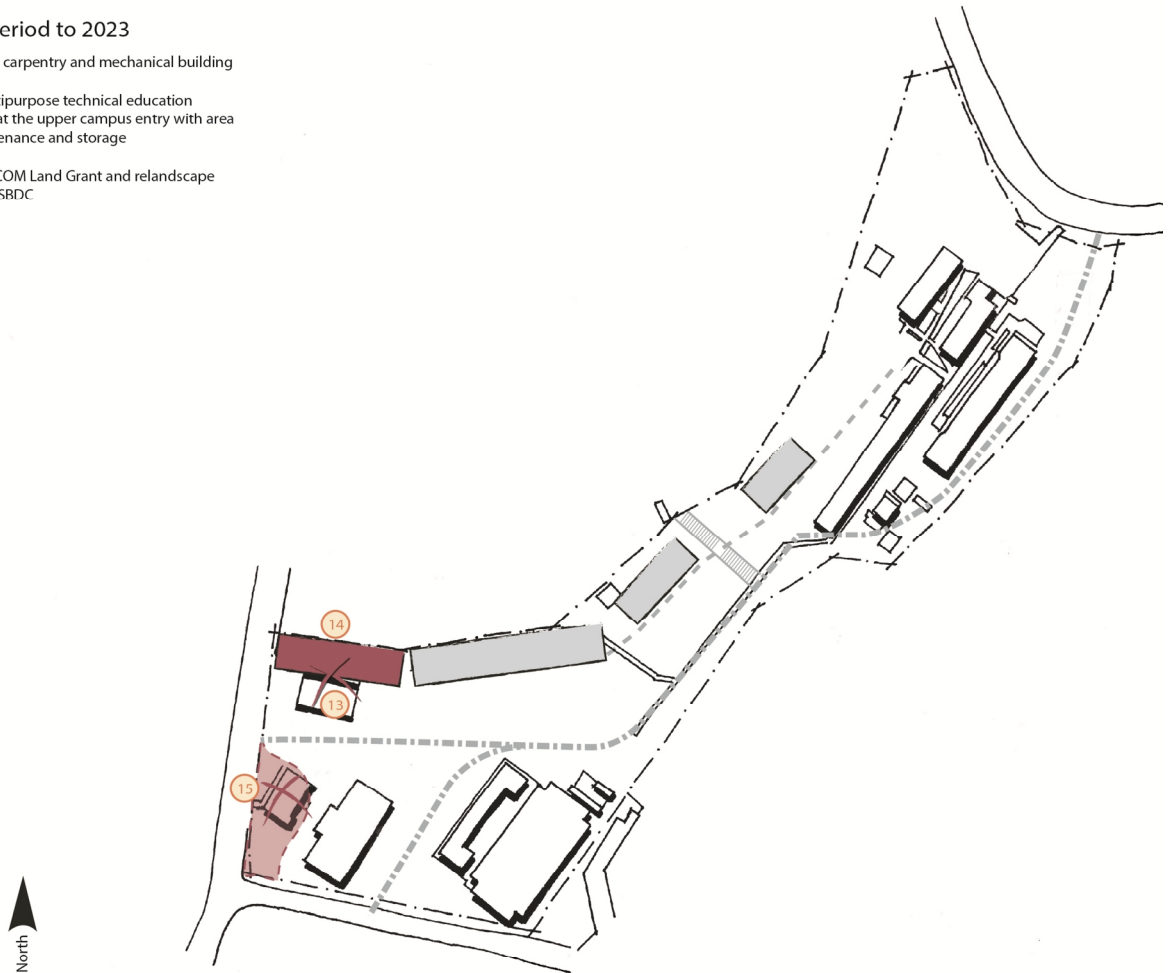




## 1.4 10 year period – to 2023

### 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



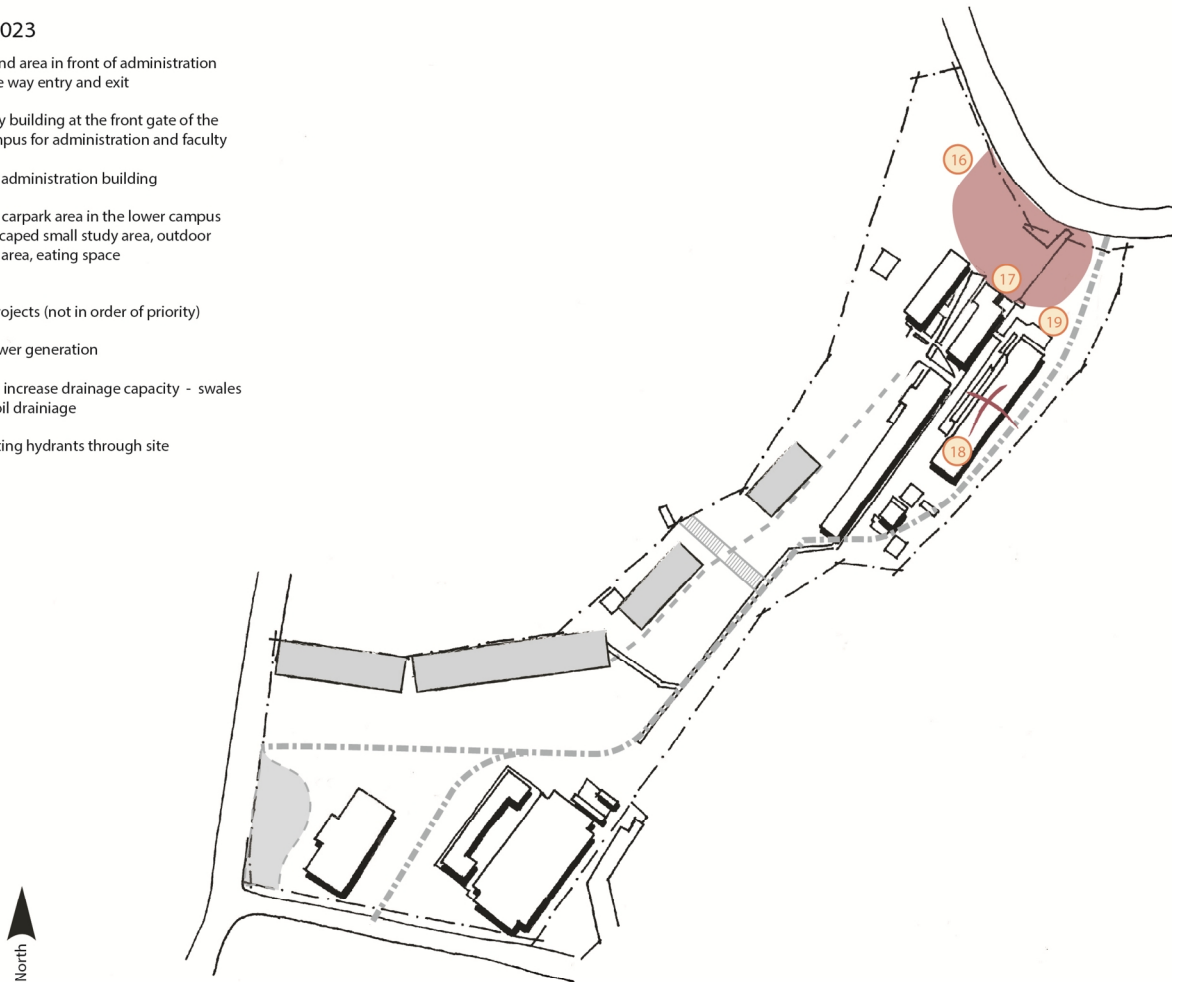
## 1.5 Long Term Vision – beyond 2023

### Beyond 2023

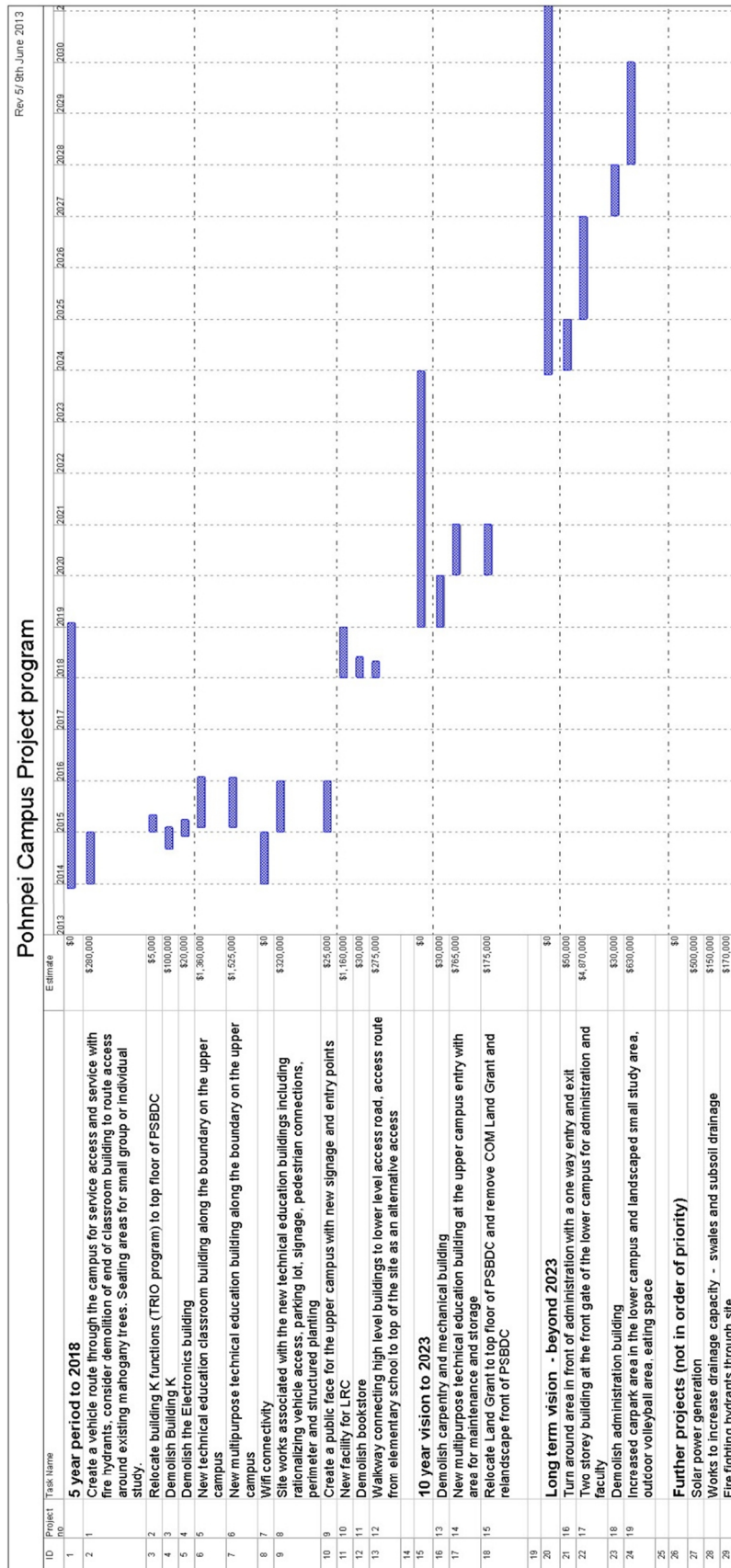
- 16 Turn around area in front of administration with a one way entry and exit
- 17 Two storey building at the front gate of the lower campus for administration and faculty
- 18 Demolish administration building
- 19 Increased carpark area in the lower campus and landscaped small study area, outdoor volleyball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



## 1.6 Development Staging and Program - Implementation



## 2 Educational Component

### 2.1 Key Considerations

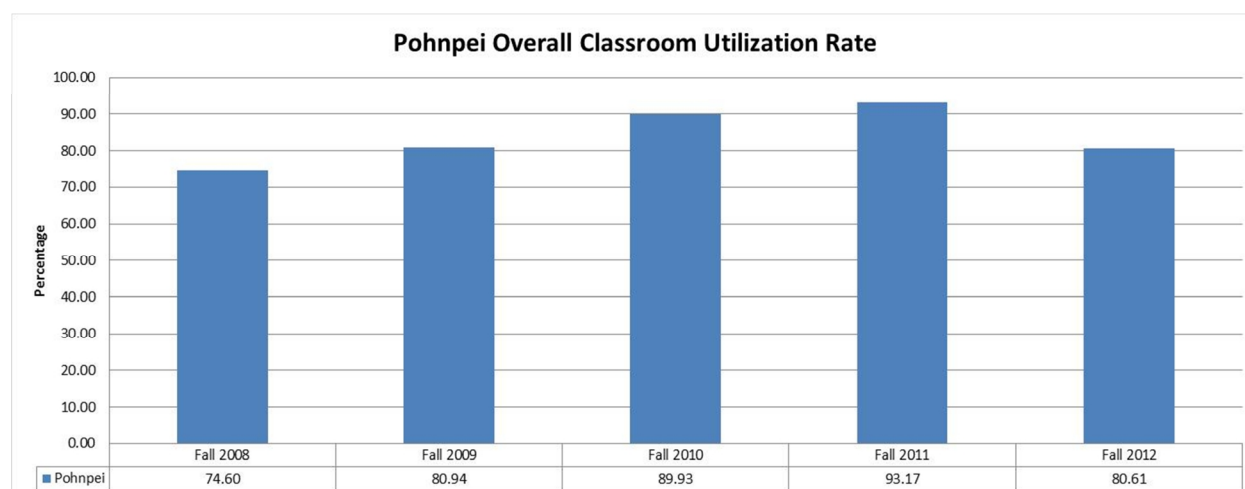
- Classroom utilization levels and utilization rates are in the “high” range throughout the study period (see Tables 2.2.1 and 2.2.2).
- These data indicate an effective utilization of existing capacity, but allow little room for even modest enrolment growth over the ten year planning horizon.
- Enrolment 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 Utilisation

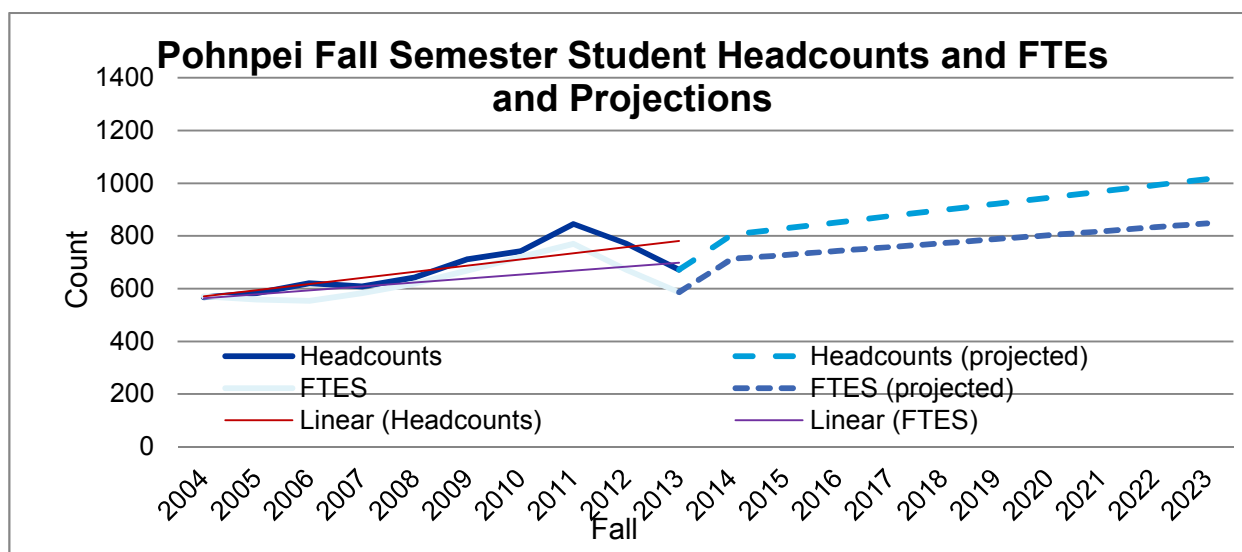
#### 2.2.1 Pohnpei Campus Utilization Levels (2008-2012)

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

#### 2.2.2 Pohnpei Overall Classroom Utilization Rate

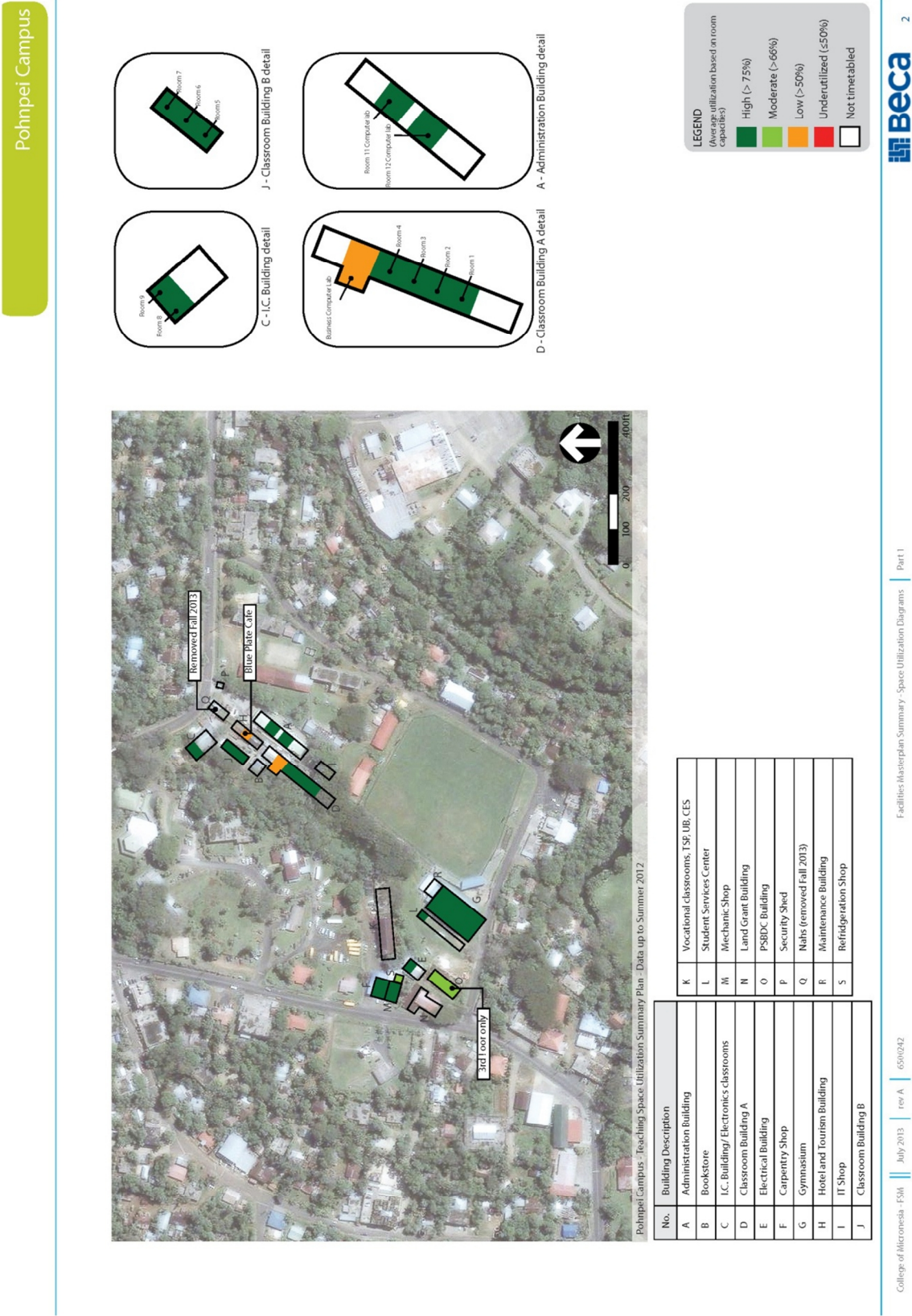


### 2.2.3 Pohnpei Campus Historic and Projected Enrolment Trends



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





## 3 Spatial Review

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### Key Points for the facilities study:

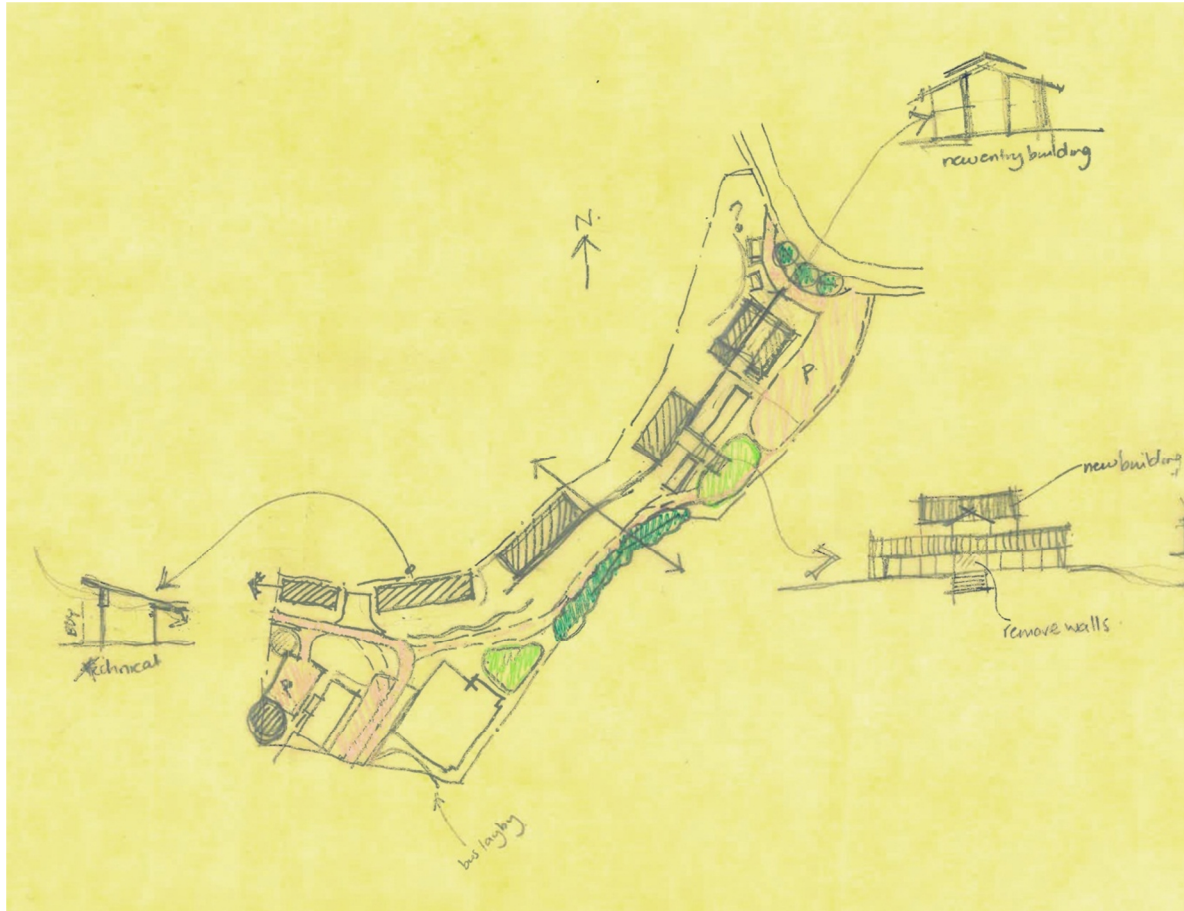
1. Adequate spaces to teach programs
2. Wi-Fi provision varied across the campus
3. Building age and size of some rooms don't suit the current function
4. Need for clearly marked parking areas and pedestrian paths as the campus is used for access by people other than COM-FSM students
5. Quiet study spaces 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 30<sup>th</sup> 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 Centre 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 30<sup>th</sup> 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 centre of the lower campus - better to be located on the edge
- Size of the Learning Resource Centre 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 Centre**
- 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 30<sup>th</sup> 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.

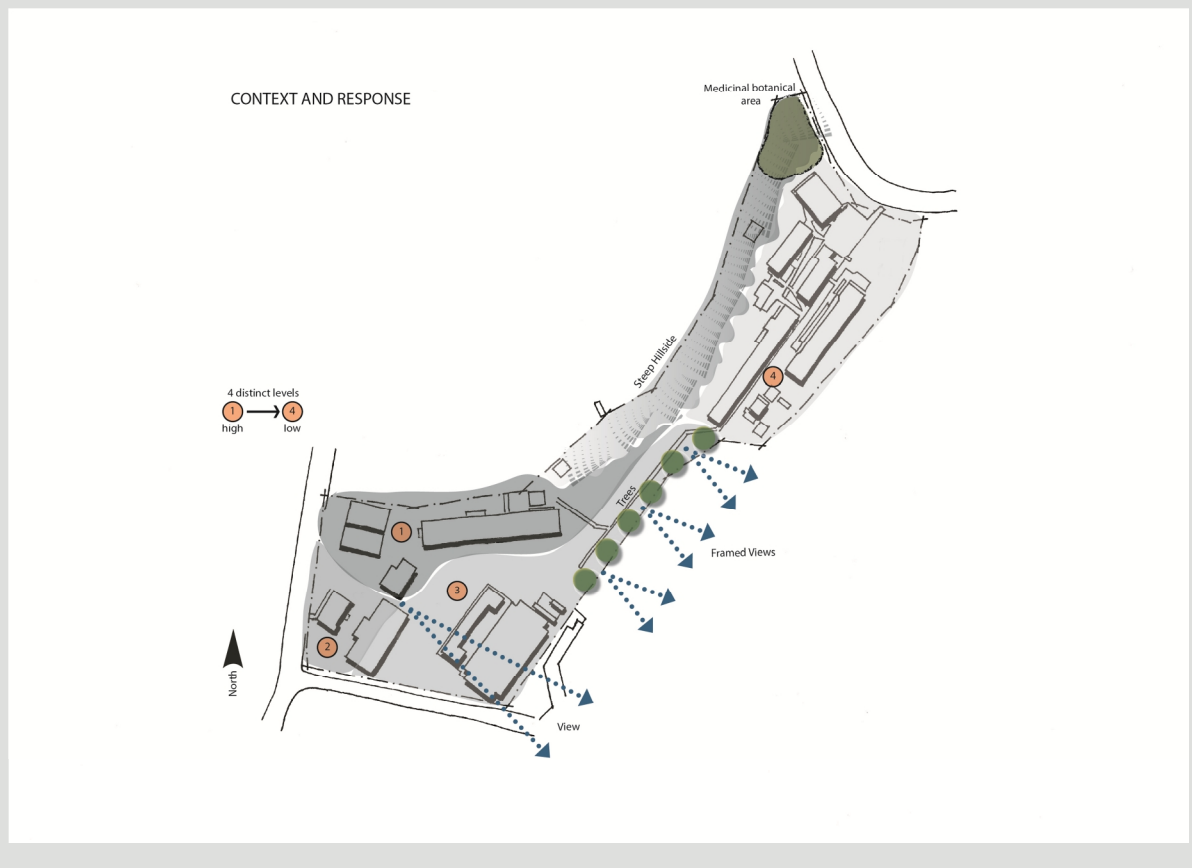
### 3.3 Spatial Analysis

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>
<p><b>Activity zones – grouping areas with common functions together</b></p>	
<p><b>Existing</b></p>	
<ul style="list-style-type: none"> <li>■ Classroom courses on the lower campus and community facing programs, vocational shops and gymnasium on the upper level</li> <li>■ Social and recreational spaces are separated from the quieter classroom activities but there is a large distance between the two</li> </ul>	

ACTIVITY ZONES (existing)



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



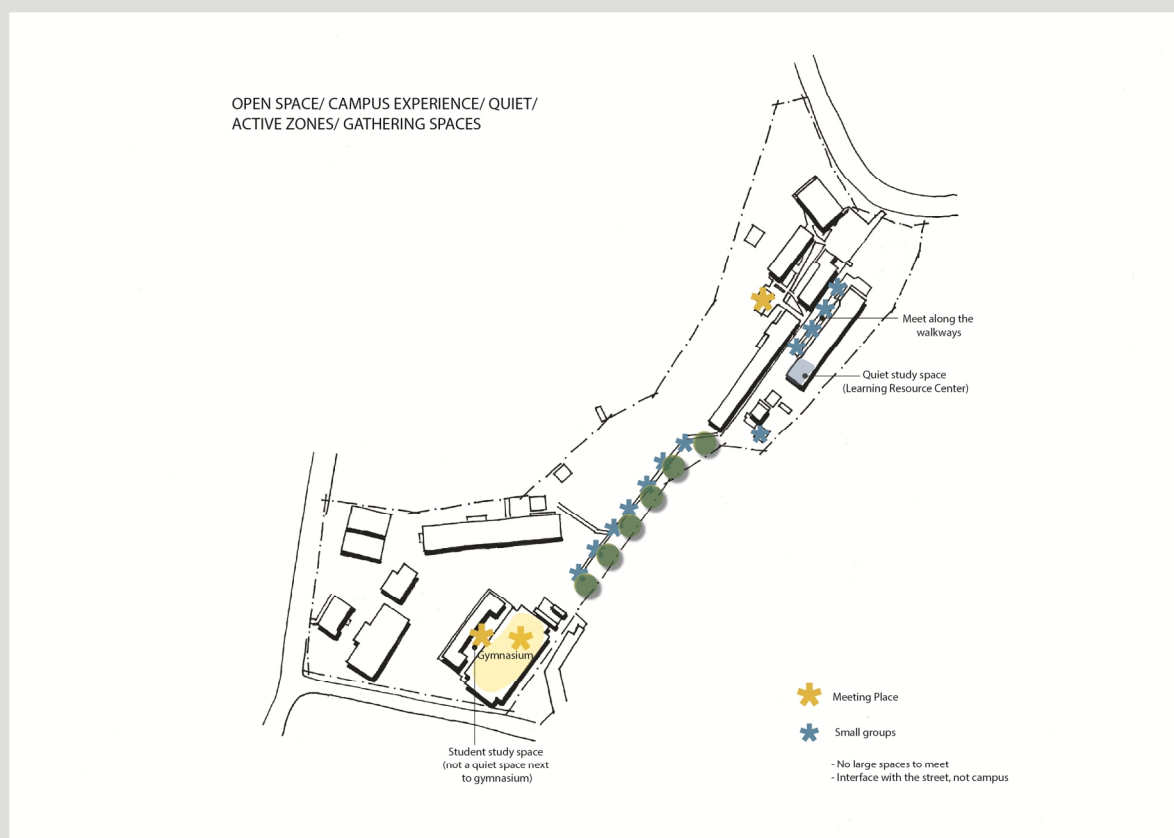
Removal of the Nas allows for a review of the pick-up/ drop off area at the Lower Campus

#### 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

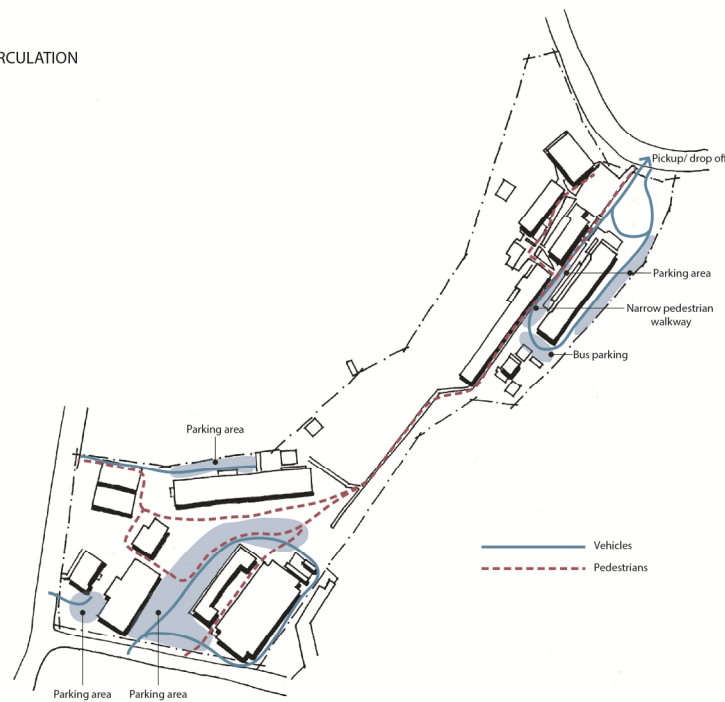


- Need for a meeting room for club

### 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

CIRCULATION



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

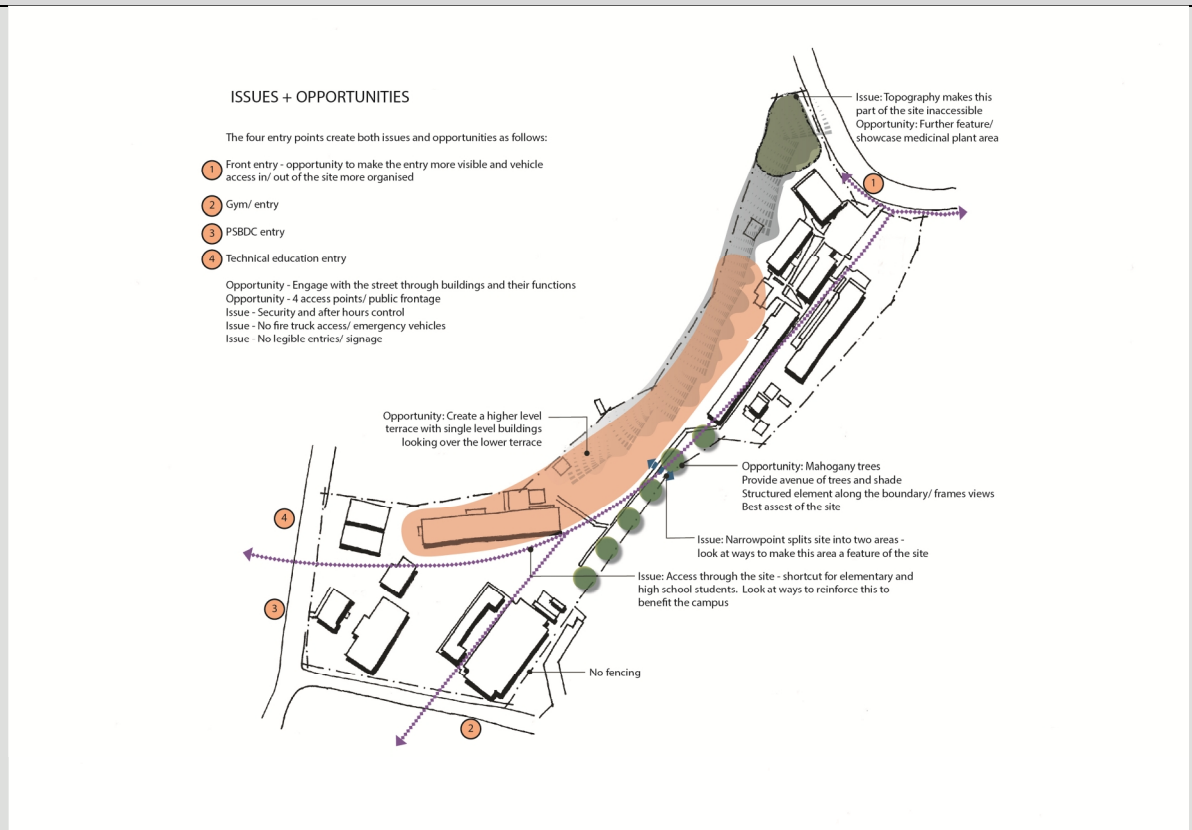


Opportunities to provide wider walkways would be an advantage as these are used as sitting areas as well as for pedestrian circulation

## 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



	
<p>Variety of building styles, scale and design on the site - look to consolidate building design with any future development</p>	<p>Build on the existing asset - mahogany lined walkways</p>
<p><b>Infrastructure - the services that enable the campus to operate</b></p>	
<ul style="list-style-type: none"> <li>■ Town supply water</li> <li>■ Town supply connection to waste water</li> <li>■ Lighting provided on buildings only</li> <li>■ No access through the site for service vehicles - firefighting</li> <li>■ Gas bottles to Blue Plate kitchen</li> <li>■ Wifi is good to lower campus but not accesible from the upper campus</li> <li>■ Fibre optic cable pit outside the mechanic shop</li> </ul>	
<p><b>Points to consider for future planning</b></p>	
<ul style="list-style-type: none"> <li>■ Provide same level of Wi-Fi speed and connection across both the upper and lower levels of the campus</li> <li>■ Provide a service road through the site with fire hydrants and capacity for future services - conduits</li> <li>■ Pedestrian lighting along the service road</li> <li>■ Emergency generator</li> <li>■ Relocate blue plate kitchen out of the center of the site</li> <li>■ Increase plumbing and drainage on site for additional bathrooms</li> </ul>	



### 3.3.1 Existing building profile and considerations for future planning




Building	Outline
<p><b>A – Administration Building</b></p>  <p><b>Points to consider for future planning</b> – 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 Centre 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>B – Bookstore</b></p>  <p><b>Points to consider for future planning</b> – 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><b>C – I.C. Building/ Electronics Classrooms</b></p>  <p><b>Points to consider for future planning –</b> 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><b>D – Classroom Building A</b></p>  <p><b>Points to consider for future planning –</b> 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><b>E – Electrical Building</b></p>  <p><b>Points to consider for future planning –</b> 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><b>F – Carpentry Shop</b></p>  <p><b>Points to consider for future planning –</b> 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><b>G – Gymnasium</b></p> 	<p>Building G is the gymnasium with student centre 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 centre 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><b>H – Hotel and Tourism Building</b></p>  <p><b>Points to consider for future planning –</b> 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 centre 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><b>I - IT Shop</b></p>  <p><b>Points to consider for future planning</b> – 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><b>J - Classroom Building B</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><b>K - Vocational Classrooms, TSP,UB, CES</b></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
	Building age – not available
<p><b>L – Student Services Center</b></p> 	<p>Building L is the student services centre 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><b>M – Mechanic Shop</b></p>  <p><b>Points to consider for future planning –</b> 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><b>N – Land Grant Building</b></p> <p><b>Points to consider for future planning</b> – 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><b>O – PSBDC Building</b></p>  <p><b>Points to consider for future planning</b> – 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 Centre)</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><b>P – Security Shed</b></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><b>R – Maintenance Building</b></p>  <p><b>Points to consider for future planning –</b> 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	<p>To meet the target for a future roll need to provide 85 faculty/ staff parking stalls and 98 student stalls.</p> <p>95 stalls are shown on the layout – There is a shortfall of approximately 100 parks.</p> <p>Alternative modes of travel need to be considered in conjunction with Any additional car parking spaces that can be allocated on site.</p>
Toilets	<p>Two indicators</p> <ol style="list-style-type: none"> <li>1. Aim is for toilet block at each teaching building</li> <li>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<sup>th</sup> edition.</li> </ol>	<p>Assumption: no dedicated staff facilities so toilets are considered for staff and student use</p> <p>Target is based on higher than current number. Assume 984 faculty, staff and students require 13 men's toilets and 17 women's toilets</p> <p>Number currently provided: 21 men (includes 8 urinals), 19 women.</p> <p><b>Adequate facilities provided</b></p>

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 <sup>2</sup> per student (AIA is 30ft <sup>2</sup> )	21 teaching spaces  5 large classrooms 1100ft <sup>2</sup> (100msq or over)  4 technical rooms 750 to 860ft <sup>2</sup> (70-80msq)  11 medium sized classrooms area 600 to 645ft <sup>2</sup> (55-60msq)  1 small seminar space 430 to 485 ft <sup>2</sup> (40 to 45msq)
Computer Laboratory (assume only one freely available)	25ft <sup>2</sup> per student (AIA is 40ft <sup>2</sup> ) (2.4msq)	Computer lab is approximately 750ft <sup>2</sup> (room for 30 students), require space for at least 90 students to study, require space at least double this size – <b>an additional 700sqft computer lab</b>
Small group study / study carrels	25ft <sup>2</sup> per student (AIA is 50ft <sup>2</sup> for reading rooms)	LRC is approximately 800ft <sup>2</sup> . Assume 50% area for stacks = 400ft <sup>2</sup> (room for 16 students), to attain a 1 in 10 ratio require space for 90 students to study, <b>require an additional 1200 sqft of study space, 600 sqft for stacks</b>
Shops/ vocational rooms	50ft <sup>2</sup> per student (4.7msq)	Shops are 1500sqft – with ideal class size to teach being 15 students area can be 750sqft excluding large equipment requirements. <b>Potential efficiency when redesigning for new shop spaces</b>
Private office	100ft <sup>2</sup> 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 <sup>2</sup> per person (14msq)	Dean's office is a good size – approx. 160sqft (15msq)  <b>Adequate space provided for function</b>
Work station	60ft <sup>2</sup> per person (5.6msq)  Common filing area 60ft <sup>2</sup> per person	Open workstation area for administration in Building A is currently around 600ft <sup>2</sup> . 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.  <b>Adequate space provided for function</b>
Faculty work station with side chair	80ft <sup>2</sup> per person (7.43msq)	Faculty area for maths is approx.700ft <sup>2</sup> . Room for 8 faculty.  <b>Require space up to double this size.</b>  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.  <b>Additional 350sqft required.</b>
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	650
1.02	Classroom	650
1.03	Classroom	650
1.04	Classroom	650
1.05	Office	200
	<b>Subtotal - rounded</b>	2800
	Wall thickness @25% including balcony circulation	700
	<b>TOTAL (rounded)</b>	<b>3500</b>

Building 2 – New multipurpose technical education building (option for a mezzanine of 1500sqft)		
No	Room name	Area

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	Female Toilets (3 WC one being disabled access, 2 basins)	300
2.7	Male Toilets (2 WC one being disabled access, 3 urinals, 2 basins)	300
	<b>Subtotal</b>	3600
	Wall thickness @15% - circulation by walkway in front of the building is excluded	400
	<b>TOTAL (rounded)</b>	<b>4000</b>

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
	<b>Subtotal</b>	2300
	Wall thickness/ service cupboards @25% including balcony circulation	600
	<b>TOTAL</b>	<b>2900</b>

Building 4 – Multipurpose technical education building on main road frontage		
No	Room name	Area
3.1	Multipurpose space (30 feet x 40 feet)	1200
3.2	Office	200
3.3	Storage	200
	<b>Subtotal</b>	1600
	Wall thickness @10-15% - circulation by walkway	200
	<b>TOTAL</b>	<b>1800</b>

Building 5 – Two storey administration and classroom building		
No	Room name	Area
5.1	Learning Resource Centre - library including circulation counter	2000
5.2	Librarian office	200
5.3	Computer lab including AV viewing	2000
5.4	Female Toilets (2 WC one being disabled access, 2 basins)	200
5.5	Male Toilets (2 WC one being disabled access, 2 urinals, 2 basins)	200
5.6	Cleaners cpd	20
5.7	Electrical cpd	20

Building 5 – Two storey administration and classroom building		
No	Room name	Area
5.8	Storage	60
5.9	Study space	1000
5.10	IT office	200
5.11	IT work shop/store	200
5.12	Admission and records (including storage/archive area)	600
5.13	Cleaner	40
5.14	Store	60
5.15	Dean's Office	150
5.16	Administration	350
5.17	Conference room	300
5.19	Business office	300
5.20	Financial Aid	300
5.21	Student services coordinator	300
5.22	Instructional coordinator	300
5.23	Female Toilets (2 WC one being disabled access, 2 basins)	200
5.24	Male Toilets (2 WC one being disabled access, 2 urinals, 2 basins)	200
5.25	Conference room	300
5.26	Small classroom	500
	<b>Subtotal</b>	10000
	Circulation and wall thickness @20%	2500
	<b>TOTAL (rounded)</b>	<b>12500</b>

### 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
71,300 With building K only half occupied actual area used is 63,800	Building K (15000) Electronics building (3200) Bookstore (400) Electrical (1600)	Technical education (3200) Multipurpose technical building (5500) LRC (2700)	62,500

Existing square feet (Fall 2018)	Remove buildings 2018 – 2023 (sqft)	Add buildings 2018 – 2023 (sqft)	Area in 2023
62,500	Carpentry and electrical (5800) Land Grant	Multipurpose at the entry (1800)	58,500

Existing square feet (Fall 2023)	Remove buildings post 2023 (sqft)	Add buildings post 2023 (sqft)	Area beyond 2023
58,500	Administration (4400)	Administration/ teaching (12500)	66,500

## 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 \$/ft<sup>2</sup> 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](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

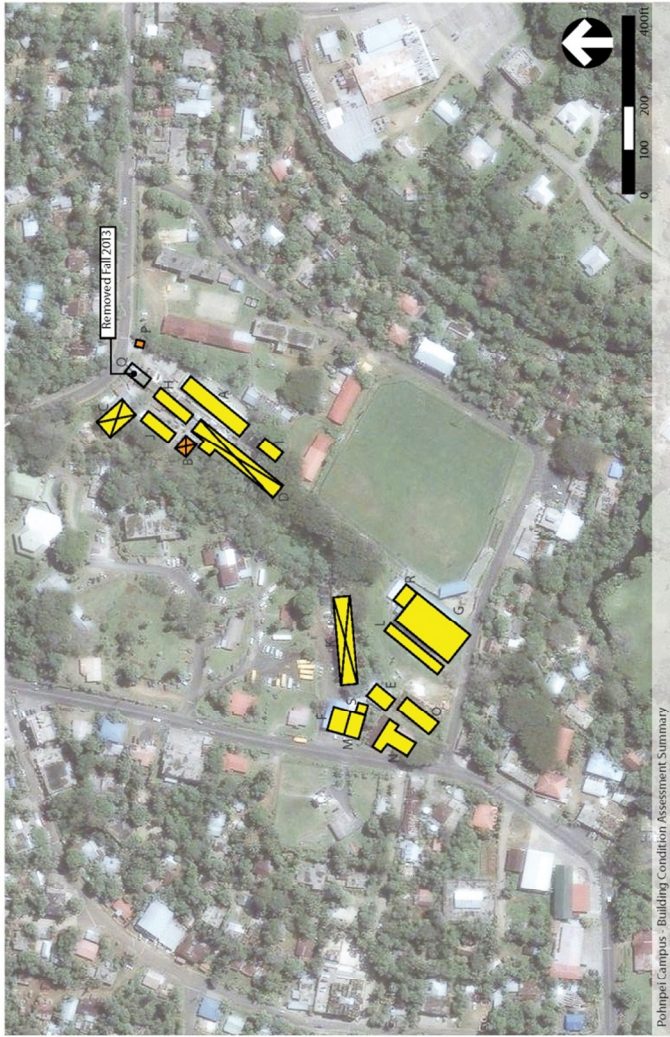
##### 4.1.6.1 Condition Grade Assessment Results

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 Centre			✓		
M – Mechanic & Refrigeration			✓		
F – Carpentry Shop			✓		
Site Infrastructure	N/A	N/A	N/A	N/A	N/A
<b>Total</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>3</b>	<b>1</b>

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	K Vocational classrooms, TSF, UB, CES
B	Bookstore	L Student Services Center
C	I.C. Building/ Electronics classrooms	M Mechanic Shop
D	Classroom Building A	N Land Grant Building
E	Electrical Building	O PSBDC Building
F	Carpentry Shop	P Security Shed
G	Gymnasium	Q Nabs (removed Fall 2013)
H	Hotel and Tourism Building	R Maintenance Building
I	IT Shop	S Refrigeration Shop
J	Classroom Building B	

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.

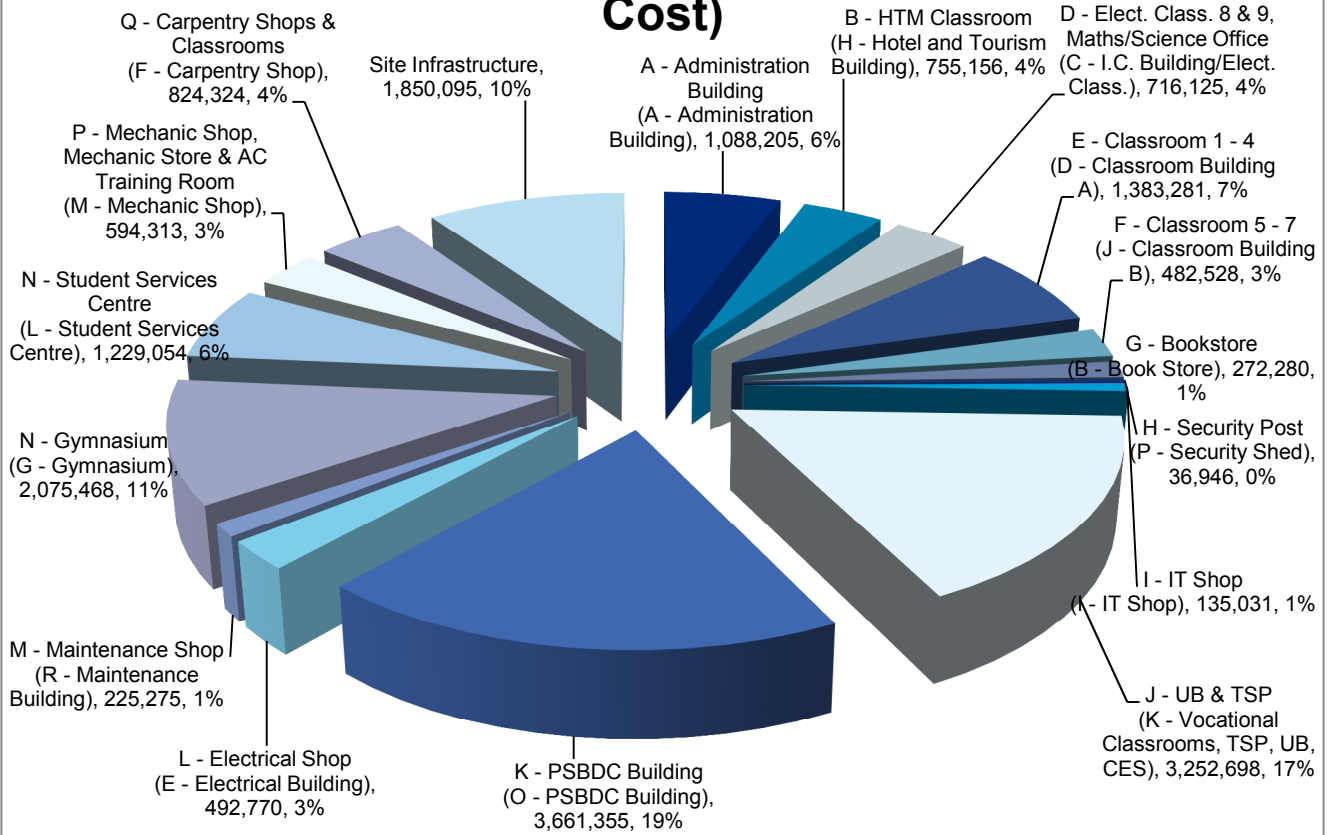
#### Forecast Operational Costs

Ref	Replacement Cost		Year 1 - 10 Asset Renewal Cost (\$ USD)	Year 11 - 20 Asset Renewal Cost (\$ USD)	Year 21 - 30 Asset Renewal Cost (\$ USD)	Total 30 Year Asset Renewal Cost (\$ USD)	Annualised Total Operational Cost	Total Year 1-10 Operational Cost (\$USD)	Total Year 11-20 Operational Cost (\$USD)	Total Year 21-30 Operational Cost (\$USD)
	Asset Description	Cost (\$ USD)								
1.00	A - Administration Building (A)	1,068,205	262,476	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	3,969	5,330	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	625,635	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
<b>TOTALS EXCLUDING ESCALATION</b>		<b>19,074,905</b>	<b>4,415,511</b>	<b>3,873,233</b>	<b>5,472,919</b>	<b>13,761,664</b>	<b>610,302</b>	<b>5,931,315</b>	<b>5,389,036</b>	<b>6,988,723</b>
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
<b>TOTALS INCLUDING ESCALATION (3.4% per annum assumed)</b>			<b>5,653,676</b>	<b>6,472,258</b>	<b>12,546,823</b>	<b>24,672,757</b>	<b>1,239,311</b>	<b>9,822,537</b>	<b>10,641,118</b>	<b>16,715,684</b>

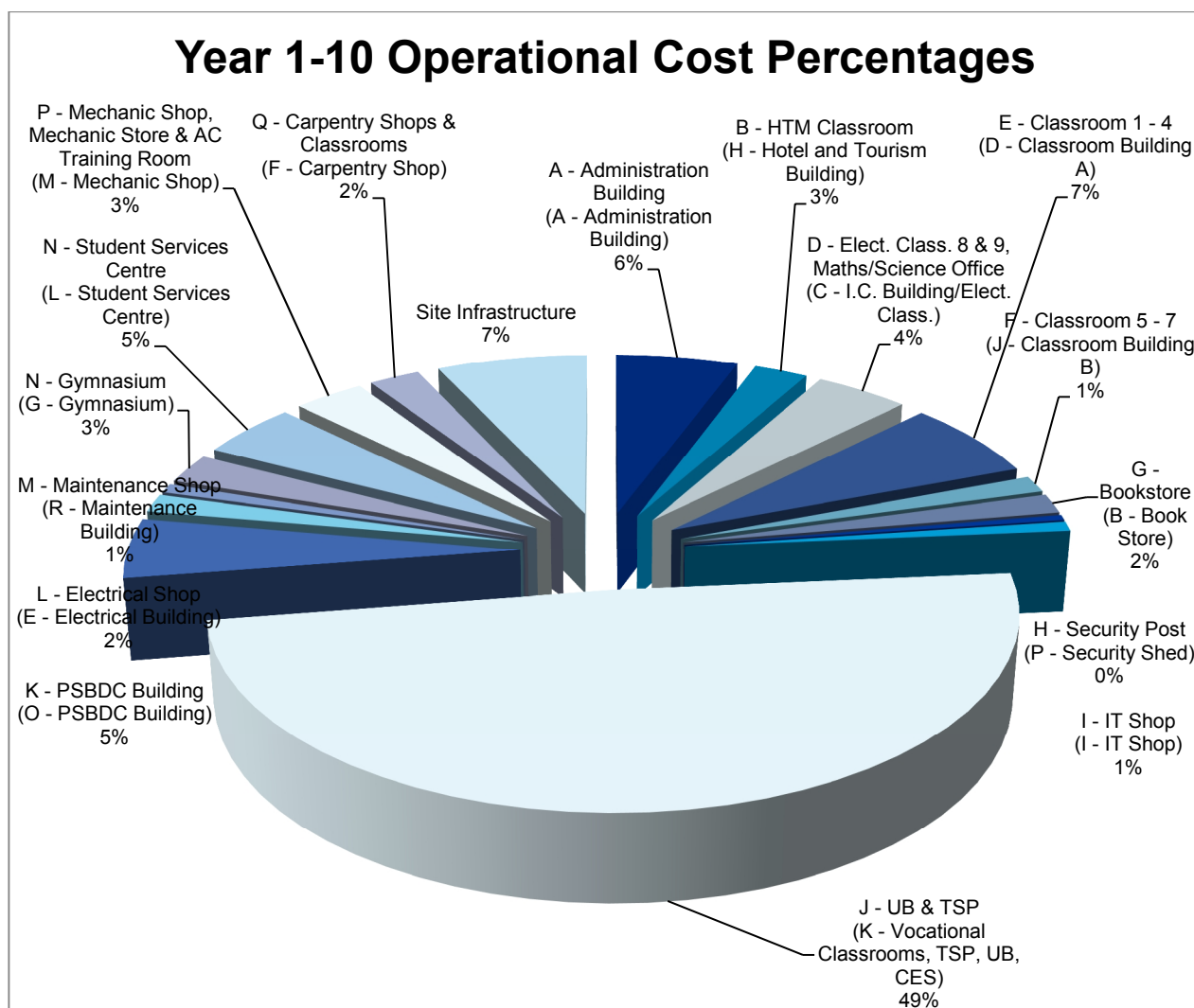
The forecast Operational Costs (including escalation) as outlined in the above table are suggested for funding and budgeting purposes. Annualised costs are the total operational costs spent over a 30 year period (divided by 30).

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.

## Estimated Asset Replacement Value (2013 Cost)



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, 00 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.



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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

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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.

### 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

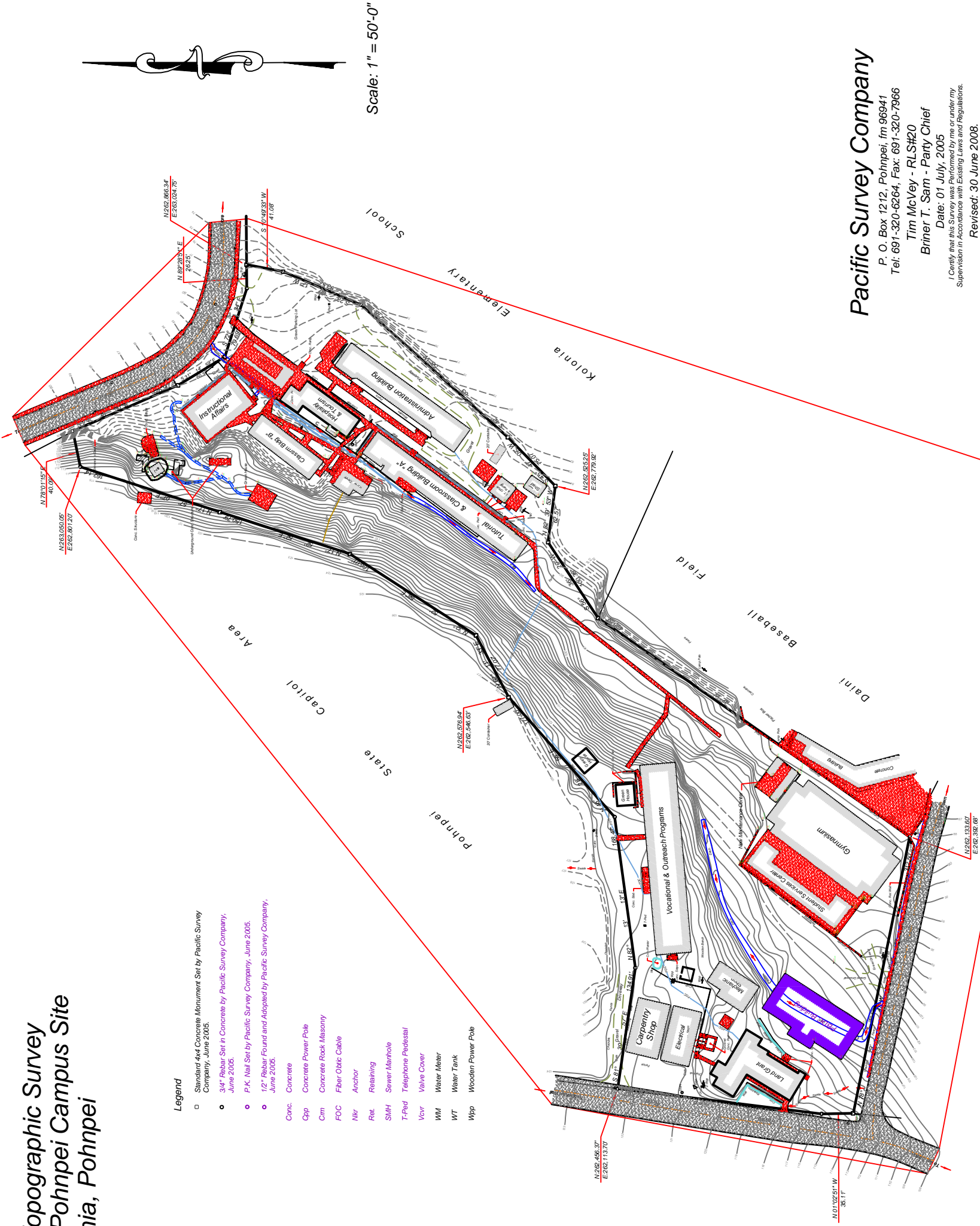
Tree Legend

- African Tulip
- Apple
- Baby Bottle
- Breadfruit
- Coconut Tree
- Cotton
- Lemon
- Mahogany
- 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.

- Conc.
- Concrete Power Pole
- Concrete Rock Masonry
- FOC
- Fiber Optic Cable
- Nkr
- 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.



## Appendix B

# Building Condition Assessments



**POHNPEI CAMPUS, KOLONIA, POHNPEI STATE**
**A - ADMINISTRATION BUILDING**


		Condition Grading		Condition Gauge					Asset Renewal Cost						TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT	
ID Code	Element	Condition Grade	% Deterioration	VG 0-20 %	G 20-40 %	A 40-60 %	P 60-80 %	VP 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	3	50%						1,892	0	121,304	123,196	142,772	86.3%	Element	Observed Deterioration/Recommendations
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%	Timber Floor Boards	Severe decay of timber flooring present to outer edges of decking
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%	Structural Steel Frame	Damaged perimeter edge beam to deck needs replacing
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%	Fibre Cement Cladding with Painted Finishes	Evidence of decay and water damage at base of sheets and where penetrations not sealed adequately
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%	Timber Doors (Solid/No Glazing)	Damaged door to computer lab
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%	Tiled Floor Finishes to toilets	Some missing tiles, staining and cracked grout (say 20% of area)
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%	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.
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**


				Condition Gauge											TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT	
				Condition Grading		VG	G	A	P	VP	Asset Renewal Cost					
ID Code	Element	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	Element	Observed Deterioration/Recommendations
1.00	Total Sub-Structure	3	50%						0	0	0	0	95,720	0.0%		
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%	Ventilation - Wall/Ceiling mounted extract	One broken unit to roof and one unit in wall not intended for mounting in an external wall
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%	Timber and Steel Frame (Portal/Truss/Steel Column/Timber Beams, etc.)	Worn paint and wear and tear to steel column
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%	Solid Plaster Cladding with Painted Finishes	Evidence of cracks and uneven plaster finish in several locations. Gaps and openings noticed around several window openings
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%	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
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%	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
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%	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
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**


				Condition Gauge											TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT	
		Condition Grading		VG	G	A	P	VP	Asset Renewal Cost							
ID Code	Element	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	Element	Observed Deterioration/Recommendations
1.00	Total Sub-Structure	5	90%						86,844	0	0	86,844	86,844	100.0%		
2.00	Total Frame	4	70%						0	161,773	12,517	174,290	174,290	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.
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%		
7.00	Total Windows & Doors	3	50%						4,054	0	18,488	22,542	40,024	56.3%	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
A	TOTAL STRUCTURE	4	70%						159,089	161,773	66,662	387,524	468,879	82.6%		
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%	Timber Doors (Solid/No Glazing)	Side doors to Classrooms not used. Both showing signs of water damage and decay.
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%	Vinyl Floor Finishes	Worn and damaged, lifting and chipped in areas
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%	White Boards	Damage to Whiteboard
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%	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
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**


				Condition Gauge												TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT	
				Condition Grading		VG	G	A	P								
ID Code	Element	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	Element	Observed Deterioration/Recommendations	
1.00	Total Sub-Structure	3	50%						0	0	0	0	210,729	0.0%			
2.00	Total Frame	3	50%						0	0	284,329	284,329	309,623	91.8%	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	
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%	Vinyl Floor Finishes	Staining, lifting, marks, impact damage, tear and missing vinyl parts	
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%	Tiled Floor Finishes	Impact damage, loose grout, marks and lifting tiles	
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%	WC	Out of order toilet to male WC	
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%	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	
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%	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	
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%	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	
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%	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	
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**


				Condition Gauge											TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT	
		Condition Grading		VG	G	A	P	VP	Asset Renewal Cost							
ID Code	Element	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	Element	Observed Deterioration/Recommendations
1.00	Total Sub-Structure	2	30%						0	0	0	0	68,126	0.0%		
2.00	Total Frame	4	70%						4,800	0	17,280	22,080	98,881	22.3%	Structural Steel Frame (Portal/Truss/Columns/Beams, etc.)	Part damaged by previously fallen tree (say 5% of roof area)
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%	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Evidence of damaged section of roofing
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%	Window Glazing Treatments	To some windows only. Is peeling with sections missing and bubbles in film present
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%	Plywood ceiling lining with painted finish	Some evidence of previous leaks to the building before roof cladding replaced
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%	Vinyl Floor Finishes	Broken and missing tiles around columns and at door entrances
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%	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
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**


				Condition Gauge											TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT	
		Condition Grading		VG	G	A	P	VP	Asset Renewal Cost							
ID Code	Element	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	Element	Observed Deterioration/Recommendations
1.00	Total Sub-Structure	4	70%						0	0	44,019	44,019	67,778	64.9%		
2.00	Total Frame	4	70%						0	0	49,849	49,849	66,977	74.4%	Reinforced Concrete Brick/Block Masonry Walls and Reinforced Concrete Frame	Evidence of settlement and structural cracking
3.00	Total Structural Walls	5	90%						25,206	0	0	25,206	25,206	100.0%		
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)	Timber entrance door does not seal close, evidence of staining and impact damage
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%		
A	TOTAL STRUCTURE	4	70%						46,592	12,088	105,931	164,612	205,256	80.2%	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
8.00	Total Stairs Balustrades & Handrails	3	50%						0	0	14,946	14,946	14,946	100.0%		
9.00	Total Internal Walls/Partitions	0	0%						0	0	0	0	0	0.0%		
10.00	Total Internal Doors	3	50%						0	0	1,518	1,518	1,518	100.0%	Solid Plaster Wall Lining with Painted Finishes	Evidence of structural and plaster cracks in several locations and extensive
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%		
13.00	Total Ceiling Finishes	5	90%						4,666	0	0	4,666	4,666	100.0%	Plywood ceiling Lining with painted Finish	Evidence of termite attack and decay
14.00	Total Fixed Joinery Units	3	50%						202	0	582	784	582	134.8%		
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%	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
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%		

**POHNPEI CAMPUS, KOLONIA, POHNPEI STATE**
**P - SECURITY SHED**


ID Code		Condition Grading		Condition Gauge					Asset Renewal Cost						TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT	
				VG	G	A	P	VP								
		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	Element	Observed Deterioration/Recommendations
1.00	Total Sub-Structure	5	90%						5,313	1,423	0	6,736	6,736	100.0%	Reinforced Concrete Block Foundation Walls	Timber floor sitting on spaced concrete blocks - not adequate
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%	Plywood Wall Linings with Painted Finishes	Poor workmanship, missing timber board to corner. Signs of rot at corners and delaminating of board
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%	Aluminium framed louvres with timber frame	Flaking paint to frame, missing panes to louvres
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%	Vinyl Floor Finishes	Worn though, missing or not present where ply worn through
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%	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.
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%	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.
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%		



**POHNPEI CAMPUS, KOLONIA, POHNPEI STATE**
**I - IT SHOP**


				Condition Gauge											TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT	
		Condition Grading		VG	G	A	P	VP	Asset Renewal Cost							
ID Code	Element	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	Element	Observed Deterioration/Recommendations
1.00	Total Sub-Structure	4	70%						0	0	7,407	7,407	17,631	42.0%		
2.00	Total Frame	3	50%						0	0	1,549	1,549	29,648	5.2%	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Corrugated Iron sheet - evidence of oxidation and corrosion. Two sheets to front canopy rusty appearance
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%	Timber Doors (Solid/No Glazing)	Evidence of delaminated and damaged door to IT office
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%	Plywood flooring	Evidence of decay and rot to storage area
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%	Reinforced Concrete Slab on Grade	Evidence of cracks to front building porch and broken up to rear slab area
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%	Plywood wall lining to infill wall	Evidence of staining, delaminating and mould growth. Warping to joins. No flashing to top edge or base.
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%	Overall Recommendation/Action	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
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**


				Condition Gauge											TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT	
				Condition Grading		VG	G	A								
ID Code	Element	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	Element	Observed Deterioration/Recommendations
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%		
4.00	Total Upper Floors	5	90%						364,487	0	0	364,487	364,487	100.0%		
5.00	Total Roof	5	90%						178,133	0	57,352	235,485	178,133	132.2%		
6.00	Total External Walls & Finishes	0	0%						0	0	0	0	0	0.0%		
7.00	Total Windows & Doors	4	70%						0	286,038	0	286,038	286,038	100.0%	Reinforced Concrete Brick/Block Masonry Walls	Review by Structural Engineer, Repair or Replace
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%	Pre-cast/Insitu Reinforced Concrete Upper Floor	Evidence of spalling concrete, cracking, corrosion, poor workmanship, etc.
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%	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Evidence of leaks internally, flaking of protective coating, corrosion, poor workmanship, etc.
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%	Membrane Roof Cladding	Evidence of leaks internally, tearing of membrane or detachment, poor workmanship, ponding etc.
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%	Overall Recommendation/Action	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
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%		



**POHNPEI CAMPUS, KOLONIA, POHNPEI STATE**

## O - PSBDC BUILDING



				Condition Gauge											TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT	
				Condition Grading		VG	G	A								
ID Code	Element	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	Element	Observed Deterioration/Recommendations
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	144,680	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%		
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**


				Condition Gauge										TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT		
				Condition Grading		VG	G	A	P	VP	Asset Renewal Cost					
ID Code	Element	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	Element	Observed Deterioration/Recommendations
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%	Vinyl Floor Finishes	Chipped and damaged to entry to upper floor office
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%	Solid Plaster Wall Lining with Painted Finishes	Evidence of marks and damage to plaster in toilet area
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%	Air-Conditioning - DX/Split System	Rusty exterior units and the upper floor internal unit inspected "spat" water
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%	Lighting (Internal) - Incandescent	Faulty bulb to toilet and others do not turn on
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%	Reinforced Concrete Block Foundation Walls	Spalled concrete and bow in wall below large double door to workshop.
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%	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
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%		



**POHNPEI CAMPUS, KOLONIA, POHNPEI STATE**
**R - MAINTENANCE BUILDING**


				Condition Gauge										TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT		
		Condition Grading		VG	G	A	P	VP	Asset Renewal Cost							
ID Code	Element	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	Element	Observed Deterioration/Recommendations
1.00	Total Sub-Structure	3	50%						0	0	17,415	17,415	45,941	37.9%		
2.00	Total Frame	4	70%						0	28,039	24,006	52,045	52,045	100.0%	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Galvanized steel iron -Evidence of rust and deterioration in several locations
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%	Plywood wall linings with Painted Finishes	To trusses. Only partially clad at rear of building. Cladding present is water damaged and delaminating
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%	Paint finish to metal cladding	Evidence of rust, marks, and staining
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%	Vinyl Floor Finishes	Staining, marks and wear and tear. No threshold strip at doorway
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%	Prefinished timber veneer panelling	Evidence of holes in wall and impact damage
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%	Overall Recommendation/Action	Targeted regular maintenance and cleaning. Localised repairs to metal roof and wall cladding and plywood cladding required immediately. Replace roof, eternal walls, windows and doors by 2023. Refurbish floor and wall finishes by 2023. Regularly maintain and replace mechanical, electrical and special services by 2023
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%		

**TOP 5 MAJOR ELEMENTS REQUIRING  
URGENT MAINTENANCE, RENEWAL OR REPLACEMENT**

Element	Observed Deterioration/Recommendations
Profiled Metal Sheet Roof Cladding (Pre-Finished)	Galvanized steel iron -Evidence of rust and deterioration in several locations
Plywood wall linings with Painted Finishes	To trusses. Only partially clad at rear of building. Cladding present is water damaged and delaminating
Paint finish to metal cladding	Evidence of rust, marks, and staining
Vinyl Floor Finishes	Staining, marks and wear and tear. No threshold strip at doorway
Prefinished timber veneer panelling	Evidence of holes in wall and impact damage
Overall Recommendation/Action	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



**POHNPEI CAMPUS, KOLONIA, POHNPEI STATE**
**G – GYMNASIUM**


ID Code		Condition Grading		Condition Gauge					Asset Renewal Cost					Full Replace		% Full Replace			
				VG	G	A	P	VP	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total							
	Element	Condition Grade	% Deterioration	0-20 %	20-40 %	40-60 %	60-80 %	80-100 %											
1.00	Total Sub-Structure	3	50%						0	0	0	0	228,359	0.0%	<b>TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT</b>				
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%	<b>Element</b>		<b>Observed Deterioration/Recommendations</b>		
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%	<b>Element</b>		<b>Observed Deterioration/Recommendations</b>		
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%	<b>Element</b>		<b>Observed Deterioration/Recommendations</b>		
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%	<b>Element</b>		<b>Observed Deterioration/Recommendations</b>		
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%	<b>Element</b>		<b>Observed Deterioration/Recommendations</b>		
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%	<b>Element</b>		<b>Observed Deterioration/Recommendations</b>		
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%	<b>Overall Recommendation/Action</b>		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		
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%					

**POHNPEI CAMPUS, KOLONIA, POHNPEI STATE**
**L - STUDENT SERVICES CENTER**


				Condition Gauge											TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT	
				Condition Grading		VG	G	A	P	VP	Asset Renewal Cost					
ID Code	Element	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	Element	Observed Deterioration/Recommendations
1.00	Total Sub-Structure	2	30%						0	0	0	0	116,573	0.0%		
2.00	Total Frame	2	30%						0	0	0	0	264,986	0.0%	Fibre Cement Cladding with Painted Finishes	Evidence of flaking paint where deterioration of panel where window mounted AC removed
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%		
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%	Fibre Cement Ceiling Lining with Painted Finishes	Evidence of leaks in the Multipurpose room
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%	Lighting (Internal) - Incandescent	Round spot light fitting to recreation area, only 2 bulbs operating
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%		
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%		
13.00	Total Ceiling Finishes	4	70%						52,584	0	10,412	62,996	62,996	100.0%	Timber Door - Single	Evidence of termite attack to door frames. Impact damage and marks to doors
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%	Vinyl Floor Finishes	Water stains, marks and wear and tear
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%	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
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)**


		Condition Grading		Condition Gauge					Asset Renewal Cost						
ID Code	Element	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	72,109	0.0%	<b>TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT</b>
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%	<b>Element</b> Timber framing fixed to steel columns/portals to Mechanic Shop
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%	<b>Observed Deterioration/Recommendations</b> Rot and decay apparent around openings particularly windows
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%	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
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%	Metal bar and mesh screen to windows Bars corroded, mesh damaged
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%	Timber Door to WCs Missing doors to WCs
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%	Vinyl Floor Finishes Stains, lifting and chipping of tiles
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%	<b>Overall Recommendation/Action</b> 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
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%	



# POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

# F - CARPENTRY SHOP



		Condition Grading		Condition Gauge					Asset Renewal Cost						
ID Code	Element	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	82,733	0.0%	
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%	
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%	
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%	
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%	
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%	
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%	

## TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT

Element	Observed Deterioration/Recommendations
PVC Gutters	Buckled, damaged and missing end section and cap that is contributing to the roof leak
Solid Plaster Wall Lining with Painted Finishes to WCs	Evidence of marks, water damage and staining to WCs
Painted Ply with Painted finish to soffit of main roof	Mould and rot apparent to soffits to underside of main roof. Requires replacement
Plywood ceiling Lining with painted Finish -to Classrooms	Water damaged ply sheet particularly at far corner in room V5 and above AC unit
Built-in Joinery - Timber framed, mesh screen doors on timber shelves	Unit looks tired
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

POHNPEI CAMPUS, KOLONIA, POHNPEI STATE										SITE INFRASTRUCTURE				



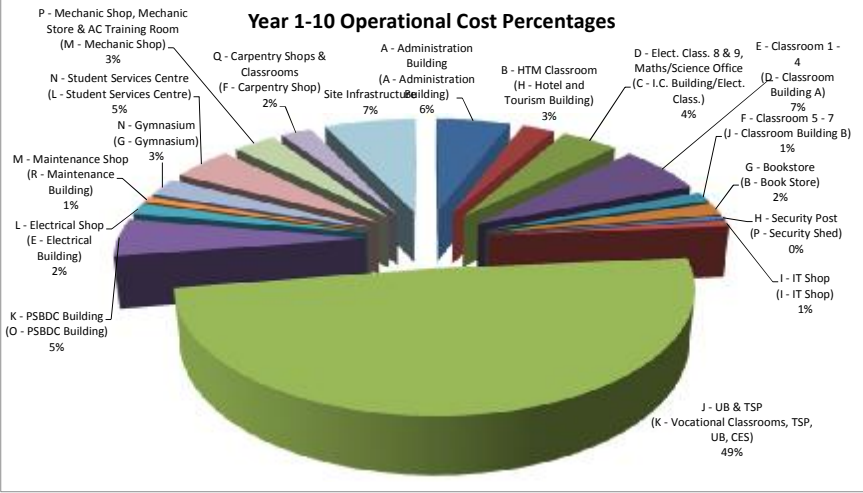
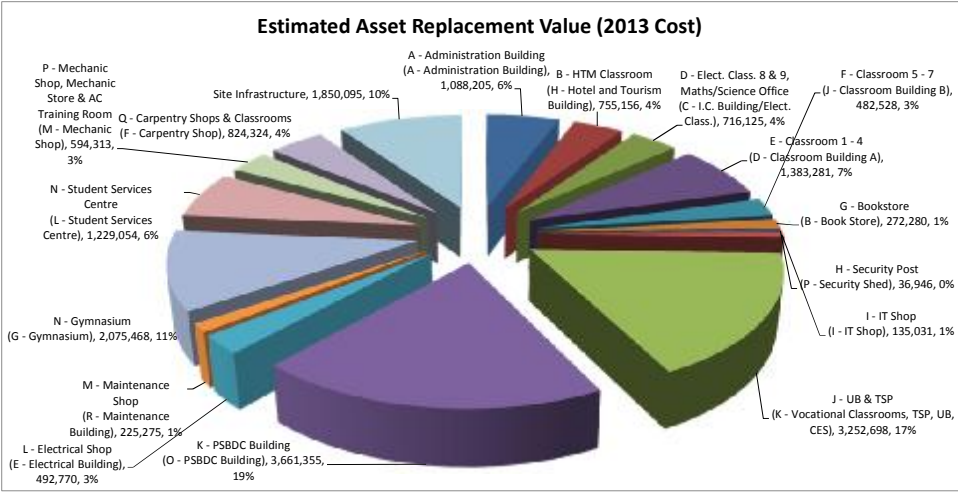
## Appendix C

# Indicative Asset Renewal and Maintenance Cost Plan





								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)					
Ref	Asset Description	Condition Grade	Key Metric Data		Replacement Cost			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)
		Rank 1 - 5	GFA (ft2)	GFA (m2)	Build Rate (ft2)	Build Rate (m2)	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		2,599,024		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		6,472,258		12,546,823		24,672,757		822,425	416,886	1,239,311	9,822,537	10,641,118	16,715,684



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)				
1.00	A - Administration Building (A - Administration Building)	Annual Asset Renewal Cost	0	0	17,344	633	52,492	35,289	1,898	0	23,567	131,254	0	48,703	0	45,161	162,721	0	1,898	3,167	49,335	54,838	95,988	0	0	633	188,200	83,992	7,843	43,554	354	115,812	1,164,671				
		Year 1 - 10 Asset Renewal Cost	262,476										-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	365,821										-	-	-	-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	536,374										-	-	-	-
2.00	B - HTM Classroom (H - Hotel and Tourism Building)	Annual Asset Renewal Cost	0	1,898	6,325	633	12,294	6,671	3,795	0	1,910	65,836	1,134	4,428	1,898	12,536	135,883	0	8,223	0	5,060	8,107	67,076	1,898	1,898	5,060	162,543	12,233	3,795	31,998	0	61,409	624,536				
		Year 1 - 10 Asset Renewal Cost	99,361										-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	177,268										-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	347,908										-	-	-	-
3.00	D - Elect. Class. 8 & 9, Maths/Science Office (C - I.C. Building/Elect. Class.)	Annual Asset Renewal Cost	0	29,883	7,160	13,915	7,590	0	0	259	65,205	86,844	13,485	19,608	0	15,574	181,043	0	0	13,283	633	12,471	6,894	29,883	259	633	143,064	202	0	33,284	0	12,517	693,688				
		Year 1 - 10 Asset Renewal Cost	210,857										-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	256,096										-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	226,736										-	-	-	-
4.00	E - Classroom 1 - 4 (D - Classroom Building A)	Annual Asset Renewal Cost	0	57,866	112,561	0	22,138	30,518	5,693	0	71,583	8,855	607	22,138	0	9,045	120,512	0	14,548	0	22,138	79,814	12,591	57,866	0	8,855	358,738	53,263	5,693	32,416	0	7,617	1,115,053				
		Year 1 - 10 Asset Renewal Cost	309,213										-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	268,801										-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	537,039										-	-	-	-
5.00	F - Classroom 5 - 7 (J - Classroom Building B)	Annual Asset Renewal Cost	0	657	6,348	13,283	4,544	1,944	0	0	0	26,724	13,283	0	0	6,262	77,431	0	5,085	13,283	0	17,078	6,325	0	0	4,428	48,740	1,944	0	27,131	0	17,497	291,984				
		Year 1 - 10 Asset Renewal Cost	53,500										-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	132,420										-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	106,064										-	-	-	-
6.00	G - Bookstore (B - Book Store)	Annual Asset Renewal Cost	0	3,583	14,521	4,428	7,632	0	0	202	18,421	29,633	4,670	0	0	3,183	11,845	0	4,428	4,428	0	4,506	380	3,583	202	4,428	70,915	243	0	11,595	0	59,160	261,986				
		Year 1 - 10 Asset Renewal Cost	78,420										-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	33,060										-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	150,506										-	-	-	-
7.00	H - Security Post (P - Security Shed)	Annual Asset Renewal Cost	0	633	0	0	8,373	0	0	0	1,909	5,313	0	0	0	316	3,321	0	0	0	0	332	0	633	0	0	0	0	0	5,297	0	0	26,126				
		Year 1 - 10 Asset Renewal Cost	16,228										-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	3,969										-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,930										-	-	-	-
8.00	I - IT Shop (I - IT Shop)	Annual Asset Renewal Cost	0	765	9,183	0	1,898	0	3,795	0	2,516	4,276	0	0	0	1,889	671	0	3,795	0	0	0	1,275	765	0	0	10,895	0	3,795	15,323	0	10,420	71,261				
		Year 1 - 10 Asset Renewal Cost	22,434										-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	6,355										-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	42,472										-	-	-	-
9.00	J - UB & TSP (K - Vocational Classrooms, TSP, UB, CES)	Annual Asset Renewal Cost	0	150,661	669,847	0	181,171	10,935	0	0	61,732	1,611,068	0	245,161	0	0	336,398	0	44,275	0	0	0	0	150,661	0	44,275	0	10,935	0	0	0	41,664	3,558,782				
		Year 1 - 10 Asset Renewal Cost	2,685,413										-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	625,835										-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	247,534										-	-	-	-



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			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)						
10.00	K - PSBDC Building (O - PSBDC Building)	Annual Asset Renewal Cost	0	0	0	0	93,610	0	0	0	0	21,463	15,406	117,128	0	263,051	274,377	0	0	0	93,610	102,255	642,544	0	0	0	0	109,016	0	208,255	0	21,463	1,962,178						
		Year 1 - 10 Asset Renewal Cost	115,073											-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	865,827											-	-	-	-	-	-	-	-	-	-	-	-	-		
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	981,278											-	-	-	-	-
11.00	L - Electrical Shop (E - Electrical Building)	Annual Asset Renewal Cost	8,855	556	4,862	1,265	0	0	0	9,470	29,737	5,007	0	0	0	8,914	17,078	0	0	0	316	22,256	40,125	9,411	615	316	82,763	0	0	10,753	8,855	17,849	279,003						
		Year 1 - 10 Asset Renewal Cost	59,752											-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	48,563											-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	170,687											-	-	-	-	-
12.00	M - Maintenance Shop (R - Maintenance Building)	Annual Asset Renewal Cost	0	2,017	7,332	633	5,193	0	3,795	171	0	5,358	152	0	0	2,530	37,201	0	3,795	0	0	4,111	22,101	2,017	171	0	24,280	152	3,795	18,865	0	46,779	190,448						
		Year 1 - 10 Asset Renewal Cost	24,499											-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	47,789											-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	118,160											-	-	-	-	-
13.00	N - Gymnasium (G - Gymnasium)	Annual Asset Renewal Cost	0	0	0	0	0	1,898	152	6,325	3,530	0	0	0	46,198	155,158	0	1,898	0	0	0	34,649	521,074	0	152	0	4,554	0	1,898	85,729	0	3,530	866,744						
		Year 1 - 10 Asset Renewal Cost	11,904											-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	237,903											-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	616,937											-	-	-	-	-
14.00	N - Student Services Centre (L - Student Services Centre)	Annual Asset Renewal Cost	0	0	3,582	3,163	39,848	8,337	0	148,918	0	2,059	39,848	0	57,931	93,581	0	0	0	0	40,164	0	82,822	0	0	316	66,370	50,243	0	88,941	0	0	726,123						
		Year 1 - 10 Asset Renewal Cost	203,848											-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	233,582											-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	288,693											-	-	-	-	-
15.00	P - Mechanic Shop, Mechanic Store & AC Training Room (M - Mechanic Shop)	Annual Asset Renewal Cost	0	743	6,601	1,265	54,135	0	3,795	0	39,583	29,451	6,325	18,975	0	14,022	53,288	0	3,795	0	18,975	39,531	24,058	743	0	1,265	34,581	24,035	3,795	10,281	0	22,138	411,379						
		Year 1 - 10 Asset Renewal Cost	135,572											-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	154,911											-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	120,895											-	-	-	-	-
16.00	Q - Carpentry Shops & Classrooms (F - Carpentry Shop)	Annual Asset Renewal Cost	0	0	17,791	633	21,773	2,370	0	0	44,118	4,428	6,424	13,283	0	20,834	58,851	0	4,428	0	13,915	41,741	58,380	0	0	5,060	71,583	22,076	3,163	11,385	0	0	422,233						
		Year 1 - 10 Asset Renewal Cost	91,112											-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	159,474											-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	171,647											-	-	-	-	-
17.00	Site Infrastructure	Annual Asset Renewal Cost	0	11,058	1,628	0	7,590	0	11,058	1,628	0	2,887	0	11,058	1,628	0	230,186	0	11,058	1,628	0	0	23,592	11,058	1,628	0	588,419	0	0	0	0	179,360	1,095,467						
		Year 1 - 10 Asset Renewal Cost	35,850											-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	255,559											-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	804,058											-	-	-	-	-
Total Campus Annual Asset Renewal Cost (Excluding Escalation)			8,855	260,321	885,083	39,848	520,279	96,064	35,726	11,883	515,524	2,041,928	63,545	540,328	3,526	507,445	1,949,545	0	107,223	35,787	244,145	421,688	1,605,224	268,518	4,925	75,268	1,855,646	368,334	33,776	634,807	9,209	617,213	13,761,664						
Year 1 - 10 Asset Renewal Cost (Excluding Escalation)			4,415,511											-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
Year 11 - 20 Asset Renewal Cost (Excluding Escalation)			-	-	-	-	-	-	-	-	-	-	3,873,233											-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Year 21 - 30 Asset Renewal Cost (Excluding Escalation)			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,472,919											-	-	-	-	-	-
Total Campus Annual Asset Renewal Cost (Including Escalation)			9,156	278,324	978,466	45,549	614,949	117,404	45,147	15,527	696,521	2,852,633	91,792	807,057	5,445	810,358	3,219,152	0	189,295	65,328	460,827	823,004	3,239,419	560,307	10,627	167,919	4,280,638	878,569	83,302	1,618,887	24,284	1,682,871	24,672,757						
Year 1 - 10 Asset Renewal Cost (Including Escalation)			5,653,676											-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
Year 11 - 20 Asset Renewal Cost (Including Escalation)			-	-	-	-	-	-	-	-	-	-	6,472,258											-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	



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										-



			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
Ref	Building	Cost Period																								
1.00	A - Administration Building (A - Administration Building)	Year 1 - 10 Asset Renewal Cost (\$ USD)	1,892	15,442	0	0	19,139	7,580	1,898	45,951	0	0	0	36,792	112,966	7,502	4,554	161,814	0	53,446	1,265	0	0	0	54,711	262,476
		Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	87,518	0	0	87,518	0	0	0	9,106	4,030	29,054	354	42,544	36,179	107,652	1,265	54,838	0	35,825	235,758	365,821
		Year 21 - 30 Asset Renewal Cost (\$ USD)	121,304	0	40,331	0	405	30,320	13,283	205,642	0	0	13,283	35,289	112,966	30,491	35,696	227,724	5,376	53,446	633	43,554	0	0	103,009	536,374
		Total (\$ USD)	123,196	15,442	40,331	0	107,063	37,900	15,180	339,111	0	0	13,283	81,187	229,962	67,047	40,604	432,082	41,555	214,544	3,163	98,391	0	35,825	393,478	1,164,671
2.00	B - HTM Classroom (H - Hotel and Tourism Building)	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	0	0	0	1,277	7,867	9,144	0	0	0	6,671	0	0	0	6,671	0	71,473	1,265	0	0	10,809	83,546	99,361
		Year 11 - 20 Asset Renewal Cost (\$ USD)	0	7,827	0	0	44,799	30,161	730	83,517	0	0	0	10,006	39,989	6,750	6,761	63,507	0	20,873	1,265	8,107	0	0	30,244	177,268
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	126,569	0	0	0	5,262	10,106	141,937	0	0	2,277	16,429	0	24,320	41,707	84,734	10,753	67,045	633	31,998	0	10,809	121,237	347,908
		Total (\$ USD)	0	134,396	0	0	44,799	36,701	18,702	234,598	0	0	2,277	33,107	39,989	31,070	48,468	154,911	10,753	159,390	3,163	40,104	0	21,618	235,027	624,536
3.00	D - Elect. Class. 8 & 9, Maths/Science Office (C - I.C. Building/Elect. Class.)	Year 1 - 10 Asset Renewal Cost (\$ USD)	86,844	0	0	0	68,191	0	4,054	159,089	0	0	0	29,883	0	0	380	30,262	3,163	17,078	1,265	0	0	0	21,505	210,857
		Year 11 - 20 Asset Renewal Cost (\$ USD)	0	161,773	0	0	0	0	0	161,773	0	0	0	0	15,475	0	202	15,677	0	30,360	1,265	32,079	0	14,941	78,645	256,096
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	12,517	0	12,176	0	23,481	18,488	66,662	0	0	11,195	29,883	26,807	34,099	7,097	109,081	0	17,078	633	33,284	0	0	50,994	226,736
		Total (\$ USD)	86,844	174,290	0	12,176	68,191	23,481	22,542	387,524	0	0	11,195	59,766	42,281	34,099	7,679	155,020	3,163	64,515	3,163	65,363	0	14,941	151,144	693,688
4.00	E - Classroom 1 - 4 (D - Classroom Building A)	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	0	0	94,776	0	0	94,776	0	0	0	63,633	71,583	0	0	135,216	3,163	45,540	0	0	0	30,518	79,221	309,213
		Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	48,245	10,662	58,907	58,907	0	0	0	0	0	28,083	7,438	35,521	26,692	67,867	0	79,814	0	0	174,373	268,801
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	284,329	7,617	0	0	1,166	26,565	319,677	0	0	4,554	57,866	273	44,702	10,348	117,743	0	36,685	0	32,416	0	30,518	99,619	537,039
		Total (\$ USD)	0	284,329	7,617	0	94,776	49,411	37,227	473,361	0	0	4,554	121,499	71,856	72,784	17,786	288,479	29,854	150,092	0	112,230	0	61,037	353,213	1,115,053
5.00	F - Classroom 5 - 7 (J - Classroom Building B)	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	4,800	0	0	1,920	0	657	7,377	0	0	0	19,441	0	4,544	0	23,985	0	22,138	0	0	0	0	22,138	53,500
		Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	36,480	0	657	37,138	0	0	0	0	22,609	0	5,693	28,301	12,650	37,254	0	17,078	0	0	66,982	132,420
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	17,280	0	0	0	0	0	17,280	0	0	0	19,441	0	18,177	6,325	43,943	0	17,710	0	27,131	0	0	44,841	106,064
		Total (\$ USD)	0	22,080	0	0	38,400	0	1,315	61,795	0	0	0	38,882	22,609	22,721	12,018	96,229	12,650	77,102	0	44,208	0	0	133,960	291,984
6.00	G - Bookstore (B - Book Store)	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	25,206	0	18,421	1,068	1,898	46,592	0	0	0	3,583	10,094	4,666	202	18,545	0	13,283	0	0	0	0	13,283	78,420
		Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	0	11,845	243	12,088	0	0	0	0	0	0	0	0	0	14,674	0	4,506	0	1,791	20,972	33,060
		Year 21 - 30 Asset Renewal Cost (\$ USD)	44,019	49,849	0	0	0	6,902	5,161	105,931	14,946	0	1,518	7,079	0	0	582	24,124	0	8,855	0	11,595	0	0	20,450	150,506
		Total (\$ USD)	44,019	49,849	25,206	0	18,421	19,816	7,302	164,612	14,946	0	1,518	10,662	10,094	4,666	784	42,670	0	36,812	0	16,101	0	1,791	54,704	261,986
7.00	H - Security Post (P - Security Shed)	Year 1 - 10 Asset Renewal Cost (\$ USD)	5,313	0	0	0	1,909	1,451	4,160	12,833	0	0	0	633	2,091	672	0	3,395	0	0	0	0	0	0	0	16,228
		Year 11 - 20 Asset Renewal Cost (\$ USD)	1,423	0	0	0	0	0	2,229	3,652	0	0	0	0	0	0	0	0	0	0	0	0	0	316	316	3,969
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	0	0	0	0	0	0	0	0	0	0	633	0	0	0	633	0	0	0	5,297	0	0	5,297	5,930
		Total (\$ USD)	6,736	0	0	0	1,909	1,451	6,389	16,485	0	0	0	1,265	2,091	672	0	4,028	0	0	0	5,297	0	316	5,613	26,126

Project:COLLEGE OF MICRONESIA - FSM

Campus:POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

Document:SUMMARY OF BUILDING & ELEMENT RENEWAL COSTS

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
8.00	I - IT Shop (I - IT Shop)	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	0	0	9,183	2,516	1,898	13,597	0	0	0	5,042	0	0	0	5,042	0	3,795	0	0	0	0	3,795	22,434
		Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	0	671	0	671	0	0	0	0	0	0	0	0	0	3,795	0	0	0	1,889	5,684	6,355
		Year 21 - 30 Asset Renewal Cost (\$ USD)	7,407	1,549	0	0	0	0	5,332	14,288	0	0	0	3,778	1,275	4,014	0	9,067	0	3,795	0	15,323	0	0	19,118	42,472
		Total (\$ USD)	7,407	1,549	0	0	9,183	3,187	7,229	28,556	0	0	0	8,819	1,275	4,014	0	14,108	0	11,385	0	15,323	0	1,889	28,597	71,261
9.00	J - UB & TSP (K - Vocational Classrooms, TSP, UB, CES)	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	652,731	719,081	364,487	178,133	0	0	1,914,433	0	0	0	145,795	328,379	123,926	26,059	624,159	35,673	88,550	10,935	0	0	11,664	146,821	2,685,413
		Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	0	0	286,038	286,038	20,000	0	30,360	0	0	0	0	50,360	0	44,275	0	245,161	0	0	289,436	625,835
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	0	0	0	57,352	0	0	57,352	30,000	0	0	93,309	0	0	0	123,309	0	44,275	10,935	0	0	11,664	66,873	247,534
		Total (\$ USD)	0	652,731	719,081	364,487	235,485	0	286,038	2,257,823	50,000	0	30,360	239,104	328,379	123,926	26,059	797,828	35,673	177,100	21,869	245,161	0	23,327	503,131	3,558,782
10.00	K - PSBDC Building (O - PSBDC Building)	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	93,610	0	0	0	21,463	115,073	115,073
		Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	26,205	0	15,001	41,207	0	0	0	75,977	233,362	31,389	9,892	350,621	0	220,996	78,720	125,774	0	48,510	474,000	865,827
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	0	0	0	129,627	0	15,001	144,628	0	0	0	176,193	4,950	108,489	135,392	425,025	88,297	93,610	1,265	206,990	0	21,463	411,625	981,278
		Total (\$ USD)	0	0	0	0	155,832	0	30,002	185,834	0	0	0	252,170	238,313	139,879	145,285	775,646	88,297	408,216	79,985	332,764	0	91,436	1,000,698	1,962,178
11.00	L - Electrical Shop (E - Electrical Building)	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	0	0	29,421	0	615	30,036	0	0	0	5,564	4,862	0	0	10,425	0	17,710	633	949	0	0	19,291	59,752
		Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	0	0	1,898	1,898	0	0	0	0	0	0	0	0	6,325	8,855	633	22,256	0	8,597	46,666	48,563
		Year 21 - 30 Asset Renewal Cost (\$ USD)	12,841	0	0	0	0	38,786	21,311	72,938	0	0	0	5,564	27,914	15,526	10,164	59,167	9,804	17,710	316	10,753	0	0	38,583	170,687
		Total (\$ USD)	12,841	0	0	0	29,421	38,786	23,823	104,871	0	0	0	11,127	32,775	15,526	10,164	69,593	16,129	44,275	1,581	33,957	0	8,597	104,540	279,003
12.00	M - Maintenance Shop (R - Maintenance Building)	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	0	0	2,804	5,657	171	8,632	0	0	0	2,017	4,064	0	0	6,081	0	3,795	0	633	0	5,358	9,786	24,499
		Year 11 - 20 Asset Renewal Cost (\$ USD)	0	28,039	0	0	0	671	0	28,710	0	0	0	0	0	8,491	152	8,643	0	3,795	0	4,111	0	2,530	10,436	47,789
		Year 21 - 30 Asset Renewal Cost (\$ USD)	17,415	24,006	0	0	15,889	2,761	12,558	72,628	0	0	3,036	2,017	7,881	0	2,998	15,933	1,581	3,795	0	18,865	0	5,358	29,599	118,160
		Total (\$ USD)	17,415	52,045	0	0	18,693	9,089	12,729	109,970	0	0	3,036	4,035	11,945	8,491	3,150	30,657	1,581	11,385	0	23,608	0	13,247	49,821	190,448
13.00	N - Gymnasium (G - Gymnasium)	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	0	0	0	0	152	152	0	0	0	3,530	0	0	0	3,530	6,325	1,898	0	0	0	0	8,223	11,904
		Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	0	0	0	0	0	0	0	4,678	0	145,006	5,475	155,158	0	1,898	0	34,649	0	46,198	82,744	237,903
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	0	0	0	181,571	182,192	152	363,915	0	0	4,554	3,530	125,560	0	0	133,644	31,752	1,898	0	85,729	0	0	119,378	616,937
		Total (\$ USD)	0	0	0	0	181,571	182,192	304	364,067	0	0	4,554	11,737	125,560	145,006	5,475	292,332	38,077	5,693	0	120,378	0	46,198	210,345	866,744
14.00	N - Student Services Centre (L - Student Services Centre)	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	0	0	0	0	266	266	0	0	0	8,337	99,335	52,584	0	160,256	0	39,848	633	2,846	0	0	43,326	203,848
		Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	86,039	0	1,958	87,996	0	0	4,554	33,349	0	0	3,090	40,992	0	79,695	633	0	0	24,266	104,593	233,582
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	0	0	0	12,167	62,579	1,958	76,703	0	0	1,771	14,837	3,825	10,412	26,359	57,205	25,680	39,848	316	88,941	0	0	154,785	288,693
		Total (\$ USD)	0	0	0	0	98,206	62,579	4,181	164,965	0	0	6,325	56,523	103,160	62,996	29,449	258,453	25,680	159,390	1,581	91,788	0	24,266	302,704	726,123
15.00	P - Mechanic Shop, Mechanic Store & AC Training Room (M - Mechanic Shop)	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	7,313	0	0	38,318	29,395	75,027	0	0	1,645	1,018	5,385	0	0	8,048	6,325	43,643	2,530	0	0	0	52,498	135,572
		Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	41,928	0	6,831	48,759	0	0	0	0	1,366	0	3,163	4,529	0	45,540	2,530	40,796	0	12,757	101,624	154,911
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	0	0	0	0	9,597	0	9,597	0	0	0	743	4,401	22,174	10,449	37,767	12,018	49,968	1,265	10,281	0	0	73,531	120,895
		Total (\$ USD)	0	0	7,313	0	41,928	47,916	36,226	133,383	0	0	1,645	1,761	11,152	22,174	13,611	50,344	18,343	139,150	6,325	51,077	0	12,757	227,652	411,379



			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	
Ref	Building	Cost Period																									
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

Revision: Final



			Roading	Car Parks	Foot Paths & Circulation Areas	Fences & Gates	Structures	Retaining Walls	Site Drainage	Electrical Infrastructure	Water Services	Site Furniture	Total
Ref	Building	Cost Period											
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



		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
Ref	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

Audit Date: October 2013

Revision: Final



												Structure				Internal Fit-Out					Services									
Maintenance Task		Building Wash	External Wall Painting	Protective Coatings to Roof	Wall Cladding Repairs	Roof Cladding Repairs	Door & Window Repairs	Misc Repairs	Floor Finishes Cleaning & Repairs	Internal Wall Painting	Ceiling & Soffit Painting	Internal Door Repairs	Misc Repairs	Fire Suppress. Detection & Alarm Systems	Mechanical Ventilation	A/C Systems	Hot Water Generation	Electrical Services	Hydraulic Services	Comm. Systems	Vertical Transport	Misc Repairs								
Unit		ft2	ft2	ft2	ft2	ft2	ft2	LS Allow 250.00	ft2	ft2	ft2	No.	LS Allow 250.00	ft2	LS Allow 100.00	No.	LS Allow 500.00	ft2	No.	LS Allow 250.00	LS Allow 2,500.00	LS Allow 250.00								
Ref	Building	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2																			
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 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								
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								
2,976									1,361					3,311																
Total		7,648																												
		6.7%																												
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 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								
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								
1,681									679					2,580																
Total		4,940																												
		4.4%																												
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 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								
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								
2,088									1,058					1,843																
Total		4,989																												
		4.4%																												
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 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								
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								
3,478									1,610					3,396																
Total		8,483																												
		7.5%																												
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</														



												Element	Structure							Internal Fit-Out					Services									
												Maintenance Task	Building Wash	External Wall Painting	Protective Coatings to Roof	Wall Cladding Repairs	Roof Cladding Repairs	Door & Window Repairs	Misc Repairs	Floor Finishes Cleaning & Repairs	Internal Wall Painting	Ceiling & Soffit Painting	Internal Door Repairs	Misc Repairs	Fire Suppress. Detection & Alarm Systems	Mechanical Ventilation	A/C Systems	Hot Water Generation	Electrical Services	Hydraulic Services	Comm. Systems	Vertical Transport	Misc Repairs	
												Unit	ft2	ft2	ft2	ft2	ft2	ft2	LS Allow 250.00	ft2	ft2	ft2	No.	LS Allow 250.00	ft2	LS Allow 100.00	No.	LS Allow 500.00	ft2	No.	LS Allow 250.00	LS Allow 2,500.00	LS Allow 250.00	
Ref	Building	Gross Floor Area (GFA)		External Wall Area (EWA)		Roof Area (RA)		Door & Window Area (DWA)		Internal Wall Area (IWA)		Rate/Cost (\$ USD)	0.01	0.65	0.93	0.05	0.05	0.25	250.00	0.03	0.56	0.65	25.00	250.00	0.05	1.00	50.00	500.00	0.05	25.00	250.00	1.00	1.00	1.00
		ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	Frequency (Years)	0.50	5.00	7.00	1.00	1.00	1.00	1.00	1.00	12.00	12.00	1.00	1.00	1.00	1.00	0.50	1.00	1.00	1.00	1.00	1.00	1.00	
7.00	H - Security Post (P - Security Shed)	67	6	297	28	162	15	108	10	0	0	Quantity	459	297	162	297	162	108	1	67	297	67	0	1	67	0	0	0	67	0	1	0	1	
												Total Cost Per Occurrence (\$ USD)	5	193	151	15	8	27	250	2	165	44	0	250	3	0	0	0	3	0	250	0	250	
												Annualised Maint. Budget (\$ USD)	9	39	22	15	8	27	250	2	14	4	0	250	3	0	0	0	3	0	250	0	250	
													369							269				507										
8.00	I - IT Shop (I - IT Shop)	402	37	684	64	781	73	93	9	0	0	Quantity	1,465	684	781	684	781	93	2	402	684	402	0	2	402	0	2	0	402	0	2	0	2	
												Total Cost Per Occurrence (\$ USD)	15	445	726	34	39	23	500	12	381	261	0	500	20	0	100	0	20	0	500	0	500	
												Annualised Maint. Budget (\$ USD)	29	89	104	34	39	23	500	12	32	22	0	500	20	0	200	0	20	0	500	0	500	
													818							566				1,240										
9.00	J - UB & TSP (K - Vocational Classrooms, TSP, UB, CES)	12,406	1,153	13,747	1,277	14,031	1,304	2,749	255	19,596	1,820	Quantity	27,779	13,747	14,031	13,747	14,031	2,749	10	12,406	52,939	12,406	20	10	12,406	0	10	1	12,406	14	7	0	7	
												Total Cost Per Occurrence (\$ USD)	278	8,940	13,035	687	702	687	2,500	372	29,509	8,068	500	2,500	620	0	500	500	620	350	1,750	0	1,750	
												Annualised Maint. Budget (\$ USD)	556	1,788	1,862	687	702	687	2,500	372	2,459	672	500	2,500	620	0	1,000	500	620	350	1,750	0	1,750	
													8,782							6,504				6,591										
10.00	K - PSBDC Building (O - PSBDC Building)	14,885	1,383	11,173	1,038	8,619	801	2,297	213	5,727	532	Quantity	19,792	11,173	8,619	11,173	8,619	2,297	7	14,885	22,627	17,517	28	7	14,885	2	20	0	14,885	30	7	0	7	
												Total Cost Per Occurrence (\$ USD)	198	7,266	8,007	559	431	574	1,750	447	12,613	11,392	700	1,750	744	200	1,000	0	744	750	1,750	0	1,750	
												Annualised Maint. Budget (\$ USD)	396	1,453	1,144	559	431	574	1,750	447	1,051	949	700	1,750	744	200	2,000	0	744	750	1,750	0	1,750	
													6,307							4,897				7,939										
11.00	L - Electrical Shop (E - Electrical Building)	1,652	154	3,070	285	2,503	233	249	23	700	65	Quantity	5,573	3,070	2,503	3,070	2,503	249	1	1,652	4,471	1,867	4	1	1,652	0	2	0	1,652	6	1	0	1	
												Total Cost Per Occurrence (\$ USD)	56	1,996	2,326	153	125	62	250	50	2,492	1,214	100	250	83	0	100	0	83	150	250	0	250	
												Annualised Maint. Budget (\$ USD)	111	399	332	153	125	62	250	50	208	101	100	250	83	0	200	0	83	150	250	0	250	
													1,434							708				1,015										
12.00	M - Maintenance Shop (R - Maintenance Building)	1,140	106	1,169	109	1,591	148	234	22	842	78	Quantity	2,759	1,169	1,591	1,169	1,591	234	1	1,140	2,852	850	2	1	1,140	0	2	0	1,140	1	1	0	1	
												Total Cost Per Occurrence (\$ USD)	28	760	1,478	58	80	58	250	34	1,590	553	50	250	57	0	100	0	57	25	250	0	250	
												Annualised Maint. Budget (\$ USD)	55	152	211	58	80	58	250	34	132	46	50	250	57	0	200	0	57	25	250	0	250	
													865							513				839										
13.00	N - Gymnasium (G - Gymnasium)	9,828	913	10,089	937	12,905	1,199	301	28	10,089	937	Quantity	22,994	10,089	12,905	10,089	12,905	301	5	9,828	30,267	13,310	6	5	9,828	0	1	0	9,828	15	5	0	5	
												Total Cost Per Occurrence (\$ USD)	230	6,561	11,989	504	645	75	1,250	295	16,871	8,656	150	1,250	491	0	50	0	491	375	1,250	0	1,250	
												Annualised Maint. Budget (\$ USD)	460	1,312	1,713	504	645	75	1,250	295	1,406	721	150	1,250	491	0	100	0	491	375	1,250	0	1,250	
													5,960				3,822				3,958													
14.00	N - Student Services Centre (L - Student Services Centre)	5,162	480	394	37	7,321	680	876	81	146	14	Quantity	7,715	394	7,321	394	7,321	876	3	5,162	685	5,301	12	3	5,162	0	9	0	5,162	10	3	0	3	
												Total Cost Per Occurrence (\$ USD)	77	256	6,801	20	366	219	750	155	382	3,447	300	750	258	0	450	0	258	250	750	0	750	
												Annualised Maint. Budget (\$ USD)	154	51	972	20	366	219	750	155	32	287	300	750	258	0	900	0	258	250	750	0	750	
													2,532				1,524				3,166													

Total	1,146	1.0%
Total	2,624	2.3%
Total	21,876	19.3%
Total	19,142	16.9%
Total	3,158	2.8%
Total	2,216	2.0%
Total	13,740	12.1%
Total	7,222	6.4%





												Element												Internal Fit-Out				Services																																																																																																																																																																																																																																											
Maintenance Task		Building Wash	External Wall Painting	Protective Coatings to Roof	Wall Cladding Repairs	Roof Cladding Repairs	Door & Window Repairs	Misc Repairs	Floor Finishes Cleaning & Repairs	Internal Wall Painting	Ceiling & Soffit Painting	Internal Door Repairs	Misc Repairs	Fire Suppress. Detection & Alarm Systems	Mechanical Ventillation	A/C Systems	Hot Water Generation	Electrical Services	Hydraulic Services	Comm. Systems	Vertical Transport	Misc Repairs																																																																																																																																																																																																																																																	
Unit		ft2	ft2	ft2	ft2	ft2	ft2	LS Allow 250.00	ft2	ft2	ft2	No.	LS Allow 250.00	ft2	LS Allow 100.00	No.	LS Allow 500.00	ft2	No.	LS Allow 250.00	LS Allow 2,500.00	LS Allow 250.00																																																																																																																																																																																																																																																	
Rate/Cost (\$ USD)		0.01	0.65	0.93	0.05	0.05	0.25	250.00	0.03	0.56	0.65	25.00	250.00	0.05	100.00	50.00	500.00	0.05	25.00	250.00	2,500.00	250.00																																																																																																																																																																																																																																																	
Frequency (Years)		0.50	5.00	7.00	1.00	1.00	1.00	1.00	1.00	12.00	12.00	1.00	1.00	1.00	1.00	0.50	1.00	1.00	1.00	1.00	1.00	1.00																																																																																																																																																																																																																																																	
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												Total																																																																																																																																																																																																																																															
												6,371												64		6,150																																																																																																																																																																																																																																													
												2,803												1,823		3,314																																																																																																																																																																																																																																													
												140												127		365																																																																																																																																																																																																																																													
												368												473		40																																																																																																																																																																																																																																													
2,803												178		120		134		125		500		0		2																																																																																																																																																																																																																																															
368												92		81		130		120		150		500		0		500																																																																																																																																																																																																																																													
2												500		81		130		120		150		500		0		500																																																																																																																																																																																																																																													
1,876												981		3,293										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												Total																																																																																																																																																																																																																																															
												6,549												65		4,986																																																																																																																																																																																																																																													
												3,441												2,238		2,888																																																																																																																																																																																																																																													
												172												131		448																																																																																																																																																																																																																																													
												218												413		155																																																																																																																																																																																																																																													
870												218		150		156		100		500																																																																																																																																																																																																																																																			
2												500		93		160		150		500		0		500																																																																																																																																																																																																																																															
1,139												1,811										4.4%																																																																																																																																																																																																																																																	
2,036												1,139										1,811																																																																																																																																																																																																																																																	
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												113,364																																																																																																																																																																																																																							
Labour Portion (%)												80%												50%												50%												60%												60%												50%												50%												80%												60%												60%												50%												50%												50%												70%												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											
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											

Project: COLLEGE OF MICRONESIA - FSM

Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

MAINTENANCE COST PLAN (SITE INFRASTRUCTURE)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final



											Element	Grounds Keeping				Car Parks, Roads & Pavements			Fences & Gates		Structures			Site Drainage			Electrical Infrastructure		Water Services	Site Furniture	Telecom Services			
											Maintenance Task	Mowing	Spraying	General Grounds Keeping	Pruning & General Tree Maint.	Regrade, Relevel & Compact Gravel Surface	Pot/Crack Fill Asphalt Surface	Pot/Crack Fill Concrete Surface	Repaint 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	LS Allow / Building	LS Allow.	LS Allow / Building	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	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	1.00	1.00	1.00
1.00	Pohnpei Campus, Kolonia, Pohnpei State	17	70,087	6,511	86,161	8,005	644,456	59,871	730,617	67,876	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%	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			

Project: COLLEGE OF MICRONESIA - FSM

Campus: **POHNPEI CAMPUS, KOLONIA, POHNPEI STATE**

**A - ADMINISTRATION BUILDING (A - ADMINISTRATION BUILDING)**

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

Audit Date: October 2013

Revision: Final

[illegible]

Project: COLLEGE OF MICRONESIA - FSM

Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

A - ADMINISTRATION BUILDING (A - ADMINISTRATION BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final



			Condition Gauge																	Asset Renewal Cost								
			Condition Assessment		Condition Grading		VG	G	A	P	VP	1	2	3	4	5	6	7	8	9	10							
ID Code	Element	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	
7.05	Soffit extract grilles	Appear to be ok	Wash down and clean	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,795	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
7.00	Total Windows & Doors			3	50%						0	0	0	0	1,898	0	0	0	0	0	15,180	1,898	0	13,283	15,180	74,941	20.3%	
A	TOTAL STRUCTURE			3	50%						0	0	7,580	0	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										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
8.04	Metal Framed Balustrades (with Metal Infill Panels or Balusters)	Evidence of flaking paint and marks	Wash down and paint	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,108	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
8.00	Total Stairs Balustrades & Handrails			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,108	0.0%	
9.00	Internal Walls/Partitions										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
9.01	All walls are Steel framed Structural walls or toilet partitions measured separately			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
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%	
10.00	Internal Doors										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
10.01	Timber Door - Single	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%						0	0	0	0	0	0	0	0	0	0	9,108	0	0	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%						0	0	0	0	0	0	0	0	0	0	4,175	0	0	4,175	4,175	4,175	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
10.00	Total Internal Doors			3	50%						0	0	0	0	0	0	0	0	0	0	13,283	0	0	13,283	13,283	13,283	100.0%	
11.00	Floor Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
11.01	Vinyl Floor Finishes	Water stains, wear and tear, Chippedd tiles and popped fixings evident	Replace damaged tiles. Clean and polish	4	70%						0	0	0	0	0	34,962	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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 damanged tiles	4	70%						0	0	0	0	0	327	0	0	0	0	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%						0	0	1,503	0	0	0	0	0	0	0	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	Regourt joins, Clean and polish thoroughly	3	50%						0	0	0	0	0	0	0	0	0	0	5,939	0	5,939	0	5,939	5,939	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
11.00	Total Floor Finishes			4	70%						0	0	1,503	0	0	35,289	0	0	0	0	81,187	36,792	9,106	35,289	81,187	45,898	176.9%	
12.00	Wall Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
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%						0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	4,030	0	4,030	0	4,030	4,030	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
12.00	Total Wall Finishes			3	50%						0	0	0	0	0	0	0	0	0	112,966	229,962	112,966	4,030	112,966	229,962	116,996	196.6%	
13.00	Ceiling Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
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%						0	0	7,202	0	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	300	0	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%						0	0	0	0	0	0	0	0	0	0	12,250	0	12,250	0	12,250	12,250	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
13.00	Total Ceiling Finishes			4	70%						0	0	7,502	0	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										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
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%						0	0	0	0	0	0	0	0	0	0	7,069	0	0	7,069	7,069	7,069	100.0%	



Project: COLLEGE OF MICRONESIA - FSM

Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

A - ADMINISTRATION BUILDING (A - ADMINISTRATION BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

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			Condition Assessment		Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost					
ID Code	Element	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	
14.02	Toilet Partition doors	Ok	Wash down and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	3,795	0	0	3,795	3,795	3,795	100.0%	
14.03	Pin Board	General wear and tear	Wash and clean	1	10%						0	0	0	0	0	0	0	0	0	0	708	0	354	354	708	354	200.0%	
14.04	White Boards	General wear and tear	Wash and clean	1	10%						0	0	0	0	0	0	0	0	0	0	1,518	0	0	1,518	1,518	1,518	100.0%	
14.05	White board with projector to Conference room	Ok	Wash and clean	1	10%						0	0	0	0	0	0	0	0	0	0	4,428	0	0	4,428	4,428	4,428	100.0%	
14.06	Mirros to Male WC	Missing and marks present to wall where they should be	Install new mirrors	5	90%						0	0	759	0	0	0	0	0	0	0	759	759	0	0	759	759	100.0%	
14.07	Mirrors to Female WC	General wear and tear	Wash and clean	2	30%						0	0	0	0	0	0	0	0	0	0	759	0	0	759	759	759	100.0%	
14.08	Built-in Joinery - Vanity Unit	Evidence of impact damange and missing tiles to benchtop	Replace missing tiles and regrout	4	70%						0	0	0	0	0	0	0	0	3,795	0	3,795	3,795	0	0	3,795	3,795	100.0%	
14.08	Built-in Joinery - Bench Unit	Circulation desk to resource center in ok condition	Ease and adjust cabinetry doorws. Clean thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	7,906	0	0	7,906	7,906	7,906	100.0%	
14.09	Built-in Joinery - Shelving Unit	Ok	Wash and clean shelves	2	30%						0	0	0	0	0	0	0	0	0	0	380	0	0	380	380	380	100.0%	
14.10	Built-in Joinery - Kitchen (Small)	Ok.	Ease and adjust doors and cabinetry	2	30%						0	0	0	0	0	0	0	0	0	0	9,488	0	0	9,488	9,488	9,488	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
14.00	Total Fixed Joinery Units			3	50%						0	0	759	0	0	0	0	0	3,795	0	40,604	4,554	354	35,696	40,604	40,250	100.9%	
B	TOTAL INTERNAL FIT-OUT			3	50%						0	0	9,764	0	0	35,289	0	0	3,795	112,966	432,082	161,814	42,544	227,724	432,082	292,581	147.7%	
15.00	Sanitary Plumbing										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
15.01	WC	Evidence of rust to hold down bolts	Replace rusted through hold down bolts	3	50%						0	0	0	0	0	0	0	0	0	0	12,650	0	12,650	0	12,650	12,650	100.0%	
15.02	WC	Evidence of rust to hold down bolts and missing reservoir cover	Replace rusted hold down bolts with new including plastic cap covers, replace missing reservoir covers	3	50%						0	0	0	0	0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	100.0%	
15.03	Urinal (Stall)	Rusty bolt fixings and evidence of poor workmanship	Replace rusted fixings and clean and seal joins and penetrations	3	50%						0	0	0	0	0	0	0	0	0	0	4,554	0	4,554	0	4,554	4,554	100.0%	
15.04	WHB (Single)	To Kitchen. Ok condition	Wash sink thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	1,898	0	0	1,898	1,898	1,898	100.0%	
15.05	WHB (Double)	Rust staining evident at top and underside	Clean thoroughly to remove rust staining	3	50%						0	0	0	0	0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	100.0%	
15.06	External cold water tap	Well used but OK	Clean regularly	2	30%						0	0	0	0	0	0	0	0	0	0	1,581	0	0	1,581	1,581	1,581	100.0%	
15.07	Bathroom floor waste	Blocked up and in need of clean out but top grate present	Clean out floor drain throughly	3	50%						0	0	0	0	0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	100.0%	
15.08	Cleaners Sink	Well used but OK	Clean regularly	2	30%						0	0	0	0	0	0	0	0	0	0	1,898	0	0	1,898	1,898	1,898	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
15.00	Total Sanitary Plumbing			3	50%						0	0	0	0	0	0	0	0	0	0	41,555	0	36,179	5,376	41,555	41,555	100.0%	
16.00	Mechanical Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
16.01	Air-Conditioning - DX/Split System	Ok	Service and replace damargned blockwork supports externally. Clean and service units and filters regularly	2	30%						0	0	0	0	48,703	0	0	0	0	0	194,810	48,703	97,405	48,703	194,810	48,703	400.0%	
16.02	Air-Conditioning - Window Mounted Unit)	Ok	Clean and service regularly	2	30%						0	0	0	0	0	0	1,898	0	0	0	5,693	1,898	1,898	1,898	5,693	1,898	300.0%	
16.03	Ventilation - W/C Extract	Old fashioned type with dusty and dirty appearance but otherwise ok	Service and clean extract unit	3	50%						0	0	0	0	0	0	0	0	0	2,846	5,693	2,846	0	2,846	5,693	2,846	200.0%	
16.,04	Ceiling Mounted Fan	Ok	Wash and clean blades	2	30%						0	0	0	0	0	0	0	0	0	0	8,349	0	8,349	0	8,349	8,349	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
16.00	Total Mechanical Services			3	50%						0	0	0	0	48,703	0	1,898	0	0	2,846	214,544	53,446	107,652	53,446	214,544	61,795	347.2%	
17.00	Fire Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
17.01	Fire Extinguishers	Mostly wall mounted and ok	Monitor charge levels and recharge or replace as required. Recommended to install additional Fire extinguishers to building	2	30%						0	0	0	633	0	0	0	0	633	0	3,163	1,265	1,265	633	3,163	633	500.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
17.00	Total Fire Services			2	30%						0	0	0	633	0	0	0	0	633	0	3,163	1,265	1,265	633	3,163	633	500.0%	
18.00	Electrical Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
18.01	Main Distribution Boards	Ok but cabinet beginning to rust	Wash down and repaint cabinet	3	50%						0	0	0	0	0	0	0	0	0	0	9,488	0	9,488	0	9,488	9,488	100.0%	
18.02	Sub-Main Distribution Boards	Ok but cabinet beginning to rust	Wash down and repaint cabinet	3	50%						0	0	0	0	0	0	0	0	0	0	4,428	0	4,428	0	4,428	4,428	100.0%	
18.03	Electrical Wiring/Reticulation	Ok		2	30%						0	0	0	0	0	0	0	0	0	0	18,530	0	0	18,530	18,530	18,530	100.0%	

Project: COLLEGE OF MICRONESIA - FSM

Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

A - ADMINISTRATION BUILDING (A - ADMINISTRATION BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final



		Condition Assessment		Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost					
ID Code	Element	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
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 damanged 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%
											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	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%
											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 twoer 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%
																					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	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	52,492	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																



		Condition Assessment		Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10			Asset Renewal Cost					
ID Code	Element	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	
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		2	30%						0	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		2	30%						0	0	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	3	50%						0	0	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	3	50%						0	0	0	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	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,966	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			3	50%						0	0	0	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	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	3	50%						0	0	0	0	0	0	0	0	0	0	0	126,569	0	0	126,569	126,569	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.	4	70%						0	0	0	0	0	0	0	0	0	0	0	7,827	0	7,827	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	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23,050	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
2.00	Total Frame			3	50%						0	0	0	0	0	0	0	0	0	0	0	134,396	0	7,827	126,569	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	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	3	50%						0	0	0	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	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,831	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
3.00	Total Structural Walls			3	50%						0	0	0	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	0.0%	
4.01	No upper floors to this building			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
4.00	Total Upper Floors			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
5.00	Roof										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Flaking of protective paint finish. Some rusted fixings	Wash down thoroughly and repaint. Replace or protect rusted fixings	3	50%						0	0	0	0	0	0	0	0	0	0	0	44,799	0	44,799	0	44,799	44,799	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
5.00	Total Roof			3	50%						0	0	0	0	0	0	0	0	0	0	0	44,799	0	44,799	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	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	4	70%						0	0	0	0	0	0	0	0	0	0	0	28,347	0	28,347	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	2	30%						0	0	0	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	4	70%						0	0	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	2	30%						0	0	0	0	0	0	0	0	0	0	0	5,262	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	3	50%						0	0	0	0	0	0	0	0	0	0	0	1,814	0	1,814	0	1,814	1,814	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
6.00	Total External Walls & Finishes			3	50%						0	0	0	0	0	0	0	0	1,277	0	36,701	1,277	30,161	5,262	36,701	38,456	95.4%	





Revision: Final



		Condition Assessment			Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost					
ID Code	Element	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	
12.00	Total Wall Finishes			3	50%						0	0	0	0	0	0	0	0	0	0	39,989	0	39,989	0	39,989	42,186	94.8%	
13.00	Ceiling Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
13.01	Timber open boarded soffit with paint finish	Evidence of broken board in a couple of locations. Only to part of total soffit as rest is open	Replace broken timber members. Wash down and repaint	3	50%						0	0	0	0	0	0	0	0	0	0	6,750	0	6,750	0	6,750	6,750	100.0%	
13.02	Plywood Ceiling linings with Painted Finishes	Some evidence of parting at joins, tape on Café ceiling and holes in Kitchen ceiling	Remove tape and sheets over lights in Café. Fill holes in Kitchen ceiling. Wash down, plaster joins and repaint	3	50%						0	0	0	0	0	0	0	0	0	0	24,320	0	0	24,320	24,320	24,320	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
13.00	Total Ceiling Finishes			3	50%						0	0	0	0	0	0	0	0	0	0	31,070	0	6,750	24,320	31,070	31,070	100.0%	
14.00	Fixed Joinery Units										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
14.01	Pin Board	Evidence of general wear and tear and use	Wash and clean frame	2	30%						0	0	0	0	0	0	0	0	0	0	810	0	405	405	810	405	200.0%	
14.02	White Board	Evidence of general wear and tear and use	Wash and clean thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	759	0	0	759	759	759	100.0%	
14.03	Black Board (assumed used as menu for Café)	Evidence of general wear and tear	Wash and clean thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	633	0	0	633	633	633	100.0%	
14.04	Directory Board	Ok	Wash down regularly	2	30%						0	0	0	0	0	0	0	0	0	0	633	0	0	633	633	633	100.0%	
14.05	Cabinet to front wall	General wear and tear and marks	Wash,clean and repaint. Ease and adjust cabinetry doors	2	30%						0	0	0	0	0	0	0	0	0	0	822	0	0	822	822	822	100.0%	
14.06	Plaque to building	Ok	Wash down and monitor	2	30%						0	0	0	0	0	0	0	0	0	0	506	0	0	506	506	506	100.0%	
14.07	Built-in Joinery - Bench Unit - L Shaped service counter in café	Evidence of marks, impact damage and wear and tear	Wash and clean thoroughly, strip and repaint	3	50%						0	0	0	0	0	0	0	0	0	0	3,827	0	3,827	0	3,827	3,827	100.0%	
14.08	Built-in Joinery - Bench Unit - I shaped utilities bench in Café	Evidence of marks, impact damage and wear and tear	Wash and clean thoroughly, strip and repaint	3	50%						0	0	0	0	0	0	0	0	0	0	2,530	0	2,530	0	2,530	2,530	100.0%	
14.09	Built-In Joinery - Kitchen (Large)	To Café Kitchen. Well used but ok	Clean and wash thoroughly. Ease and adjust doors and cabinetry.	2	30%						0	0	0	0	0	0	0	0	0	0	37,950	0	0	37,950	37,950	37,950	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
14.00	Total Fixed Joinery Units			3	50%						0	0	0	0	0	0	0	0	0	0	48,468	0	6,761	41,707	48,468	48,064	100.8%	
B	TOTAL INTERNAL FIT-OUT			3	50%						0	0	0	0	0	6,671	0	0	0	0	154,911	6,671	63,507	84,734	154,911	157,436	98.4%	
15.00	Sanitary Plumbing										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 and well used	Clean and wash thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	3,163	0	0	3,163	3,163	3,163	100.0%	
5.02	Hot Water Cylinder and surround	External to exterior of building in own enclosure and operating satisfactory.	Repair, Replace Comments:	2	30%						0	0	0	0	0	0	0	0	0	0	4,428	0	0	4,428	4,428	4,428	100.0%	
15.03	Bathroom floor waste	To Kitchen.	Cleanout floor waste	2	30%						0	0	0	0	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%		
15.00	Total Sanitary Plumbing			2	30%						0	0	0	0	0	0	0	0	0	0	10,753	0	0	10,753	10,753	10,753	100.0%	
16.00	Mechanical Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
16.01	Air-Conditioning - DX/Split System	Old Goodman type unit internally and externally	Service AC unit and clean filters.	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	Carrier new type unit internally and externally	Service and clean filters regularly	2	30%						0	0	0	0	4,428	0	0	0	0	0	17,710	4,428	8,855	4,428	17,710	4,428	400.0%	
16.03	Air-Conditioning - Window Mounted Unit)	Evidence of vandalism and mistreatment externally but still operating externally	Repair AC unit and damaged external grille. Service and clean filters	4	70%						0	0	1,898	0	0	0	0	0	0	0	5,693	1,898	1,898	1,898	5,693	1,898	300.0%	
16.04	Air-Conditioning - Window Mounted Unit)	Ok, one unit not adequately sealed to the outside	Clean and service AC unit and filters. Seal externally around AC unit and blockwork wall	2	30%						0	0	0	0	0	0	3,795	0	0	0	11,385	3,795	3,795	3,795	11,385	3,795	300.0%	
16.05	Ventilation - Wall/Ceiling mounted extract	One broken unit to roof and one unit in wall not intended for mounting in an external wall	Remove and replace units	5	90%						0	1,898	0	0	0	0	0	0	0	0	3,795	1,898	0	1,898	3,795	1,898	200.0%	
16.06	Ventilation - Wall/Ceiling mounted extract	One to wall and one in ceiling are ok.	Clean and service regularly. Clean blades and unit	2	30%						0	0	0	0	0	0	0	0	0	0	1,898	0	1,898	0	1,898	1,898	100.0%	
16.07	Ventilation - Kitchen Extract	Old unit but assumed still operational	Clean and service unit thoroughly	3	50%						0	0	0	0	0	0	0	0	0	50,600	101,200	50,600	0	50,600	101,200	50,600	200.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
16.00	Total Mechanical Services			4	70%						0	1,898	6,325	0	4,428	0	3,795	0	0	55,028	159,390	71,473	20,873	67,045	159,390	68,943	231.2%	
17.00	Fire Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
17.01	Fire Extinguishers	One unit wall mounted and other unit was on bench at time of visit. Both ok.	Monitor charge levels and recharge or replace as required. Recommended to install additional Fire extinguishers to	2	30%						0	0	0	633	0	0	0	0	633	0	3,163	1,265	1,265	633	3,163	633	500.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
17.00	Total Fire Services			2	30%						0	0	0	633	0	0	0	0	633	0	3,163	1,265	1,265	633	3,163	633	500.0%	
18.00	Electrical Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		

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



		Condition Assessment				Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost					
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	VG 0-20 %	G 20-40 %	A 40-60 %	P 60-80 %	VP 80-100 %	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace		
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 Fluorescant	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) - Fluorescant 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%		
											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	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%			
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. 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%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%			
20.00	Total Special Services			3	50%						0	0	0	0	0	0	0	0	0	10,809	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

Audit Date: October 2013

Revision: Final



		Condition Assessment		Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10	Asset Renewal Cost						
ID Code	Element	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
1.00	Sub-Structure										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
1.01	Reinforced Concrete Foundations Beams	Not observed but assumed ok. Francesco advised that there is no proper foundation (bricks laid on old foundation)	Demolish building	5	90%						0	0	0	0	0	0	0	0	0	36,520	36,520	36,520	0	0	36,520	36,520	100.0%
1.02	Reinforced Concrete Block Foundation Walls	Evidence of spalling and staining to front as doubles as a drain wall	Wash down thoroughly, plaster and seal	5	90%						0	0	0	0	0	0	0	0	0	8,273	8,273	8,273	0	0	8,273	8,273	100.0%
1.03	Reinforced Concrete Slab on Grade	Poor workmanship and deterioration in outsides edges	Wash, grout and make good externally. Monitor internally	5	90%						0	0	0	0	0	0	0	0	0	42,051	42,051	42,051	0	0	42,051	42,051	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
1.00	Total Sub-Structure			5	90%						0	0	0	0	0	0	0	0	0	86,844	86,844	86,844	0	0	86,844	86,844	100.0%
2.00	Frame										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
2.01	Structural Steel Frame - Steel Columns to support Mezzanine floor	To Mezzanine floor. Corrosion evident at base of column footing. Advised Mezzanine no longer used. Beam missing (as	Review by Structural Engineer to ensure if sufficiently stable. Repair connections, wash and repaint.	4	70%						0	0	0	0	0	0	0	0	0	0	12,517	0	0	12,517	12,517	12,517	100.0%
2.02	Timber Frame Truss and roof framing to main roof	Evidence of termite attack to ply jointing components	Replace termite damaged ply jointing panels	4	70%						0	0	0	0	0	0	0	0	0	0	125,599	0	125,599	0	125,599	125,599	100.0%
2.03	Steel columns and timber framing to external lean to roofs	Poor workmanship, one broken timber rafter and loosely connected rafter and exposed steel columns	Repair roof framing due to poor workmanship and damage. Install concrete column surrounds to post footings to protect against corrosion. Wash and paint steelwork	4	70%						0	0	0	0	0	0	0	0	0	0	36,175	0	36,175	0	36,175	36,175	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
2.00	Total Frame			4	70%						0	0	0	0	0	0	0	0	0	0	174,290	0	161,773	12,517	174,290	174,290	100.0%
3.00	Structural Walls										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	Evidence of cracking and damage and flaking paint finish	Review by Structural Engineer, repair cracks and repaint	3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40,319	0.0%
3.02	Timber Framed Walls	Not inspected but appear ok	Monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23,553	0.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
3.00	Total Structural Walls			3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	63,872	0.0%
4.00	Upper Floors										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
4.01	Timber Framed Upper Floor	Not inspected but assumed to be ok	Structural Engineer to review connections with steel posts and floor stability as constructed	3	50%						0	0	0	0	0	0	0	0	0	0	12,176	0	0	12,176	12,176	12,176	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
4.00	Total Upper Floors			3	50%						0	0	0	0	0	0	0	0	0	0	12,176	0	0	12,176	12,176	12,176	100.0%
5.00	Roof										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) to main roof	Corrugated iron roof of rusty appearance and no protective paint finish present	Remove and replace roofing with prefinished metal	4	70%						0	0	0	0	0	0	0	0	48,146	0	48,146	48,146	0	0	48,146	48,146	100.0%
5.02	Profiled Metal Sheet Roof Cladding (Pre-Finished) to external canopies	Corrugated iron roof of rusty appearance and no protective paint finish present. Corner damaged and bent also.	Remove and replace roofing with prefinished metal	4	70%						0	0	0	0	0	0	0	0	13,264	0	13,264	13,264	0	0	13,264	13,264	100.0%
5.03	PVC Gutters	Partial on one side only. No stop ends or downpipes present. Corrosion and damaged to brackets	Replace current PVC gutter and install new on both sides of building	5	90%						0	0	4,352	0	0	0	0	0	0	0	4,352	4,352	0	0	4,352	4,352	100.0%
5.04	PVC Downpipes	No downpipes present but with amount of rainfall per annum and need to control waterflow should be installed	Install down pipes to main roof	5	90%						0	0	2,429	0	0	0	0	0	0	0	2,429	2,429	0	0	2,429	2,429	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
5.00	Total Roof			4	70%						0	0	6,780	0	0	0	0	0	61,410	0	68,191	68,191	0	0	68,191	68,191	100.0%
6.00	External Walls & Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
6.01	Solid Plaster Cladding with Painted Finishes	Evidence of cracks and previous repairs	Repair cracks and repaint	3	50%						0	0	0	0	0	0	0	0	0	0	18,837	0	0	18,837	18,837	18,837	100.0%
6.02	Plywood Wall Linings with Painted Finishes	To gable ends, between windows and blocked windows. Evidence of wear and tear, flaking of paint, warping and twisting of panels	Install a seal or flashing between the exposed edge of sheets and plaster walls and sealant around blocked windows. Wash down thoroughly and repaint.	3	50%						0	0	0	0	0	0	0	0	0	0	4,645	0	0	4,645	4,645	4,645	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
6.00	Total External Walls & Finishes			3	50%						0	0	0	0	0	0	0	0	0	0	23,481	0	0	23,481	23,481	23,481	100.0%
7.00	Windows & Doors										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
7.01	Timber Framed Windows - External	Some are just the top light remaining and others are	Repair, Replace, Repaint, Wash Comments:	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,129	0.0%
7.02	Timber Framed Windows - Internal	Ok	Clean and wash frame and glazing	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,613	0.0%
7.03	Timber Doors (Solid/No Glazing)	Evidence of impact damage. Rough plaster edge to timber frame.	Repair impact damage. Replace corroded fixings and reseal to plaster edge	3	50%						0	0	0	0	0	0	0	0	0	0	7,590	0	0	7,590	7,590	7,590	100.0%
7.04	Timber Doors (Solid/No Glazing)	Side doors to Classrooms not used. Both showing signs of water damage and decay.	Remove doors. Frame up, board and paint exterior	5	90%						0	0	0	0	3,795	0	0	0	0	0	3,795	3,795	0	0	3,795	3,795	100.0%



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ID Code	Element	Condition Assessment		Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10	Total (\$ USD)	Asset Renewal Cost					Full Replace	% Full Replace
						VG	G	A	P	VP																		
		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)		Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total			
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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	259	0	0	518	259	0	259	518	259	200.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
7.00	Total Windows & Doors			3	50%						0	0	0	0	3,795	0	0	259	0	0	22,542	4,054	0	18,488	22,542	40,024	56.3%	
A	TOTAL STRUCTURE			4	70%						0	0	6,780	0	3,795	0	0	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	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	0	0	0	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	0	0	0	0	0	0	0	0	1,265	0.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
8.00	Total Stairs Balustrades & Handrails			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,753	0.0%		
9.00	Internal Walls/Partitions										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
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	0	0	0	0	0	0	0	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
9.00	Total Internal Walls/Partitions			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%	
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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	2,087	0	0	2,087	2,087	2,087	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
10.00	Total Internal Doors			3	50%						0	0	0	0	0	0	0	0	0	0	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	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	0	0	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%						0	29,883	0	0	0	0	0	0	0	0	59,766	29,883	0	29,883	59,766	29,883	200.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
11.00	Total Floor Finishes			4	70%						0	29,883	0	0	0	0	0	0	0	0	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	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	15,475	0	15,475	0	15,475	15,475	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
12.00	Total Wall Finishes			3	50%						0	0	0	0	0	0	0	0	0	0	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	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 joins. One panel has been replaced due to previous water damage	Refix popped ply ceiling linings and replace damaged fixings. Clean and paint	3	50%						0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	6,486	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
13.00	Total Ceiling Finishes			3	50%						0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0.0%	
14.01	Pin Board	Ok, general wear and tear	Clean frame	2	30%						0	0	0	0	0	0	0	0	0	0	405	0	202	202	405	202	200.0%	
14.02	White Boards	Ok, general wear and tear	Thorough wash and clean	2	30%						0	0	0	0	0	0	0	0	0	0	1,518	0	0	1,518	1,518	1,518	100.0%	





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		Condition Assessment		Condition Grading		Condition Gauge															Asset Renewal Cost						
VG	G					A	P	VP	1	2	3	4	5	6	7	8	9	10									
ID Code	Element	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
14.03	White Boards	Damage to Whiteboard	Replace damaged wide board	5	90%						0	0	380	0	0	0	0	0	0	0	380	380	0	0	380	380	100.0%
14.04	Projector Screen	Ok, general wear and tear	Thorough wash and clean	2	30%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	759	0	0	759	759	759	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
14.00	Total Fixed Joinery Units			3	50%						0	0	380	0	0	0	0	0	0	0	7,679	380	202	7,097	7,679	7,476	102.7%
B	TOTAL INTERNAL FIT-OUT			3	50%						0	29,883	380	0	0	0	0	0	0	0	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	0	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%						0	0	0	0	0	0	0	0	3,163	0	3,163	3,163	0	0	3,163	3,163	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
15.00	Total Sanitary Plumbing			4	70%						0	0	0	0	0	0	0	0	3,163	0	3,163	3,163	0	0	3,163	3,163	100.0%
16.00	Mechanical Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
16.01	Air-Conditioning - DX/Split System	Ok, Carrier type units however drain is not installed to drain away from the unit and building adequately	Service and clean filters regularly. Install adeque drain extension to ensure water drips away from the unit and building.	3	50%						0	0	0	13,283	0	0	0	0	0	0	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%						0	0	0	0	3,795	0	0	0	0	0	11,385	3,795	3,795	3,795	11,385	3,795	300.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
16.00	Total Mechanical Services			3	50%						0	0	0	13,283	3,795	0	0	0	0	0	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	0	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%						0	0	0	633	0	0	0	0	633	0	3,163	1,265	1,265	633	3,163	633	500.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
17.00	Total Fire Services			2	30%						0	0	0	633	0	0	0	0	633	0	3,163	1,265	1,265	633	3,163	633	500.0%
18.00	Electrical Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
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	Sub-Main Distribution Boards	Ok - to upper and lower level		2	30%						0	0	0	0	0	0	0	0	0	0	8,855	0	0	8,855	8,855	8,855	100.0%
18.03	Electrical Wiring/Reticulation	Some loose and untidy wiring especially in ceiling space but all operating.	Tidy up loose and untidy wiring	3	50%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	1,265	0	1,265	0	1,265	1,265	100.0%
18.06	Lighting (Internal) - Fluorescant	Some bulbs missing to whole fittings, plus missing duffisers	Service and replace missing and blown tubes. Clean remaining tubes and install diffusers	4	70%						0	0	0	0	0	0	0	0	0	0	19,608	0	19,608	0	19,608	19,608	100.0%
											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	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	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	0.0%
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 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%						0	0	0	0	0	0	0	0	0	0	14,941	0	14,941	0	14,941	14,941	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	14,941	0	14,941	0	14,941	14,941	100.0%
C	TOTAL BUILDING SERVICES			3	50%						0	0	0	13,915	3,795	0	0	0	3,795	0	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



					Condition Gauge																									
		Condition Assessment		Condition Grading							1	2	3	4	5	6	7	8	9	10					Asset Renewal Cost					
ID Code	Element	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			
	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																			



		Condition Assessment		Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost					
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	VG 0-20 %	G 20-40 %	A 40-60 %	P 60-80 %	VP 80-100 %	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
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 but assumed ok		2	30%						0	0	0	0	0	0	0	0	0	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	0	0	0	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	0	0	0	0	0	0	0	0	0	99,185	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			3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	210,729	0.0%
2.00	Frame										0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	25,294	0.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			3	50%						0	0	0	0	0	0	0	0	0	0	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	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%						0	0	0	0	0	0	0	0	0	0	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	0	0	0	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	0	0	0	0	0	0	0	0	0	9,179	0.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			3	50%						0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0.0%
4.01	No upper floors to this building			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Upper Floors			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Roof										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	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%						0	0	94,776	0	0	0	0	0	0	0	94,776	94,776	0	0	94,776	94,776	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Roof			5	90%						0	0	94,776	0	0	0	0	0	0	0	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	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	1,166	0	0	1,166	1,166	1,166	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.00	Total External Walls & Finishes			4	70%						0	0	0	0	0	0	0	0	0	0	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	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%						0	0	0	0	0	0	0	0	0	0	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	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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



		Condition Assessment			Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost					
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	VG %	G %	A %	P %	VP %	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	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	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	2,732	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
7.00	Total Windows & Doors			3	50%						0	0	0	0	0	0	0	0	0	0	37,227	0	10,662	26,565	37,227	83,344	44.7%	
A	TOTAL STRUCTURE			3	50%						0	0	94,776	0	0	0	0	0	0	0	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	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	0	0	0	0	0	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
8.00	Total Stairs Balustrades & Handrails			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
9.00	Internal Walls/Partitions										0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
9.00	Total Internal Walls/Partitions			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%	
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%						0	0	0	0	0	0	0	0	0	0	4,554	0	0	4,554	4,554	4,554	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
10.00	Total Internal Doors			3	50%						0	0	0	0	0	0	0	0	0	0	4,554	0	0	4,554	4,554	4,554	100.0%	
11.00	Floor Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
11.01	Vinyl Floor Finishes	Staining, lifting, marks, impact damage, tear and missing vinyl parts	Uplift and replace flooring	5	90%						0	57,866	0	0	0	0	0	0	0	0	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%						0	0	5,767	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	210	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
11.00	Total Floor Finishes			4	70%						0	57,866	5,767	0	0	0	0	0	0	0	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	0	0	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	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	71,583	0	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%						0	0	0	0	0	0	0	0	0	0	273	0	0	273	273	273	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
12.00	Total Wall Finishes			3	50%						0	0	0	0	0	0	0	0	71,583	0	71,856	71,583	0	273	71,856	78,544	91.5%	
13.00	Ceiling Finishes										0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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 joins and dirty appearance	Plaster joins, wash down and repaint	3	50%						0	0	0	0	0	0	0	0	0	0	42,124	0	0	42,124	42,124	42,124	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
13.00	Total Ceiling Finishes			3	50%						0	0	0	0	0	0	0	0	0	0	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	0	0	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	1,214	0	607	607	1,214	607	200.0%	



Revision: Final

		Condition Assessment				Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost					
ID Code	Element	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		
14.03	White Boards	Evidence of general wear and tear and marks	Clean and wash thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	3,795	0	0	3,795	3,795	3,795	100.0%		
14.04	Black Boards	Evidence of general wear and tear	Clean and wash thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	1,518	0	0	1,518	1,518	1,518	100.0%		
14.05	Pencil Sharpeners housing	Well used but ok to rooms. Wall mounted	Wash housing and clean out sharpener	2	30%						0	0	0	0	0	0	0	0	0	0	633	0	0	633	633	633	100.0%		
14.06	Built-in Joinery - Vanity Unit	Well used but ok. Some staining and marks evident to underside of benchtop	Clean and wash staining and marks to underside of benchtop. Ease and adjust doors	2	30%						0	0	0	0	0	0	0	0	0	0	3,795	0	0	3,795	3,795	3,795	100.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%			
14.00	Total Fixed Joinery Units			3	50%						0	0	0	0	0	0	0	0	0	0	17,786	0	7,438	10,348	17,786	17,179	103.5%		
B	TOTAL INTERNAL FIT-OUT			3	50%						0	57,866	5,767	0	0	0	0	0	0	71,583	0	288,479	135,216	35,521	117,743	288,479	236,903	121.8%	
15.00	Sanitary Plumbing										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%			
15.01	WC	Out of order toilet to male WC	Remove and replace	5	90%						0	0	3,163	0	0	0	0	0	0	0	3,163	3,163	0	0	3,163	3,163	100.0%		
15.02	WC	General wear and tear, some corrosion evident	Replace rusted base bolts. Clean thoroughly	3	50%						0	0	0	0	0	0	0	0	0	0	15,813	0	15,813	0	15,813	15,813	100.0%		
15.03	Urinal (Stall)	General wear and tear, some corrosion marks evident	Wash down thoroughly and remove corrosion marks	3	50%						0	0	0	0	0	0	0	0	0	0	4,554	0	4,554	0	4,554	4,554	100.0%		
15.04	WHB (Double)	General wear and tear and rust staining evident	Clean and wash thoroughly. Monitor	3	50%						0	0	0	0	0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	100.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%			
15.00	Total Sanitary Plumbing			3	50%						0	0	3,163	0	0	0	0	0	0	0	29,854	3,163	26,692	0	29,854	29,854	100.0%		
16.00	Mechanical Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%			
16.01	Air-Conditioning - DX/Split System	Room 1 and Room 3 classrooms both missing their internal covers at time of inspection.	Service and repair inside units. Clean filters regularly	4	70%						0	0	8,855	0	0	0	0	0	0	8,855	35,420	17,710	8,855	8,855	35,420	8,855	400.0%		
16.02	Air-Conditioning - DX/Split System	Ok, temperature range varies	Service and clean unit and filters thoroughly	2	30%						0	0	0	0	22,138	0	0	0	0	0	88,550	22,138	44,275	22,138	88,550	22,138	400.0%		
16.03	Air-Conditioning - Window Mounted Unit)	Ok, one external unit has protection cage to rear of unit.	Service and clean regularly. Seal around opening in wall and unit	2	30%						0	0	0	0	0	0	5,693	0	0	0	17,078	5,693	5,693	5,693	17,078	5,693	300.0%		
16.04	Ceiling Mounted Fan	Ok	Clean and wash blades	2	30%						0	0	0	0	0	0	0	0	0	0	9,045	0	9,045	0	9,045	9,045	100.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%			
16.00	Total Mechanical Services			3	50%						0	0	8,855	0	22,138	0	5,693	0	0	8,855	150,092	45,540	67,867	36,685	150,092	45,730	328.2%		
17.00	Fire Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%			
17.01	No Fire servives identified to this building	Recommend installing Fire Extinguishers 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%			
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										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%			
18.01	Main Distribution Boards	Newer distribution board install in Female WC	Wash down housing and monitor	3	50%						0	0	0	0	0	0	0	0	0	0	9,488	0	9,488	0	9,488	9,488	100.0%		
18.02	Main Distribution Boards	Rusted cabinet housing to Gear up distribution board	Replace rusted housing to Gear up	3	50%						0	0	0	0	0	0	0	0	0	0	9,488	0	9,488	0	9,488	9,488	100.0%		
18.03	Electrical Wiring/Reticulation	Loose, untidy and unsafe wiring noticed externally. Some untidy and loose wiring internally also	Make safe and tidy up external wiring to building. Use conduit where necessary internally to make tidy wiring	3	50%						0	0	0	0	0	0	0	0	0	0	22,889	0	22,889	0	22,889	22,889	100.0%		
18.04	General Power Outlet	Operational however some damamged face plates	Replace damaged face plates to outlets. Clean and refix remainder	2	30%						0	0	0	0	0	0	0	0	0	0	30,518	0	0	30,518	30,518	30,518	100.0%		
18.05	Lighting (External) - Incandescent	16No external light fittings, energy saver type. Only approx half are working.	Replace blown bulbs. Clean remainder and install protective grille/cover to bulbs to make better suited for external use.	3	50%						0	0	0	0	0	0	0	0	0	0	5,060	0	5,060	0	5,060	5,060	100.0%		
18.06	Lighting (Internal) - Incandescent	All Energy saver type. Some are blown/not working	Replace blown bulbs. Clean remainder	2	30%						0	0	0	0	0	0	0	0	0	0	1,898	0	0	1,898	1,898	1,898	100.0%		
18.07	Lighting (Internal) -Double Fluorescant	One unit not working in Gear up office and one of the Classrooms, remainder operating. No diffusers/covers to fittings present	Replace blown bulbs/faulty fittings. Install covers/diffusers to fittings. Clean fittings and bulbs.	3	50%						0	0	0	0	0	0	0	0	0	0	32,890	0	32,890	0	32,890	32,890	100.0%		
											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	112,230	0	79,814	32,416	112,230	112,230	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%			

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



					Condition Gauge																	Asset Renewal Cost						
		Condition Assessment		Condition Grading		VG	G	A	P	VP	1	2	3	4	5	6	7	8	9	10								
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 (\$ USD)	20-40 (\$ USD)	40-60 (\$ USD)	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	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	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	57,866	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																	



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		Condition Assessment			Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost					
ID Code	Element	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	
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		2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30,626	0.0%	
1.02	Reinforced Concrete Slab on Grade	Good condition.	Monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37,500	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			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68,126	0.0%	
2.00	Frame										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
2.01	Structural Steel Frame (Portal/Truss/Columns/Beams, etc)	Part damaged by previously fallen tree (say 5% of roof area)	Replace damaged framing. Clean and repaint steel	5	90%						0	0	0	0	0	0	0	0	0	4,800	4,800	4,800	0	0	4,800	4,800	100.0%	
2.02	Structural Steel Frame (Portal/Truss/Columns/Beams, etc)	Good condition although some early stages of corrosion apparent to exposed steel	Wash down and repaint exposed framing	3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	76,800	0.0%	
2.03	Timber Frame (Portal/Truss/Columns/Beams, etc)	Good condition	Wash down and repaint exposed framing	3	50%						0	0	0	0	0	0	0	0	0	0	17,280	0	0	17,280	17,280	17,280	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
2.00	Total Frame			4	70%						0	0	0	0	0	0	0	0	0	4,800	22,080	4,800	0	17,280	22,080	98,881	22.3%	
3.00	Structural Walls										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
3.01	Reinforced Concrete Brick/Block Masonry Walls	Evidence of cracking and poor workmanship	Repair cracks, provide even plaster finish and paint	3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50,989	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
3.00	Total Structural Walls			3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50,989	0.0%	
4.00	Upper Floors										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
4.01	No upper floors to this building			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
4.00	Total Upper Floors			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
5.00	Roof										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Evidence of damaged section of roofing	Replace damaged section of roofing with new	5	90%						0	0	1,920	0	0	0	0	0	0	0	1,920	1,920	1,920	0	0	1,920	1,920	100.0%
5.02	Profiled Metal Sheet Roof Cladding (Pre-Finished)	New looking and in good condition although leak noticed to ceiling in one of the classrooms	Inspect leak and replace damaged plywood. Paint to protect roof fixings to underside and top	3	50%						0	0	0	0	0	0	0	0	0	0	36,480	0	36,480	0	36,480	36,480	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
5.00	Total Roof			4	70%						0	0	1,920	0	0	0	0	0	0	0	38,400	1,920	36,480	0	38,400	38,400	100.0%	
6.00	External Walls & Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
6.01	Solid Plaster Cladding with Painted Finishes	Cracks evident, rough plaster finish to top of walls and evidence of falking paint	Wash down, repair cracks, make good plaster and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29,318	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			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29,318	0.0%	
7.00	Windows & Doors										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
7.01	Timber Doors (Solid/No Glazing)	Good condition. General wear and tear and impact damage	Wash down and repaint. Install door stops where not present.Recommended to install kickplates also.	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,385	0.0%	
7.02	Aluminium Framed Windows & Doors	Good condition generally	Wash down	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24,654	0.0%	
7.03	Window Glazing Treatments	To some windows only. Is peeling with sections missing and bubbles in film present	Remove and replace tint	5	90%						0	657	0	0	0	0	0	0	0	0	1,315	657	657	0	1,315	657	200.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
7.00	Total Windows & Doors			3	50%						0	657	0	0	0	0	0	0	0	0	1,315	657	657	0	1,315	36,697	3.6%	
A	TOTAL STRUCTURE			4	70%						0	657	1,920	0	0	0	0	0	0	4,800	61,795	7,377	37,138	17,280	61,795	322,410	19.2%	
8.00	Stairs, Balustrades & Handrails										0	0	0	0	0	0	0	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	0	0	0	0	0	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
8.00	Total Stairs Balustrades & Handrails			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	

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



		Condition Assessment			Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost					
ID Code	Element	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	
9.00	Internal Walls/Partitions										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	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%	
10.00	Internal Doors										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	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%	
11.00	Floor Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
11.01	Vinyl Floor Finishes	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	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	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	2,500	0.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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%	
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	22,609	0	22,609	0	22,609	22,609	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
12.00	Total Wall Finishes			3	50%						0	0	0	0	0	0	0	0	0	0	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%	
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	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	18,177	0	0	18,177	18,177	18,177	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
13.00	Total Ceiling Finishes			4	70%						0	0	0	0	4,544	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%	
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	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	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	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	5,693	0	5,693	0	5,693	5,693	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
14.00	Total Fixed Joinery Units			3	50%						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%	
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. Clena WHB thoroughly	3	50%						0	0	0	0	0	0	0	0	0	0	12,650	0	12,650	0	12,650	12,650	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
15.00	Total Sanitary Plumbing			3	50%						0	0	0	0	0	0	0	0	0	0	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%	
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	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	6,262	0	6,262	0	6,262	6,262	100.0%	



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



		Condition Assessment			Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost					
ID Code	Element	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	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
16.00	Total Mechanical Services			3	50%						0	0	4,428	13,283	0	0	0	0	0	4,428	77,102	22,138	37,254	17,710	77,102	23,972	321.6%	
17.00	Fire Services										0	0	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	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%	
18.00	Electrical Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
18.01	Main Distribution Boards	Ok 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	100.0%	
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	100.0%	
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	100.0%	
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	100.0%	
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	100.0%	
18.06	Lighting (Internal) - Double Fluorescant	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	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
18.00	Total Electrical Services			3	50%						0	0	0	0	0	0	0	0	0	0	44,208	0	17,078	27,131	44,208	44,208	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%	
											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	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	0.0%	
											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	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	165.7%	
	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	60.5%	

53,500
Year 1 - 10 Consolidated Capital Replacement Cost



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Audit Date: October 2013  
Revision: Final

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					Condition Gauge																		Asset Renewal Cost						
ID Code	Element	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		
16.00	Total Mechanical Services			3	50%						0	0	4,428	4,428	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%			
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	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										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	9,488	0	0	9,488	9,488	9,488	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	1,344	0	1,344	0	1,344	1,344	100.0%		
18.03	General Power Outlet	Ok	Clean cover plates	2	30%						0	0	0	0	0	0	0	0	0	0	1,791	0	0	1,791	1,791	1,791	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	633	0	633	0	633	633	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	316	0	0	316	316	316	100.0%		
18.06	Lighting (Internal) - Fluorescant	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	2,530	0	2,530	0	2,530	2,530	100.0%		
											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	16,101	0	4,506	11,595	16,101	16,101	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	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	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. 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	1,791	0	1,791	0	1,791	1,791	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	1,791	0	1,791	0	1,791	1,791	100.0%		
C	TOTAL BUILDING SERVICES			3	50%						0	0	4,428	4,428	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																		





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		Condition Assessment				Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10	Asset Renewal Cost					
ID Code	Element	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	
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 but required	Install foundation below foundation walls	5	90%						0	0	0	0	0	0	0	0	0	3,795	3,795	3,795	0	0	3,795	3,795	100.0%	
1.02	Reinforced Concrete Block Foundation Walls	Timber floor sitting on spaced concrete blocks - not adequate	Remove and replace with new embedded in a foundation beam	5	90%						0	0	0	0	0	0	0	0	0	1,518	1,518	1,518	0	0	1,518	1,518	100.0%	
1.03	Timber framed floor	Evidence of decay where ply lining above rotten through	Replace damaged elements of floor framing	4	70%						0	0	0	0	0	0	0	0	0	0	1,423	0	1,423	0	1,423	1,423	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
1.00	Total Sub-Structure			5	90%						0	0	0	0	0	0	0	0	0	5,313	6,736	5,313	1,423	0	6,736	6,736	100.0%	
2.00	Frame										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
2.01	Timber Frame Trusses	Ok	Monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
2.00	Total Frame			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
3.00	Structural Walls										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
3.01	Timber Framed Walls	Ok	Moitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
3.00	Total Structural Walls			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
4.00	Upper Floors										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
4.01	No upper floors to this building			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
4.00	Total Upper Floors			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
5.00	Roof										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 rust and deterioration and poor workmanship	Remove and replace with new	4	70%						0	0	0	0	0	0	0	0	0	0	1,909	0	1,909	1,909	0	0	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
5.00	Total Roof			4	70%						0	0	0	0	0	0	0	0	1,909	0	1,909	1,909	0	0	1,909	1,909	100.0%	
6.00	External Walls & Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
6.01	Plywood Wall Linings with Painted Finishes	Poor workmanship, missing timber board to corner. Signs of rot at corners and delaminating of board	Remove and replace	5	90%						0	0	0	0	1,451	0	0	0	0	0	1,451	1,451	0	0	1,451	1,451	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
6.00	Total External Walls & Finishes			5	90%						0	0	0	0	1,451	0	0	0	0	0	1,451	1,451	0	0	1,451	1,451	100.0%	
7.00	Windows & Doors										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
7.01	Timber Doors (Solid/No Glazing)	Impact damage, corrosion to hinges, no paint to edge of frames	Replace hinges and repaint door and frame	4	70%						0	0	0	0	0	0	0	0	0	0	1,898	0	1,898	0	1,898	1,898	100.0%	
7.02	Aluminium framed louvres with timber frame	Flaking paint to frame, missing panes to louvres	Remove and replace	5	90%						0	0	0	0	3,828	0	0	0	0	0	3,828	3,828	0	0	3,828	3,828	100.0%	
7.03	Plastic mesh screen to Aluminium windows	Rust and damage to plastic mesh screen	Remove and replace	4	70%						0	0	0	0	332	0	0	0	0	0	664	332	332	0	664	332	200.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
7.00	Total Windows & Doors			5	90%						0	0	0	0	4,160	0	0	0	0	0	6,389	4,160	2,229	0	6,389	6,057	105.5%	
A	TOTAL STRUCTURE			4	70%						0	0	0	0	5,610	0	0	0	1,909	5,313	16,485	12,833	3,652	0	16,485	26,435	62.4%	
8.00	Stairs, Balustrades & Handrails										0	0	0	0	0	0	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	0	0	0	0	0.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
8.00	Total Stairs Balustrades & Handrails			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
9.00	Internal Walls/Partitions										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
9.01	No Internal wall partitions to this building`			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		



		Condition Assessment		Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost						
ID Code	Element	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	
											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%	
10.00	Internal Doors										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	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%	
11.00	Floor Finishes										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	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%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
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%	
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%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
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%	
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%
											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%	
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%	
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	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%	
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%	
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	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%	
16.00	Mechanical Services										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	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%	
17.00	Fire Services										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	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%	
18.00	Electrical Services										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	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	237	0	0	237	237	237	100.0%	

Audit Date: October 2013

Revision: Final



		Condition Gauge																													
		Condition Assessment		Condition Grading		VG	G	A	P	VP	1	2	3	4	5	6	7	8	9	10			Asset Renewal Cost								
ID Code	Element	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			
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	0.0%			
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	0.0%			
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	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 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	0.0%			
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																			



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		Condition Assessment				Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10	Asset Renewal Cost					
ID Code	Element	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	
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, slab breaking up at rear expected due to tree roots (note extent is greater than area of building)	Inspect rear foundation beams	3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,224	0.0%	
1.02	Reinforced Concrete Slab on Grade	Evidence of cracks to front building porch and broken up to rear slab area	Sawcut rear slab, breakup and remove	4	70%						0	0	0	0	0	0	0	0	0	0	7,407	0	0	7,407	7,407	7,407	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
1.00	Total Sub-Structure			4	70%						0	0	0	0	0	0	0	0	0	0	7,407	0	0	7,407	7,407	17,631	42.0%	
2.00	Frame										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
2.01	Small Container	Evidence of rust and corrosion particular around cut outs to openings.	Remove rusty sections around openings. Install metal flashings around openings	3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,873	0.0%	
2.02	Timber Frame (Roof Trusses)	Appears ok		2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,226	0.0%	
2.03	Timber Frame (Roof Canopy to Front entrance)	Canopy on a lean	Strengthen timber framing and level front edge of canopy	3	50%						0	0	0	0	0	0	0	0	0	0	1,549	0	0	1,549	1,549	1,549	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
2.00	Total Frame			3	50%						0	0	0	0	0	0	0	0	0	0	1,549	0	0	1,549	1,549	29,648	5.2%	
3.00	Structural Walls										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
3.01	Timber Framed Walls	Timber walls to infill section. Appear ok. Assumed timber framing to support wall panelling inside containers. Unable to be inspected.	Monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,180	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
3.00	Total Structural Walls			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,180	0.0%	
4.00	Upper Floors										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
4.01	No upper floors to this building			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
4.00	Total Upper Floors			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
5.00	Roof										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Corrugated Iron sheet - evidence of oxidation and corrosion. Two sheets to front canopy rusty appearance	Remove and replace with prefinished metal roofing	5	90%						0	0	9,183	0	0	0	0	0	0	0	9,183	9,183	0	0	9,183	9,183	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
5.00	Total Roof			5	90%						0	0	9,183	0	0	0	0	0	0	0	9,183	9,183	0	0	9,183	9,183	100.0%	
6.00	External Walls & Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
6.01	Plywood wall lining to infill wall	Evidence of staining, delaminating and mould growth. Warping to joints. No flashing to top edge or base.	Take down and remove	4	70%						0	0	0	0	0	0	0	0	0	0	671	0	671	0	671	671	100.0%	
6.02	Paint finish to metal cladding	Evidence of marks, staining and unpainted areas.	Wash down and repaint	4	70%						0	0	0	0	0	0	0	0	2,516	0	2,516	2,516	0	0	2,516	2,516	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
6.00	Total External Walls & Finishes			4	70%						0	0	0	0	0	0	0	0	2,516	0	3,187	2,516	671	0	3,187	3,187	100.0%	
7.00	Windows & Doors										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
7.01	Timber Doors (Solid/No Glazing)	Evidence of wear and tear and minor impact damage.	Wash down and repaint	3	50%						0	0	0	0	0	0	0	0	0	0	3,795	0	0	3,795	3,795	3,795	100.0%	
7.02	Timber Doors (Solid/No Glazing)	Evidence of delaminated and damaged door to IT office	Remove and replace	5	90%						0	0	0	0	1,898	0	0	0	0	0	1,898	1,898	0	0	1,898	1,898	100.0%	
7.03	Timber Louvre Screens	Timber Louvre to storage. Flaking and worn paint finish but otherwise ok.	Repair, Replace, Repaint, Wash Comments:	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	253	0.0%	
7.04	Aluminium Framed Windows & Doors	Ok condition. Timber framing surround has signs of marks. No flashings are evident externally.	Wash down frame and glazing. Wash down and repaint timber frame. Install metal flashings	3	50%						0	0	0	0	0	0	0	0	0	0	1,537	0	0	1,537	1,537	1,537	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
7.00	Total Windows & Doors			3	50%						0	0	0	0	1,898	0	0	0	0	0	7,229	1,898	0	5,332	7,229	7,482	96.6%	
A	TOTAL STRUCTURE			4	70%						0	0	9,183	0	1,898	0	0	0	2,516	0	28,556	13,597	671	14,288	28,556	83,312	34.3%	
8.00	Stairs, Balustrades & Handrails										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
8.01	No Stairs, Balustrades of Handrails 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	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

[illegible]



		Condition Assessment			Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost					
ID Code	Element	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	
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	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										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	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	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	1,889	0	0	1,889	1,889	1,889	100.0%	
18.04	Lighting (Internal) - Double Flurescent	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	2,530	0	0	2,530	2,530	2,530	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	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%		
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	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	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	1,889	0	1,889	0	1,889	1,889	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	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	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	71,261	22,434	6,355	42,472	71,261	135,031	52.8%	
											22,434																	
											Year 1 - 10 Consolidated Capital Replacement Cost																	



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		Condition Assessment			Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10	Asset Renewal Cost						
ID Code	Element	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	
1.00	Sub-Structure										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	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%	
2.00	Frame										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	Review by Structural Engineer	5	90%						0	0	0	0	181,171	0	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)	Review by Structural Engineer, Repair or Replace	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	Review by Structural Engineer	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%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
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%	
3.01	Reinforced Concrete Brick/Block Masonry Walls (External Walls)	Evidence of cracking, settlement, corrosion, poor workmanship	Review by Structural Engineer, Repair or Replace	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	Review by Structural Engineer, Repair or Replace	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%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
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%	
4.01	Pre-cast/Insitu Reinforced Concrete Upper Floor	Evidence of spalling concrete, cracking, corrosion, poor workmanship, etc	Review by Structural Engineer, Repair or Replace	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%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
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%	
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Evidence of leaks internally, flaking of protective coating, corrosion, poor workmanship, etc	Replace	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	Replace	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%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
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%	
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	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%	
7.00	Windows & Doors										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,	Replace	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,	Replace	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	Replace	4	70%						0	0	0	0	0	0	0	0	0	0	242,341	0	242,341	0	242,341	242,341	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
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%	
8.01	Pre-cast/Insitu Reinforced Concrete Stairs	Evidence of spalling concrete, cracking, corrosion, poor workmanship, etc	Repair	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	Wash, Repair, Repaint	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%	

Project: COLLEGE OF MICRONESIA - FSM

Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

J - UB & TSP (K - VOCATIONAL CLASSROOMS, TSP, UB, CES)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final



		Condition Assessment				Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost					
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	VG 0-20 %	G 20-40 %	A 40-60 %	P 60-80 %	VP 80-100 %	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace		
8.00	Total Stairs Balustrades & Handrails			4	70%						0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0.0%		
9.01	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	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%		
10.00	Internal Doors										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
10.01	Timber Door - Single	Evidence of impact damage, marks, etc	Repair & Repaint	4	70%						0	0	0	0	0	0	0	0	0	0	30,360	0	30,360	0	30,360	30,360	100.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
10.00	Total Internal Doors			4	70%						0	0	0	0	0	0	0	0	0	0	30,360	0	30,360	0	30,360	30,360	100.0%		
11.00	Floor Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
11.01	Vinyl Floor Finishes	Evidence of water stains, lifting, marks, tears, worn through, poor workmanship, etc	Replace	5	90%						0	93,309	0	0	0	0	0	0	0	0	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%						0	0	52,486	0	0	0	0	0	0	0	52,486	52,486	0	0	52,486	52,486	100.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
11.00	Total Floor Finishes			5	90%						0	93,309	52,486	0	0	0	0	0	0	0	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	0	0	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%						0	0	305,609	0	0	0	0	0	0	0	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%						0	0	22,770	0	0	0	0	0	0	0	22,770	22,770	0	0	22,770	22,770	100.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
12.00	Total Wall Finishes			5	90%						0	0	328,379	0	0	0	0	0	0	0	328,379	328,379	0	0	328,379	328,379	100.0%		
13.00	Ceiling Finishes										0	0	0	0	0	0	0	0	0	0	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%						0	0	123,926	0	0	0	0	0	0	0	123,926	123,926	0	0	123,926	123,926	100.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
13.00	Total Ceiling Finishes			5	90%						0	0	123,926	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0.0%		
14.02	White Boards	Evidence of general wear & tear	Repair, Replace	4	70%						0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	2,530	0	2,530	2,530	0	0	2,530	2,530	100.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
14.00	Total Fixed Joinery Units			4	70%						0	0	0	0	0	0	0	0	26,059	0	26,059	26,059	0	0	26,059	26,059	100.0%		
B	TOTAL INTERNAL FIT-OUT			5	90%						0	93,309	504,791	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0.0%		
15.01	WC	Evidence of general wear & tear, impact damage, poor workmanship, etc	Replace	4	70%						0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	6,325	0	6,325	6,325	0	0	6,325	6,325	100.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
15.00	Total Sanitary Plumbing			4	70%						0	0	0	0	0	0	0	0	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	0	0	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%						0	0	44,275	0	0	0	0	0	0	44,275	177,100	88,550	44,275	44,275	177,100	44,275	400.0%		



Audit Date: October 2013

Revision: Final

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Campus: **POHNPEI CAMPUS, KOLONIA, POHNPEI STATE**  
**K - PSBDC BUILDING (O - PSBDC BUILDING)**

Audit Date: October 2013

Revision: Final



		Condition Assessment				Condition Grading		Condition Gauge															Asset Renewal Cost						
ID Code	Element	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		
7.05	Aluminium Framed Windows Internally	Good condition, to middle level	Wash down	2	30%						0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	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,graffitti 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	0	0	0	0	0	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	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	30,002	0	15,001	15,001	30,002	15,001	200.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
7.00	Total Windows & Doors			2	30%						0	0	0	0	0	0	0	0	0	0	0	30,002	0	15,001	15,001	30,002	220,819	13.6%	
A	TOTAL STRUCTURE			3	50%						0	0	0	0	0	0	0	0	0	0	0	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	0	0	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	0	0	0	0	0	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	0	0	0	0	0	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	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	5,693	0.0%		
																					0	0	0	0	0	0	0.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
8.00	Total Stairs Balustrades & Handrails			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	76,823	0.0%		
9.00	Internal Walls/Partitions										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
9.01	Steel Framed Partition Walls	Good condition in general. Top level sounds very hollow however for classroom use.	Inject foam insulation into walll or install accoustic panels onto wall to aid with improving the accoustic rating of the wall	2	30%						0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	4,594	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			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46,851	0.0%		
10.00	Internal Doors										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
10.01	Timber Door - Single	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	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	2,277	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			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43,263	0.0%		
11.00	Floor Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
11.01	Vinyl Floor Finishes	Evidence of wear and tear and marks, some chipped tiles.	Uplift and remove damaged tiles.	2	30%						0	0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	6,966	0.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
11.00	Total Floor Finishes			3	50%						0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0.0%		
12.01	Plasterboard Wall Linings with Painted Finishes	Some evidence of cracking at joins	Wash down, replaster at split joins and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	0	4,950	0	0	4,950	4,950	4,950	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		

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		Condition Assessment			Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost					
ID Code	Element	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	
12.00	Total Wall Finishes			3	50%						0	0	0	0	0	0	0	0	0	0	238,313	0	233,362	4,950	238,313	238,313	100.0%	
13.00	Ceiling Finishes										0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	7,016	0	0	7,016	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%						0	0	0	0	0	0	0	0	0	0	4,165	0	0	4,165	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%						0	0	0	0	0	0	0	0	0	0	3,220	0	3,220	0	3,220	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%						0	0	0	0	0	0	0	0	0	0	88,776	0	0	88,776	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%						0	0	0	0	0	0	0	0	0	0	8,533	0	0	8,533	8,533	8,533	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
13.00	Total Ceiling Finishes			3	50%						0	0	0	0	0	0	0	0	0	0	139,879	0	31,389	108,489	139,879	139,879	100.0%	
14.00	Fixed Joinery Units										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
14.01	Toilet Partition doors	Ok	Wash down. Install toilet partitions and toilet partition doors to middle level toilets.	2	30%						0	0	0	0	0	0	0	0	0	0	506	0	0	506	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%						0	0	0	0	0	0	0	0	0	0	44,417	0	0	44,417	44,417	44,417	100.0%	
14.03	Pin Board	Ok	Wash frame	2	30%						0	0	0	0	0	0	0	0	0	0	810	0	405	405	810	405	200.0%	
14.04	White Boards	Ok	Wash down thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	3,036	0	0	3,036	3,036	3,036	100.0%	
14.05	Chalk boards	Ok	Wash down thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	3,036	0	0	3,036	3,036	3,036	100.0%	
14.06	Mirrors	Ok	Wash down regularly	2	30%						0	0	0	0	0	0	0	0	0	0	1,518	0	0	1,518	1,518	1,518	100.0%	
14.07	Built-in Joinery - Vanity Unit	Ok to WCs	Wash down thoroughly and regularly	2	30%						0	0	0	0	0	0	0	0	0	0	7,590	0	0	7,590	7,590	7,590	100.0%	
14.08	Built-in Joinery - Bench Unit	Ok to Agriculture lab	Wash down regularly	2	30%						0	0	0	0	0	0	0	0	0	0	22,134	0	0	22,134	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%						0	0	0	0	0	0	0	0	0	0	7,495	0	0	7,495	7,495	7,495	100.0%	
14.10	Built-in Joinery - Bench Unit	To Conference room ,lower ground floor	Wash down top	2	30%						0	0	0	0	0	0	0	0	0	0	7,305	0	0	7,305	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	37,950	0	0	37,950	37,950	37,950	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
14.00	Total Fixed Joinery Units			3	50%						0	0	0	0	0	0	0	0	0	0	145,285	0	9,892	135,392	145,285	144,880	100.3%	
B	TOTAL INTERNAL FIT-OUT			3	50%						0	0	0	0	0	0	0	0	0	0	775,646	0	350,621	425,025	775,646	949,144	81.7%	
15.00	Sanitary Plumbing										0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	2,277	0	0	2,277	2,277	2,277	100.0%	
15.03	WHB (Single)	Ok	Wash and clean thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	34,788	0	0	34,788	34,788	34,788	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
15.00	Total Sanitary Plumbing			2	30%						0	0	0	0	0	0	0	0	0	0	88,297	0	0	88,297	88,297	88,297	100.0%	
16.00	Mechanical Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
16.01	Air-Conditioning - DX/Split System	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%						0	0	0	0	70,840	0	0	0	0	0	283,360	70,840	141,680	70,840	283,360	70,840	400.0%	



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		Condition Assessment			Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost					
ID Code	Element	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	
16.02	Air-Conditioning - DX/Split System- Grey carrier type with external cage to exterior unit	Ok	Wash down. Service and clean filters regularly.	2	30%						0	0	0	0	22,770	0	0	0	0	0	91,080	22,770	45,540	22,770	91,080	22,770	400.0%	
16.03	Ventilation - Kitchen Extract	Modern and ok to lower level cooking area	Wash down	2	30%						0	0	0	0	0	0	0	0	0	0	10,120	0	10,120	0	10,120	10,120	100.0%	
16.04	Ceiling Mounted Fan	Modern and ok	Clean blades regularly. Monitor operation.	2	30%						0	0	0	0	0	0	0	0	0	0	23,656	0	23,656	0	23,656	23,656	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
16.00	Total Mechanical Services			2	30%						0	0	0	0	93,610	0	0	0	0	0	408,216	93,610	220,996	93,610	408,216	127,386	320.5%	
17.00	Fire Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
17.01	Smoke Detection & Alarm Systems	Hard wired type, assumed in operation.	Test, service and monitor	2	30%						0	0	0	0	0	0	0	0	0	0	26,240	0	26,240	0	26,240	26,240	100.0%	
17.02	Fire Detection & Alarm Systems	Assumed in operation	Test, service and monitor	2	30%						0	0	0	0	0	0	0	0	0	0	52,480	0	52,480	0	52,480	52,480	100.0%	
17.03	Fire Hose Reel	One noticed to bottom level and in good condition	Test and monitor	2	30%						0	0	0	0	0	0	0	0	0	0	1,265	0	0	1,265	1,265	1,265	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
17.00	Total Fire Services			2	30%						0	0	0	0	0	0	0	0	0	0	79,985	0	78,720	1,265	79,985	79,985	100.0%	
18.00	Electrical Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
18.01	Main Distribution Boards	5No Main Distribution boards. 3No inspected and ok	Monitor	2	30%						0	0	0	0	0	0	0	0	0	0	47,438	0	0	47,438	47,438	47,438	100.0%	
18.03	Electrical Wiring/Reticulation	Evidence of exposed and untidy wiring in the lower ground floor area hatched on plan provided as existing, including exposed and missing outlets	Tidy up loose and exposed wiring to the older part of the lower level	3	50%						0	0	0	0	0	0	0	0	0	0	16,097	0	16,097	0	16,097	16,097	100.0%	
18.03	Electrical Wiring/Reticulation	Appears ok generally some exposed wiring evident in Kitchen	Cover up opening in wall and tidy up exposed wiring in Cooking are on lower ground level	3	50%						0	0	0	0	0	0	0	0	0	0	36,383	0	36,383	0	36,383	36,383	100.0%	
18.04	General Power Outlet	As note above, evidence of missing face plates, exposed wiring outlets and empty outlet boxes	Tidy up exposed wiring. Install blank plates to empty boxes and new cover plates to exposed outlets.	4	70%						0	0	0	0	0	0	0	0	0	0	21,463	0	21,463	0	21,463	21,463	100.0%	
18.04	General Power Outlet	Ok, generally, an exposed outlet box evident above stainless steel bench in Cooking area and Toilet to lower ground level.	Clean and wash face plates. Install blank cover plate to hole in wall in Kitchen and over switch in toilet.	3	50%						0	0	0	0	0	0	0	0	0	0	48,510	0	48,510	0	48,510	48,510	100.0%	
18.05	Lighting (External) - Security lamps wall mounted	Ok	Clean covers and monitor	2	30%						0	0	0	0	0	0	0	0	0	0	5,693	0	0	5,693	5,693	5,693	100.0%	
18.06	Lighting (External) - Domed fitting soffit lights to middle level entrance	Ok	Clean covers	2	30%						0	0	0	0	0	0	0	0	0	0	886	0	0	886	886	886	100.0%	
18.07	Lighting (External) -Wall mounted lantern type	Ok	Clean covers	2	30%						0	0	0	0	0	0	0	0	0	0	2,657	0	0	2,657	2,657	2,657	100.0%	
18.08	Lighting (External) -Recessed energy saver type fitting	Ok	Clean bulbs	2	30%						0	0	0	0	0	0	0	0	0	0	1,898	0	0	1,898	1,898	1,898	100.0%	
18.09	Lighting (External) -Surface mounted fitting	Four fittings without bulbs, other with energy saver bulb	Clean bulb, install replacement bulbs and install protective covers/grilles	4	70%						0	0	0	0	0	0	0	0	0	0	2,056	0	2,056	0	2,056	2,056	100.0%	
18.10	Lighting (External) - Assumed 600 x 600 Grid Fluorescant lights	Evidence of rust to metal fitting of external grid lights	Wash and repaint frame. Wash down tubes and diffusers.	2	30%						0	0	0	0	0	0	0	0	0	0	4,934	0	0	4,934	4,934	4,934	100.0%	
18.11	Lighting (Internal) - Assumed 600 x 600 Grid Fluorescant lights	Ok	Clean tubes and diffusers	2	30%						0	0	0	0	0	0	0	0	0	0	90,448	0	0	90,448	90,448	90,448	100.0%	
18.12	Lighting (Internal) - Double Fluorescant light fittings	Ok	Clean tubes and diffusers	2	30%						0	0	0	0	0	0	0	0	0	0	23,403	0	0	23,403	23,403	23,403	100.0%	
18.13	Lighting (Internal) - Incandescent	Single light bulb fitting either plain or energy saver type	Replace blown light bulbs, clean remainder	3	50%						0	0	0	0	0	0	0	0	0	0	1,265	0	1,265	0	1,265	1,265	100.0%	
18.14	Lighting (Internal) - Fluorescant -Recessed round covered fittings to lower ground floor	Single light bulb fitting with diffuser cover	Clean bulb and diffuser cover	2	30%						0	0	0	0	0	0	0	0	0	0	2,657	0	0	2,657	2,657	2,657	100.0%	
18.15	Lighting (Internal) - Fluorescant - Spot light fittings to Conference room feature bulkhead ceiling	Assumed all ok	Clean fittings and 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%	
18.16	Emergency Lighting to building	Assumed all ok	Test battery backup and monitor	2	30%						0	0	0	0	0	0	0	0	0	0	17,493	0	0	17,493	17,493	17,493	100.0%	
											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	332,764	0	125,774	206,990	332,764	332,764	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	Evidence of exposed wiring and outlets to older end of lower level of building	Tidy up messy and loose wiring and damaged outlets. Install blank plate to any abandoned outlets.	3	50%						0	0	0	0	0	0	0	0	0	21,463	42,926	21,463	0	21,463	42,926	21,463	200.0%	
20.02	Telecommunication/Data Network	Generally ok	Tidy up any loose and untidy wiring with conduit where possible and appropriate	2	30%						0	0	0	0	0	0	0	0	0	0	48,510	0	48,510	0	48,510	48,510	100.0%	



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



		Condition Assessment				Condition Grading		Condition Gauge															Asset Renewal Cost						
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance		Condition Grade	% Deterioration	VG 0-20 %	G 20-40 %	A 40-60 %	P 60-80 %	VP 80-100 %	1 2013 (\$ USD)	2 2014 (\$ USD)	3 2015 (\$ USD)	4 2016 (\$ USD)	5 2017 (\$ USD)	6 2018 (\$ USD)	7 2019 (\$ USD)	8 2020 (\$ USD)	9 2021 (\$ USD)	10 2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace	
												0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
20.00	Total Special Services				3	50%						0	0	0	0	0	0	0	0	0	21,463	91,436	21,463	48,510	21,463	91,436	69,973	130.7%	
C	TOTAL BUILDING SERVICES				3	50%						0	0	0	0	93,610	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%						0	0	0	0	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																	



Audit Date: October 2013

Revision: Final



		Condition Assessment			Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost					
ID Code	Element	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	
7.00	Total Windows & Doors			3	50%						0	0	0	0	0	0	0	615	0	0	23,823	615	1,898	21,311	23,823	24,529	97.1%	
A	TOTAL STRUCTURE			3	50%						0	0	0	0	0	0	0	615	29,421	0	104,871	30,036	1,898	72,938	104,871	321,503	32.6%	
8.00	Stairs, Balustrades & Handrails										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
8.01	Timber Framed Stairs	Reasonably steep incline but otherwise ok	Wash and paint	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,488	0.0%	
8.02	Timber Framed Balustrades	Evidence of marks but ok	Wash down and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,238	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
8.00	Total Stairs Balustrades & Handrails			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,725	0.0%	
9.00	Internal Walls/Partitions										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
9.01	Timber Framed Partition Walls	Ok	Monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,526	0.0%	
9.02	Timber Framed Partition Walls - Training Walls	Ok, suitable for training purposes	Monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,412	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			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,938	0.0%	
10.00	Internal Doors										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
10.01	Timber Door - Single	Evidence of marks and impact damage	Wash down, clean and paint doors. Recommend to install kick plates and door stops where possible	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,072	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			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,072	0.0%	
11.00	Floor Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
11.01	Plywood floor lining	Appears ok	Monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,948	0.0%	
11.02	Vinyl Floor Finishes	Appears to be ok with general wear and tear and marks. Not able to be inspected to classroom	Wash and polish floor	3	50%						0	0	0	0	0	0	0	0	0	5,007	10,015	5,007	0	5,007	10,015	5,007	200.0%	
11.03	Vinyl Floor Finishes	Chipped and damaged to entry to upper floor office	Remove and replace	5	90%						0	556	0	0	0	0	0	0	0	0	1,113	556	0	556	1,113	556	200.0%	
11.04	Concrete Screed Floor Finish	Dirty and to falls but otherwise ok	Wash down and paint	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,379	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
11.00	Total Floor Finishes			3	50%						0	556	0	0	0	0	0	0	0	5,007	11,127	5,564	0	5,564	11,127	16,891	65.9%	
12.00	Wall Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
12.01	Plywood Wall Linings with Painted Finishes	Unpainted to lower level and evidence of impact damage	Clean and paint	3	50%						0	0	0	0	0	0	0	0	0	0	9,106	0	0	9,106	9,106	9,106	100.0%	
12.02	Solid Plaster Wall Lining with Painted Finishes	Evidence of marks and damage to plaster in toilet area	Wash down, make good plaster damage and repaint	5	90%						0	0	4,862	0	0	0	0	0	0	0	4,862	4,862	0	0	4,862	4,862	100.0%	
12.03	Solid Plaster Wall Lining with Painted Finishes	Evidence of marks and minor damage	Wash and paint	2	30%						0	0	0	0	0	0	0	0	0	0	18,808	0	0	18,808	18,808	18,808	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
12.00	Total Wall Finishes			3	50%						0	0	4,862	0	0	0	0	0	0	0	32,775	4,862	0	27,914	32,775	32,775	100.0%	
13.00	Ceiling Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
13.01	Plywood Ceiling linings with Painted Finishes	No leaks evident but some popping noticed at joints	Clean and wash and refx popped sheets	3	50%						0	0	0	0	0	0	0	0	0	0	14,176	0	0	14,176	14,176	14,176	100.0%	
13.02	Plastic mesh screen	Ok, dirty appearance	Clean and wash	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,321	0.0%	
13.03	Painted exposed floor framing to underside of mezzanine	Not inspected but appears ok	Clean and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	1,349	0	0	1,349	1,349	1,349	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0						

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

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Revision: Final



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		Condition Assessment			Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost					
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	VG 0-20 %	G 20-40 %	A 40-60 %	P 60-80 %	VP 80-100 %	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace	
14.00	Total Fixed Joinery Units			2	30%						0	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	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	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	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	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	0	0	6,325	0	6,325	0	6,325	6,325	100.0%	
																					0	0	0	0	0	0.0%		
15.00	Total Sanitary Plumbing			3	50%						0	0	0	0	0	0	0	0	0	0	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	0.0%		
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	8,855	0	0	44,275	17,710	8,855	17,710	44,275	8,855	500.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
16.00	Total Mechanical Services			5	90%						8,855	0	0	0	0	0	0	8,855	0	0	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	0.0%		
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	0	1,581	633	633	316	1,581	316	500.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
17.00	Total Fire Services			2	30%						0	0	0	316	0	0	0	0	316	0	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	0.0%		
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	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	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	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	0	0	633	0	0	633	633	633	100.0%	
18.05	Lighting (External) - Fluorescant	Single flurescent tube is ok	Clean tube, install protective grille/cover	2	30%						0	0	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	0	0	949	949	0	0	949	949	100.0%	
18.07	Lighting (Internal) - Fluorescant - Single Tube	Assume operating to classroom - unable to inspect	None	3	50%						0	0	0	0	0	0	0	0	0	0	886	0	886	0	886	886	100.0%	
18.08	Lighting (Internal) - Fluorescant - Twin Tube	Operating but diffusers missing	Clean tubes and install diffusers	3	50%						0	0	0	0	0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	100.0%	
											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	949	0	0	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	0.0%		
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	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 but loose and untidy wiring	Service and tidy loose wiring	2	30%						0	0	0	0	0	0	0	0	0	0	8,597	0	8,597	0	8,597	8,597	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	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	0	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%	

59,752

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		Condition Assessment				Condition Grading		Condition Gauge															Asset Renewal Cost						
ID Code	Element	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 Consolidated Capital Replacement Cost																		



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M - MAINTENANCE SHOP (R - MAINTENANCE BUILDING)

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		Condition Assessment		Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10			Asset Renewal Cost					
ID Code	Element	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	
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, assume ok	Monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,848	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	0	0	0	0	0	0	0	0	12,678	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	0	0	0	0	0	0	0	17,415	0	0	17,415	17,415	17,415	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
1.00	Total Sub-Structure			3	50%						0	0	0	0	0	0	0	0	0	0	17,415	0	0	17,415	17,415	45,941	37.9%	
2.00	Frame										0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	8,002	0	0	8,002	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	0	0	0	0	0	0	0	16,004	0	0	16,004	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	0	0	0	0	0	0	0	28,039	0	28,039	0	28,039	28,039	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
2.00	Total Frame			4	70%						0	0	0	0	0	0	0	0	0	0	52,045	0	28,039	24,006	52,045	52,045	100.0%	
3.00	Structural Walls										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
3.01	Reinforced Concrete 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	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	1,184	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
3.00	Total Structural Walls			3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,585	0.0%	
4.00	Upper Floors										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
4.01	No upper floors to this building			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
4.00	Total Upper Floors			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
5.00	Roof										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Galvanized steel iron -Evidence of rust and deterioration in several locations	Remove and replace (say 15% of area)	5	90%						0	0	2,804	0	0	0	0	0	0	0	2,804	2,804	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	0	0	0	0	0	0	0	15,889	0	0	15,889	15,889	15,889	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
5.00	Total Roof			3	50%						0	0	2,804	0	0	0	0	0	0	0	18,693	2,804	0	15,889	18,693	18,693	100.0%	
6.00	External Walls & Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
6.01	Chainlink type fencing to front and side of building	Ok	Wash down and monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	2,761	0	0	2,761	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	0	0	0	0	0	0	0	671	0	671	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%						0	0	0	0	1,129	0	0	0	0	0	1,129	1,129	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%						0	0	4,528	0	0	0	0	0	0	0	4,528	4,528	0	0	4,528	4,528	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
6.00	Total External Walls & Finishes			4	70%						0	0	4,528	0	1,129	0	0	0	0	0	9,089	5,657	671	2,761	9,089	14,613	62.2%	
7.00	Windows & Doors										0	0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	5,935	0	0	5,935	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%						0	0	0	0	0	0	0	0	0	0	1,898	0	0	1,898	1,898	1,898	100.0%	

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VG	G					A	P	VP	1	2	3	4	5	6	7	8	9	10	Total													
ID Code	Element	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					
7.03	Timber external framed and Aluminium, glazed louvre type windows	Flashings inadequate to windows and timber framing requires attention	Remove units, wash down thoroughly. Install flashings and paint timber framing. Replace any damaged elements of framing	3	50%						0	0	0	0	0	0	0	0	0	0	4,554	0	0	4,554	4,554	4,554	100.0%					
7.04	Double Metal Gate to Main Entrance	Ok	Wash down	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,898	0.0%						
7.05	Single gate to side storage	Ok	Wash down	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	633	0.0%						
7.06	Mesh screens to Aluminium louvre type windows	Damaged and deteriorated mesh screen. Worn or flaking paint finish.	Replace damaged mesh screen. Wash down and repaint timber frame.	3	50%						0	0	0	0	0	0	0	171	0	0	342	171	0	171	342	171	200.0%					
7.07	Corrugated lined, metal framed door	Evidence of rust to cladding	Replace corrugated cladding to door	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	949	0.0%						
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%						
7.00	Total Windows & Doors			3	50%						0	0	0	0	0	0	0	171	0	0	12,729	171	0	12,558	12,729	16,037	79.4%					
A	TOTAL STRUCTURE			3	50%						0	0	7,332	0	1,129	0	0	171	0	0	109,970	8,632	28,710	72,628	109,970	150,913	72.9%					
8.00	Stairs, Balustrades & Handrails										0	0	0	0	0	0	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	0	0	0	0	0.0%						
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%						
8.00	Total Stairs Balustrades & Handrails			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%						
9.00	Internal Walls/Partitions										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%						
9.01	Timber Framed Partition Walls	To Large container. Not inspected but assumed in good condition.	Monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,935	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			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,935	0.0%						
10.00	Internal Doors										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%						
10.01	Timber Door - Single	Impact damage, marks and staining evident	Wash down and repaint doors. Refix loose timber framing. Install door stops, push plates and kick plates if possible	3	50%						0	0	0	0	0	0	0	0	0	0	3,036	0	0	3,036	3,036	3,036	100.0%					
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%						
10.00	Total Internal Doors			3	50%						0	0	0	0	0	0	0	0	0	0	3,036	0	0	3,036	3,036	3,036	100.0%					
11.00	Floor Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%						
11.01	Vinyl Floor Finishes	Staining, marks and wear and tear. No threshold strip at doorway	Uplift and remove. Install threshold strip at doorway	5	90%						0	2,017	0	0	0	0	0	0	0	0	4,035	2,017	0	2,017	4,035	2,017	200.0%					
11.02	Concrete Screed Floor Finish	To Containers. Some hairline cracking evident.	Repair cracks and wash down regularly	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,066	0.0%						
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%						
11.00	Total Floor Finishes			4	70%						0	2,017	0	0	0	0	0	0	0	0	4,035	2,017	0	2,017	4,035	5,083	79.4%					
12.00	Wall Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%						
12.01	Prefinished timber veneer panelling	Evidence of holes in wall and impact damage	Remove and replace (say 20%)	5	90%						0	0	0	0	4,064	0	0	0	0	0	4,064	4,064	0	0	4,064	4,064	100.0%					
12.02	Prefinished timber veneer panelling	Evidence of marks and general wear and tear	Wash down and monitor	3	50%						0	0	0	0	0	0	0	0	0	0	6,096	0	0	6,096	6,096	6,096	100.0%					
12.03	Painted steel walls to inside of large container	Some chipped and damaged paint finish evident.	Wash down and repaint.	2	30%						0	0	0	0	0	0	0	0	0	0	1,785	0	0	1,785	1,785	1,785	100.0%					
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%						
12.00	Total Wall Finishes			4	70%						0	0	0	0	4,064	0	0	0	0	0	11,945	4,064	0	7,881	11,945	11,945	100.0%					
13.00	Ceiling Finishes										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 to offices	Marks around joins and uneven fixings at butt joins/dropping of ply.	Refix at joins, plaster and paint finish	4	70%						0	0	0	0	0	0	0	0	0	0	8,491	0	8,491	0	8,491	8,491	100.0%					
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%						
13.00	Total Ceiling Finishes			4	70%						0	0	0	0	0	0	0	0	0	0	8,491	0	8,491	0	8,491	8,491	100.0%					
14.00	Fixed Joinery Units										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%						
14.01	Pin Board	General wear and tear but ok		2	30%						0	0	0	0	0	0	0	0	0	0	304	0	152	152	304	152	200.0%					
14.02	Built-in Joinery - Bench Unit	L shaped desk to office. Ok	Wash down and clean benchtop	2	30%						0	0	0	0	0	0	0	0	0	0	2,846	0	0	2,846	2,846	2,846	100.0%					
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%						

Audit Date: October 2013  
Revision: Final



		Condition Assessment			Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10	Asset Renewal Cost								
ID Code	Element	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			
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										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%			
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%				
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										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	3,795	0	0	0	11,385	3,795	3,795	3,795	11,385	3,795	300.0%			
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%				
16.00	Total Mechanical Services			2	30%						0	0	0	0	0	0	3,795	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%				
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%				
											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										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%				
18.01	Main Distribution Boards	Good condion, 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%			
											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	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%				
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	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%			
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%				
20.00	Total Special Services			3	50%						0	0	0	0	0	0	0	0	0	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																			



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		Condition Assessment				Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10	Asset Renewal Cost					
ID Code	Element	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	
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	Evidence of scour to outside perimeter edge adjacent access road	Review by Structural Engineer	3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61,748	0.0%	
1.02	Reinforced Concrete Block Foundation Walls	Evidence of spalling and cracking noticed to outside edge adjacent access road	Review by Structural Engineer. Repair cracks and spalling and plaster finish	3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,466	0.0%	
1.03	Reinforced Concrete Slab on Grade	Ok		2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150,144	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			3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	228,359	0.0%	
2.00	Frame										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
2.01	Structural Steel Frame (Portal/Truss/Columns/Beams, etc)	Ok	Wash down and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	428,601	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
2.00	Total Frame			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	428,601	0.0%	
3.00	Structural Walls										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
3.01	Reinforced Concrete Brick/Block Masonry Walls - Nib wall to Gym	OK	Wash down and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,722	0.0%	
3.02	Reinforced Concrete Brick/Block Masonry Walls - Full height walls to WC	Marks and minor impact damage	Wash down and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25,997	0.0%	
3.03	Reinforced Concrete Brick/Block Masonry Walls - Partition walls to WC	Marks and minor impact damage	Wash down and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,005	0.0%	
3.04	Structural steel girts, columns and framing to external walls	Marks and minor impact damage	Wash down and repaint where exposed	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	217,959	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
3.00	Total Structural Walls			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	267,682	0.0%	
4.00	Upper Floors										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
4.01	No upper floors to this building			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
4.00	Total Upper Floors			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
5.00	Roof										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Evidence of worn protective paint coating	Wash down thoroughly and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	151,659	0	0	151,659	151,659	151,659	100.0%	
5.02	PVC Downpipes	Ok	Clean and wash	2	30%						0	0	0	0	0	0	0	0	0	0	14,016	0	0	14,016	14,016	14,016	100.0%	
5.03	Metal Gutters	Appear ok	Wash down and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	15,896	0	0	15,896	15,896	15,896	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
5.00	Total Roof			2	30%						0	0	0	0	0	0	0	0	0	0	181,571	0	0	181,571	181,571	181,571	100.0%	
6.00	External Walls & Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
6.01	Solid Plaster Cladding with Painted Finishes	Evidence of marks and worn paint	Wash down and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,948	0.0%	
6.02	Profiled Metal Sheet Wall Cladding (Pre-Finished)	Evidence of rust at base of sheets, marks and worn paint finish	Wash down thoroughly and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	147,752	0	0	147,752	147,752	147,752	100.0%	
6.03	Metal Cage / bar cladding	Marks, rust and staining	Wash down and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	34,440	0	0	34,440	34,440	34,440	100.0%	
6.04	Plywood Wall Linings with Painted Finishes (assumed to wall to Student services building)	Ok, staining, marks and dirty appearance	Wash down thoroughly and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,967	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			2	30%						0	0	0	0	0	0	0	0	0	0	182,192	0	0	182,192	182,192	213,108	85.5%	
7.00	Windows & Doors										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
7.01	Timber Framed Windows & Doors	Ok	Wash and repaint frames	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,903	0.0%	
7.02	Timber Doors (Solid/No Glazing)	General wear and tear	Wash down and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,898	0.0%	
7.03	Aluminium Framed Windows & Doors	General wear and tear	Wash and clean thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,846	0.0%	
7.04	Metal Cage type doors	Evidence of worn paint, rust marks and impact damage	Wash down thoroughly and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,590	0.0%	



					Condition Gauge																		Asset Renewal Cost						
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	VG 0-20 %	G 20-40 %	A 40-60 %	P 60-80 %	VP 80-100 %	1 2013 (\$ USD)	2 2014 (\$ USD)	3 2015 (\$ USD)	4 2016 (\$ USD)	5 2017 (\$ USD)	6 2018 (\$ USD)	7 2019 (\$ USD)	8 2020 (\$ USD)	9 2021 (\$ USD)	10 2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace		
7.05	Plastic Mesh screen over windows	Evidence of damage	Repair damage, wash and clean	3	50%						0	0	0	0	0	0	0	152	0	0	304	152	0	152	304	152	200.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
7.00	Total Windows & Doors			3	50%						0	0	0	0	0	0	0	152	0	0	304	152	0	152	304	25,389	1.2%		
A	TOTAL STRUCTURE			3	50%						0	0	0	0	0	0	0	152	0	0	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	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	0	0	0	0	0	0.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
8.00	Total Stairs Balustrades & Handrails			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
9.00	Internal Walls/Partitions										0	0	0	0	0	0	0	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	0	0	0	0	0	0	77,069	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			2	30%						0	0	0	0	0	0	0	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	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	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%						0	0	0	0	0	0	0	0	0	0	4,554	0	0	4,554	4,554	4,554	100.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
10.00	Total Internal Doors			3	50%						0	0	0	0	0	0	0	0	0	0	4,554	0	0	4,554	4,554	10,626	42.9%		
11.00	Floor Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
11.01	Vinyl Floor Finishes	Evidence of chipping and wear and tear	Wash down thoroughly, remove chipped and damamged floor tiles and install threshold strip at door junction	3	50%						0	0	0	0	0	0	0	0	0	3,530	7,060	3,530	0	3,530	7,060	3,530	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%						0	0	0	0	0	0	0	0	0	0	4,678	0	4,678	0	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	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	0	0	0	0	0	0	0	55,669	0.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
11.00	Total Floor Finishes			3	50%						0	0	0	0	0	0	0	0	0	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	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	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%						0	0	0	0	0	0	0	0	0	0	18,162	0	0	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 teare	Wash down thoroughly and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	107,399	0	0	107,399	107,399	107,399	100.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
12.00	Total Wall Finishes			2	30%						0	0	0	0	0	0	0	0	0	0	125,560	0	0	125,560	125,560	159,373	78.8%		
13.00	Ceiling Finishes										0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	126,179	0	126,179	0	126,179	126,179	100.0%		
13.02	Insulated Panel to high level roof (soffit- externally)	Evidence of water damamge, staining and marks	Clean to underside thoroughly. Consider replacing more extensively damaged panels	3	50%						0	0	0	0	0	0	0	0	0	0	17,897	0	17,897	0	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 damamged ply to Female WC	4	70%						0	0	0	0	0	0	0	0	0	0	930	0	930	0	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	Replace water damamged ply to Female WC	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,117	0.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
13.00	Total Ceiling Finishes			3	50%						0	0	0	0	0	0	0	0	0	0	145,006	0	145,006	0	145,006	148,123	97.9%		
14.00	Fixed Joinery Units										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
14.01	Toilet Partitions (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%						0	0	0	0	0	0	0	0	0	0	2,312	0	2,312	0	2,312	2,312	100.0%		
14.02	Toilet Parition doors	Evidence of impact damage and misuse. Nails fixed through doors	Remove nails and fill holes. Repair impact damage. Wash and repaint.	3	50%						0	0	0	0	0	0	0	0	0	0	3,163	0	3,163	0	3,163	3,163	100.0%		





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		Condition Assessment		Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost					
ID Code	Element	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
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
14.00	Total Fixed Joinery Units			3	50%						0	0	0	0	0	0	0	0	0	0	5,475	0	5,475	0	5,475	5,475	100.0%
B	TOTAL INTERNAL FIT-OUT			3	50%						0	0	0	0	0	0	0	0	0	3,530	292,332	3,530	155,158	133,644	292,332	524,209	55.8%
15.00	Sanitary Plumbing										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
15.01	WC	General wear and tear but otherwise ok	Wash and clean thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	15,813	0	0	15,813	15,813	15,813	100.0%
15.02	Urinal (Stall)	General wear and tear but otherwise ok	Wash and clean thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	4,554	0	0	4,554	4,554	4,554	100.0%
15.03	WHB (Single)	Some marks and cleaning brushes hanging below	Remove hanging cleaning brushes and put in Janitors room. Clean and wash thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	11,385	0	0	11,385	11,385	11,385	100.0%
15.04	Bathroom floor waste	One blocked up without a grille, the other appears ok	Clean out both floor wastes throughly and install missing grille	4	70%						0	0	0	0	0	0	0	0	6,325	0	6,325	6,325	0	0	6,325	6,325	100.0%
																					0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing			3	50%						0	0	0	0	0	0	0	0	6,325	0	38,077	6,325	0	31,752	38,077	38,077	100.0%
16.00	Mechanical Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
16.01	Air-Conditioning - Window Mounted Unit)	Only inspected from outside. Rust apparent externally but assumed operating	Service and clean filters.	2	30%						0	0	0	0	0	0	1,898	0	0	0	5,693	1,898	1,898	1,898	5,693	1,898	300.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Total Mechanical Services			2	30%						0	0	0	0	0	0	1,898	0	0	0	5,693	1,898	1,898	1,898	5,693	1,898	300.0%
17.00	Fire Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	No Fire services noticed to building		Recommend install of Fire services to 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	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%
18.00	Electrical Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.01	Main Distribution Boards	Assumed ok, unable to be inspected		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 loose and untidy wiring externally. Connection into building from Street appears to be a low clearance height	Service and tidy up loose and unsafe wiring to and around building	3	50%						0	0	0	0	0	0	0	0	0	0	34,649	0	34,649	0	34,649	34,649	100.0%
18.03	General Power Outlet	Ok	Wash and clean cover plates	2	30%						0	0	0	0	0	0	0	0	0	0	46,198	0	0	46,198	46,198	46,198	100.0%
18.04	Lighting (External) - Incandescent	Energy saver type bulb to southern end	Clean bulb and install protective cover/grille	2	30%						0	0	0	0	0	0	0	0	0	0	316	0	0	316	316	316	100.0%
18.05	Lighting (External) - Fluorescant	Circular type fitting. Appears ok	Clean tube. 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) - Incandescent	Some bulbs blown. Majority are energy saver type	Clean bulbs. Replace blown bulbs. Install cover grilles and covers particularly in wet areas.	2	30%						0	0	0	0	0	0	0	0	0	0	3,795	0	0	3,795	3,795	3,795	100.0%
18.07	Lighting (Internal) - Large Lamps to Gymnasium	Assumed all ok.	Service and clean lamps	2	30%						0	0	0	0	0	0	0	0	0	0	25,300	0	0	25,300	25,300	25,300	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.00	Total Electrical Services			3	50%						0	0	0	0	0	0	0	0	0	0	120,378	0	34,649	85,729	120,378	120,378	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%
											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	Assumed present in room housing Electrical Switchboard and operating		2	30%						0	0	0	0	0	0	0	0	0	0	46,198	0	46,198	0	46,198	46,198	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Total Special Services			2	30%						0	0	0	0	0	0	0	0	0	0	46,198	0	46,198	0	46,198	46,198	100.0%
C	TOTAL BUILDING SERVICES			3	50%						0	0	0	0	0	0	1,898	0	6,325	0	210,345	8,223	82,744	119,378	210,345	206,550	101.8%
	TOTAL BUILDING			3	50%						0	0	0	0	0	0	1,898	152	6,325	3,530	866,744	11,904	237,903	616,937	866,744	2,075,468	41.8%
											11,904																
											Year 1 - 10 Consolidated Capital Replacement Cost																

Audit Date: October 2013

Revision: Final



										Condition Gauge																			
		Condition Assessment			Condition Grading		VG	G	A	P	VP	1	2	3	4	5	6	7	8	9	10	Asset Renewal Cost							
ID Code	Element	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



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		Condition Assessment				Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10	Asset Renewal Cost					
ID Code	Element	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	
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 but assumed ok		2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37,709	0.0%	
1.02	Reinforced Concrete Slab on Grade	General wear and tear, marks and stains where exposed	Wash down thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78,864	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			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	116,573	0.0%	
2.00	Frame										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
2.01	Structural Steel Frame (Roof framing)	Ok	Monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	169,688	0.0%	
2.02	Reinforced Concrete Columns & Beams	Ok	Wash down and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	95,298	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
2.00	Total Frame			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	264,986	0.0%	
3.00	Structural Walls										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
3.01	Reinforced Concrete Brick/Block Masonry Walls	Evidence of cracking especially around window and door openings	Review by Structural Engineer. Repair cracks, plaster and paint	3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200,549	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
3.00	Total Structural Walls			3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200,549	0.0%	
4.00	Upper Floors										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
4.01	No upper floors to this building			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
4.00	Total Upper Floors			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
5.00	Roof										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Evidence of leaks in several locations and flaking/worn paint finish	Wash down thoroughly and repaint	3	50%						0	0	0	0	0	0	0	0	0	0	0	86,039	0	86,039	0	86,039	86,039	100.0%
5.02	PVC Downpipes	Evidence of cracks/damaged sections, poor workmanship, etc Comments:	Repair, Replace, Clean, Wash	2	30%						0	0	0	0	0	0	0	0	0	0	0	4,655	0	0	4,655	4,655	4,655	100.0%
5.03	Metal Gutters	Evidence of dirt and grime buildup and early stages of corrosion	Clean and wash thoroughly and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	0	7,512	0	0	7,512	7,512	7,512	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
5.00	Total Roof			3	50%						0	0	0	0	0	0	0	0	0	0	98,206	0	86,039	12,167	98,206	98,206	100.0%	
6.00	External Walls & Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
6.01	Solid Plaster Cladding with Painted Finishes	Evidence of cracks externally particularly around window openings	Wash down thoroughly. Repair cracks, plaster and paint finish	3	50%						0	0	0	0	0	0	0	0	0	0	0	60,681	0	0	60,681	60,681	60,681	100.0%
6.03	Profiled Metal Sheet Wall Cladding (Pre-Finished)	Evidence of fading paint finish otherwise ok	Wash down thoroughly and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	0	1,898	0	0	1,898	1,898	1,898	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
6.00	Total External Walls & Finishes			3	50%						0	0	0	0	0	0	0	0	0	0	62,579	0	0	62,579	62,579	62,579	100.0%	
7.00	Windows & Doors										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
7.01	Timber Doors (Solid/No Glazing)	Evidence of marks and impact damage	Wash down thoroughly and repaint. Consider installing kickplates to door	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,898	0.0%	
7.02	Aluminium Framed Windows & Doors	One broken pane of glass spotted, otherwise in good condition	Wash down thoroughly., replace broken pane of glass, ease and adjust opening sashes	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36,705	0.0%	
7.03	Window Glazing Treatments	Ok		2	30%						0	0	0	0	0	0	0	0	0	0	3,915	0	1,958	1,958	3,915	1,958	200.0%	
7.04	Fibre Cement Cladding with Painted Finishes	Evidence of flaking paint where deterioration of panel where window mounted AC removed	Remove and replace and paint finish to match existing	5	90%						0	0	266	0	0	0	0	0	0	0	266	266	0	0	266	266	100.0%	
																					0	0	0	0	0	0	0.0%	
7.00	Total Windows & Doors			2	30%						0	0	266	0	0	0	0	0	0	0	4,181	266	1,958	1,958	4,181	40,826	10.2%	
A	TOTAL STRUCTURE			3	50%						0	0	266	0	0	0	0	0	0	0	164,965	266	87,996	76,703	164,965	783,719	21.0%	
8.00	Stairs, Balustrades & Handrails										0	0	0	0	0	0	0	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	0	0	0	0	0	0.0%	

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



		Condition Assessment		Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost					
ID Code	Element	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
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.00	Total Stairs Balustrades & Handrails			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Internal Walls/Partitions										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.01	Timber Framed Partition Walls	Good condition, used as internal 6ft high partition walls		2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,027	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			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,027	0.0%	
10.00	Internal Doors										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	Timber Door - Single	Evidence of termite attack to door frames. Impact damage and marks to doors	Replace door frames. Treat, wash and repaint doors. Recommend installing kickplates and door stops where not present	4	70%						0	0	0	0	0	0	0	0	0	0	4,554	0	4,554	0	4,554	4,554	100.0%
10.02	Timber Door - Single	Marks and impact damage	Wash down and repaint. Recommend installing kickplates and door stops where not present	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,626	0.0%	
10.03	Timber Door - Sliding	Frame recently replaced as was termite damaged. New timber bifolding door installed	Wash down door	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,771	0.0%	
10.04	Timber Door - Sliding	Marks and impact damage	Wash down door and repaint	3	50%						0	0	0	0	0	0	0	0	0	0	1,771	0	0	1,771	1,771	1,771	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Total Internal Doors			3	50%						0	0	0	0	0	0	0	0	0	0	6,325	0	4,554	1,771	6,325	18,722	33.8%
11.00	Floor Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.01	Vinyl Floor Finishes	Water stains, marks and wear and tear	Remove and replace (allowance for 20% of Vinyl tile area)	4	70%						0	0	0	0	0	8,337	0	0	0	0	16,674	8,337	0	8,337	16,674	8,337	200.0%
11.02	Vinyl Floor Finishes	Marks and wear and tear	Wash and clean thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	33,349	0	33,349	0	33,349	33,349	100.0%
11.03	Tiled Floor Finishes	Evidence of marks but otherwise ok	Wash and clean thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	2,583	0	0	2,583	2,583	2,583	100.0%
11.04	Concrete Screed Floor Finish	Wear and tear	Clean and wash thoroughly, install threshold strips to adjacent surfaces	3	50%						0	0	0	0	0	0	0	0	0	0	3,918	0	0	3,918	3,918	3,918	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00	Total Floor Finishes			3	50%						0	0	0	0	0	8,337	0	0	0	0	56,523	8,337	33,349	14,837	56,523	48,186	117.3%
12.00	Wall Finishes										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	Evidence of cracking extensively throughout building	Review by Structural Engineer. Repair cracks, plaster and paint	4	70%						0	0	0	0	0	0	0	0	99,335	0	99,335	99,335	0	0	99,335	99,335	100.0%
12.02	Tiled Wall Finishes	Tile skirting to toilets. Is in good condition	Wash regularly	2	30%						0	0	0	0	0	0	0	0	0	0	3,825	0	0	3,825	3,825	3,825	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.00	Total Wall Finishes			3	50%						0	0	0	0	0	0	0	0	99,335	0	103,160	99,335	0	3,825	103,160	103,160	100.0%
13.00	Ceiling Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.01	Profiled Metal Sheet Wall Cladding (Pre-Finished)	Ok	Wash down and clean thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	10,412	0	0	10,412	10,412	10,412	100.0%
13.02	Fibre Cement Ceiling Lining with Painted Finishes	Evidence of leaks in the Multipurpose room and poor workmanship to the utility room	Remove and replace (allow 50% of Multipurpose area)	5	90%						0	0	3,317	0	0	0	0	0	0	0	3,317	3,317	0	0	3,317	3,317	100.0%
13.03	Fibre Cement Ceiling Lining with Painted Finishes	Evidence of marks and termite damage to support framing in ceiling space	Replace termite damaged ceiling framing with termite resistant framing	4	70%						0	0	0	0	0	0	0	0	49,267	0	49,267	49,267	0	0	49,267	49,267	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.00	Total Ceiling Finishes			4	70%						0	0	3,317	0	0	0	0	0	49,267	0	62,996	52,584	0	10,412	62,996	62,996	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%
14.01	Pin Board	Ok		2	30%						0	0	0	0	0	0	0	0	0	0	202	0	101	101	202	101	200.0%
14.02	White Boards	General wear and tear and marks	Wash down thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	2,277	0	0	2,277	2,277	2,277	100.0%
14.03	Portable Whiteboard	General wear and tear and marks	Wash down thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	633	0	0	633	633	633	100.0%
14.04	Mirrors	Ok	Clean and wash thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	759	0	0	759	759	759	100.0%
14.05	Built-in Joinery - Bench Unit to Treatment room	Ok	Wash down and clean benchtop	2	30%						0	0	0	0	0	0	0	0	0	0	2,087	0	0	2,087	2,087	2,087	100.0%
14.06	Built-in Joinery - Bench Unit -Service counter	Impact damage and wear and tear with exposed wood finish partially on inside face	Clean and wash and repaint	3	50%						0	0	0	0	0	0	0	0	0	0	2,989	0	2,989	0	2,989	2,989	100.0%
14.07	Built-in Joinery - Bench Unit Waiting area reception counter	Impact damage and general wear and tear	Wash down thoroughly and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	2,989	0	0	2,989	2,989	2,989	100.0%
14.08	Built-in Joinery - Bench Unit to computer room	Impact damage and general wear and tear	Wash down thoroughly and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	4,042	0	0	4,042	4,042	4,042	100.0%

					Condition Gauge																																		
		Condition Assessment		Condition Grading		VG	G	A	P	VP	1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost																	
ID Code	Element	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												
14.09	Built-in Joinery - Shelving Unit -Service counter public face	Evidence of impact damage and wear and tear	Wash down thoroughly and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	569	0	0	569	569	569	100.0%												
14.10	Built-in Joinery - Overhead Shelving Unit to Treatment area	Ok	Wash down and clean regularly	2	30%						0	0	0	0	0	0	0	0	0	0	1,107	0	0	1,107	1,107	1,107	100.0%												
14.11	Built-in Joinery - Shelving Unit to Examination room	Ok	Wash down and clean regularly	2	30%						0	0	0	0	0	0	0	0	0	0	2,309	0	0	2,309	2,309	2,309	100.0%												
14.12	Built-in Joinery - Kitchen (Small)	Tidy and ok	Clean and wash thoroughly. Ease and adjust cabinetry	2	30%						0	0	0	0	0	0	0	0	0	0	9,488	0	0	9,488	9,488	9,488	100.0%												
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%													
14.00	Total Fixed Joinery Units			3	50%						0	0	0	0	0	0	0	0	0	0	29,449	0	3,090	26,359	29,449	29,348	100.3%												
B	TOTAL INTERNAL FIT-OUT			3	50%						0	0	3,317	0	0	8,337	0	0	148,602	0	258,453	160,256	40,992	57,205	258,453	263,439	98.1%												
15.00	Sanitary Plumbing										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%													
15.01	WC	General wear and tear	Clean thoroughly, ensure caps on hold down bolts are correctly fitted	2	30%						0	0	0	0	0	0	0	0	0	0	6,325	0	0	6,325	6,325	6,325	100.0%												
15.02	Urinal (Stall)	General wear and tear	Clean and wash thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	2,277	0	0	2,277	2,277	2,277	100.0%												
15.03	WHB (Single)	Toi WCs and Treatment room, all in good condtion	Clean and wash thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	5,693	0	0	5,693	5,693	5,693	100.0%												
15.04	WHB (Double)	To Kitchen, Ok	Clean and wash thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	3,163	0	0	3,163	3,163	3,163	100.0%												
15.05	Cleaners Sink (Tap with concrete block nib wall and floor to falls)	Well used but OK	Clean regularly	2	30%						0	0	0	0	0	0	0	0	0	0	1,898	0	0	1,898	1,898	1,898	100.0%												
15.06	Bathroom floor waste	Appear ok	Clean out floor waste regularly	2	30%						0	0	0	0	0	0	0	0	0	0	6,325	0	0	6,325	6,325	6,325	100.0%												
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%													
15.00	Total Sanitary Plumbing			2	30%						0	0	0	0	0	0	0	0	0	0	25,680	0	0	25,680	25,680	25,680	100.0%												
16.00	Mechanical Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%													
16.01	Air-Conditioning - DX/Split System	Operating	Service and clean filters regularly	2	30%						0	0	0	0	39,848	0	0	0	0	0	159,390	39,848	79,695	39,848	159,390	39,848	400.0%												
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%													
16.00	Total Mechanical Services			2	30%						0	0	0	0	39,848	0	0	0	0	0	159,390	39,848	79,695	39,848	159,390	39,848	400.0%												
17.00	Fire Services										0	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	2	30%						0	0	0	316	0	0	0	0	316	0	1,581	633	633	316	1,581	316	500.0%												
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%													
17.00	Total Fire Services			2	30%						0	0	0	316	0	0	0	0	316	0	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	0.0%													
18.01	Main Distribution Boards	Acceptable condition housed in electrical switchboard cupboard	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	Sub-Main Distribution Boards	Acceptable condition housed in electrical switchboard cupboard	Monitor	2	30%						0	0	0	0	0	0	0	0	0	0	8,855	0	0	8,855	8,855	8,855	100.0%												
18.03	Electrical Wiring/Reticulation	Some loose and untidy wiring to offices but operating	Tiduy up loose and untidy wiring	2	30%						0	0	0	0	0	0	0	0	0	0	20,363	0	0	20,363	20,363	20,363	100.0%												
18.04	General Power Outlet	Ok	Clean cover plates	2	30%						0	0	0	0	0	0	0	0	0	0	27,150	0	0	27,150	27,150	27,150	100.0%												
18.05	Lighting (External) - Incandescent	Energy saver or ordinary bulb type fitting. Some fittings are without bulbs	Replace missing and blown bulbs. Clean remaining and install protective grille or cover is recommended	2	30%						0	0	0	0	0	0	0	0	0	0	2,846	0	0	2,846	2,846	2,846	100.0%												
18.06	Lighting (Internal) - Incandescent	Energy saver or ordinary bulb type fitting, operating ok	Clean bulbs. Install protective covers recommended for WCs especially	2	30%						0	0	0	0	0	0	0	0	0	0	2,214	0	0	2,214	2,214	2,214	100.0%												
18.07	Lighting (Internal) - Incandescent	Round spot light fitting to recreation area, only 2 bulbs operating	Service and replace blow bulbs	5	90%						0	0	0	2,846	0	0	0	0	0	0	2,846	2,846	0	0	2,846	2,846	100.0%												
18.08	Lighting (Internal) - Double Fluorescant	Operating and in use, some fittings without diffusers	Clean tubes and diffusers. Install diffusers where not present	2	30%						0	0	0	0	0	0	0	0	0	0	15,813	0	0	15,813	15,813	15,813	100.0%												
18.09	LCD Screen fixed on wall bracket	Operating and in good condition	Clean screen and monitor	2	30%						0	0	0	0	0	0	0	0	0	0	2,214	0	0	2,214	2,214	2,214	100.0%												
											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	2,846	0	0	0	0	0	0	91,788	2,846	0	88,941	91,788	91,788	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	0.0%												



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



		Condition Assessment				Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10	Asset Renewal Cost					
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance		Condition Grade	% Deterioration	VG	G	A	P	VP	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	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	0.0%	
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	0	0	0	0	0	0	0	0	24,266	0	24,266	0	24,266	24,266	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	24,266	0	24,266	0	24,266	24,266	100.0%
C	TOTAL BUILDING SERVICES				3	50%						0	0	0	3,163	39,848	0	0	0	316	0	302,704	43,326	104,593	154,785	302,704	181,897	166.4%
	TOTAL BUILDING				3	50%						0	0	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



		Condition Assessment		Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost					
ID Code	Element	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
1.00	Sub-Structure										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.		2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31,111	0.0%
1.02	Reinforced Concrete Slab on Grade	Generally ok. Evidence of impact damage to some areas but otherwise ok	Repair impact damage to slab. Monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40,997	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			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72,109	0.0%
2.00	Frame										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.01	Structural Steel Frame (Portal/Truss/Columns/Beams, etc)	To Mechanica Shop. Rust and corrosion evident.	Remove rust and repaint	3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74,320	0.0%
2.02	Timber and Steel Frame (Portal/Truss/Columns/Beams, etc)	To Store and AC Classroom.	Wash down and repaint steel columns	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30,374	0.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	104,693	0.0%
3.00	Structural Walls										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Reinforced Concrete Brick/Block Masonry Walls	As part wall and full height wall to Store and AC Training roo. Evidence of spalling noticed at corner and poor workmanship to plaster finish	Make good damaged corner to AC training room	3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,255	0.0%
3.02	Timber Framed walls internally to WC and Office to support Mezzanine overhead storage	Ok	Wash and dust down exposed framing and monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,712	0.0%
3.03	Timber framed walls to AC Classroom/Store	OK	Wash and dust down exposed framing and monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,387	0.0%
3.04	Timber framing fixed to steel columns/portals to Mechanic Shop	Rot and decay apparent around openings particularly windows	Remove and replace with new treated timber - exterior grade recommended	5	90%						0	0	0	0	0	0	0	0	0	7,313	7,313	7,313	0	0	7,313	7,313	100.0%
3.05	Timber framing fixed to steel columns/portals to Mechanic Shop	Ok, dust and marks to some areas	Wash down and monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29,253	0.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			3	50%						0	0	0	0	0	0	0	0	0	7,313	7,313	7,313	0	0	7,313	68,920	10.6%
4.00	Upper Floors										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.01	None	Evidence of decay, insect attack (termites/borer), corroded fixings, poor workmanship, etc	Review by Structural Engineer, Repair, Replace Comments:	0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Upper Floors			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Roof										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished) to Mechanic Shop and front canopy	Flaking of protective coating	Wash down thoroughly and repaint	3	50%						0	0	0	0	0	0	0	0	0	0	27,251	0	27,251	0	27,251	27,251	100.0%
5.02	Profiled Metal Sheet Roof Cladding (Pre-Finished) to Rear store and AC Training room	Worn protective coating and rust apparent in some areas	Wash down thoroughly and apply protective paint coating	3	50%						0	0	0	0	0	0	0	0	0	0	14,677	0	14,677	0	14,677	14,677	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Roof			3	50%						0	0	0	0	0	0	0	0	0	0	41,928	0	41,928	0	41,928	41,928	100.0%
6.00	External Walls & Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.01	Timber framing wish plastic coated steel mesh infill	Intact and functioning ok	Wash down and monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,813	0.0%
6.02	Metal fence like gates/doors and framing to Rear store	Evidence of marks, impact damage and rust	Wash down and monitor	3	50%						0	0	0	0	0	0	0	0	0	4,275	0	0	4,275	4,275	4,275	100.0%	
6.03	Solid Plaster Cladding with Painted Finishes	Evidence of damamged plaster to corners and poor workmanship	Make good to damaged plaster finish and poor workmanship	3	50%						0	0	0	0	0	0	0	0	0	0	5,322	0	0	5,322	5,322	5,322	100.0%
6.04	Plywood Wall Linings to Gable ends to Store/AC Classroom	Ok, staining, marks and dirty appearance	Wash down thoroughly and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,967	0.0%
6.05	Profiled Metal Sheet Wall Cladding (Pre-Finished)	Evidence of marks, impact damage, mould and mildew, holes in walls apparent and corrosion	Fill holes in wall linings. Wash down thoroughly and repaint	4	70%						0	0	0	0	0	0	0	0	38,318	0	38,318	38,318	0	0	38,318	38,318	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.00	Total External Walls & Finishes			3	50%						0	0	0	0	0	0	0	0	38,318	0	47,916	38,318	0	9,597	47,916	66,696	71.8%
7.00	Windows & Doors										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	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	Remove and replace doors complete	5	90%						0	0	0	0	21,596	0	0	0	0	0	21,596	21,596	0	0	21,596	21,596	100.0%

Revision: Final



		Condition Gauge																													
		Condition Assessment		Condition Grading		VG	G	A	P	VP	1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost									
ID Code	Element	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				
7.02	Timber framed glazed louvres to Shower and WCs	Evidence of rot and decay and termite damage	Remove and replace	5	90%						0	0	0	0	854	0	0	0	0	0	854	854	0	0	854	854	100.0%				
7.03	Aluminium Framed Windows & Doors - Sliding door/Fixed type	Not water tight. Dirt and grime buildup apparent on exterior of windows and poor workmanship on install	Remove, clean thoroughly, reinstate with adequate seals and flashings to ensure water tightness. Replace any damaged timber framing	4	70%						0	0	0	0	0	0	0	0	0	0	6,831	0	6,831	0	6,831	6,831	100.0%				
7.04	Aluminium Framed Windows & Doors - Timber framed Louvre type	Not water tight. Poor workmanship and and missing panes	Remove and replace	5	90%						0	0	0	0	2,732	0	0	0	0	0	2,732	2,732	0	0	2,732	2,732	100.0%				
7.05	Aluminium Framed Windows & Doors - Internal	To AC training room.	Wash down, ease and adjust opening mechanism	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,366	0.0%				
7.06	Metal bar and mesh screen to windows	Bars corroded, mesh damaged	Remove and replace	5	90%						0	0	0	0	1,275	0	0	0	0	0	1,275	1,275	0	0	1,275	1,275	100.0%				
7.07	Metal bar to windows	Corroded and paint protection worn through	Remove and replace	5	90%						0	0	0	0	2,937	0	0	0	0	0	2,937	2,937	0	0	2,937	2,937	100.0%				
7.08	Timber Louvre windows at high level	Dirty appearance but otherwise ok	Clean and wash thoroughly and paint finish	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	506	0.0%				
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%				
7.00	Total Windows & Doors			5	90%						0	0	0	0	29,395	0	0	0	0	0	36,226	29,395	6,831	0	36,226	38,098	95.1%				
A	TOTAL STRUCTURE			4	70%						0	0	0	0	29,395	0	0	0	38,318	7,313	133,383	75,027	48,759	9,597	133,383	392,444	34.0%				
8.00	Stairs, Balustrades & Handrails										0	0	0	0	0	0	0	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	0	0	0	0	0	0.0%				
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%				
8.00	Total Stairs Balustrades & Handrails			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%				
9.00	Internal Walls/Partitions										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%				
9.01	All walls to this building are considered as structural walls			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%				
											0	0	0	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%				
10.00	Internal Doors										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%				
10.01	Timber Door to WCs	Missing doors to WCs	Replace doors to WCs	5	90%						0	0	0	0	1,645	0	0	0	0	0	1,645	1,645	0	0	1,645	1,645	100.0%				
10.02	Timber Door - Single	Some impact damage and marks noticed	Clean and repaint. Consider installing door closers/door stops, push and kickplates where not present currently	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,072	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			4	70%						0	0	0	0	1,645	0	0	0	0	0	1,645	1,645	0	0	1,645	7,717	21.3%				
11.00	Floor Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%				
11.01	Structural ply sheet flooring to overhead store above restroom and office	Not inspected from above. Appears ok from underside	Protect from steam in shower by installing an extract fan and lowered ceiling to shower room	3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,994	0.0%				
11.02	Vinyl Floor Finishes	Stains, lifting and chipping of tiles	Remove and replace	5	90%						0	743	0	0	0	0	0	0	0	0	1,486	743	0	743	1,486	743	200.0%				
11.03	Tiled Floor Finishes	Missing tiles, very dirty appearance	Remove and replace tiles	5	90%						0	0	276	0	0	0	0	0	0	0	276	276	0	0	276	276	100.0%				
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%				
11.00	Total Floor Finishes			5	90%						0	743	276	0	0	0	0	0	0	0	1,761	1,018	0	743	1,761	5,012	35.1%				
12.00	Wall Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%				
12.01	Plywood Wall Linings with Painted Finishes to AC training room	Evidence of marks and impact damage but otherwise ok	Wash down and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,610	0.0%				
12.02	Plywood Wall Linings, natural finish to Store	Evidence of marks and water staining	Wash down and seal or paint finish	3	50%						0	0	0	0	0	0	0	0	0	0	2,810	0	0	2,810	2,810	2,810	100.0%				
12.03	Plywood Wall Linings with Painted Finishes to WCs/ Shower internally	Staining, marks and water damage	Remove and replace	5	90%						0	0	0	0	5,385	0	0	0	0	0	5,385	5,385	0	0	5,385	5,385	100.0%				
12.04	Structural Ply sheet wall linings	Good condition	Wash down and monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,183	0.0%				
12.05	Solid Plaster Wall Lining with Painted Finishes	Ok	Wash and clean	2	30%						0	0	0	0	0	0	0	0	0	0	1,591	0	0	1,591	1,591	1,591	100.0%				
12.06	Tiled Wall Finishes	To Shower. Very dirty appearance but intact	Clean and wash thoroughly and regrout tiles	3	50%						0	0	0	0	0	0	0	0	0	0	1,366	0	1,366	0	1,366	1,366	100.0%				
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%				
12.00	Total Wall Finishes			3	50%						0	0	0	0	5,385	0	0	0	0	0	11,152	5,385	1,366	4,401	11,152	19,945	55.9%				
13.00	Ceiling Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%				



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		Condition Assessment		Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost					
ID Code	Element	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
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%						0	0	0	0	0	0	0	0	0	0	20,354	0	0	20,354	20,354	20,354	100.0%
13.02		Evidence of marks and staining above AC units on external wall	Wash down, plaster and paint finish	3	50%						0	0	0	0	0	0	0	0	0	0	1,820	0	0	1,820	1,820	1,820	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
13.00	Total Ceiling Finishes			3	50%						0	0	0	0	0	0	0	0	0	0	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	0	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	1,594	0	0	1,594	1,594	1,594	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
14.00	Total Fixed Joinery Units			3	50%						0	0	0	0	0	0	0	0	0	0	13,611	0	3,163	10,449	13,611	13,611	100.0%
B	TOTAL INTERNAL FIT-OUT			3	50%						0	743	276	0	7,030	0	0	0	0	0	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	0	0	0	0	0	0	0	0.0%	
15.01	WC	Poor condition, one WCn ot working	Remove and replace	5	90%						0	0	6,325	0	0	0	0	0	0	0	6,325	6,325	0	0	6,325	6,325	100.0%
15.02	Cleans Sink -Sief supporting	Eivdence of heavy use and dirty appearance but otherwise ok	Wash and clean thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	2,530	0	0	2,530	2,530	2,530	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
15.00	Total Sanitary Plumbing			3	50%						0	0	6,325	0	0	0	0	0	0	0	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	0	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%						0	0	0	0	4,428	0	0	0	0	0	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%						0	0	0	0	4,428	0	0	0	0	0	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%						0	0	0	0	8,855	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	3,795	0	0	0	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%						0	0	0	0	0	0	0	0	0	22,138	44,275	22,138	0	22,138	44,275	22,138	200.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
16.00	Total Mechanical Services			3	50%						0	0	0	0	17,710	0	3,795	0	0	22,138	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	0	0	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%						0	0	0	1,265	0	0	0	0	1,265	0	6,325	2,530	2,530	1,265	6,325	1,265	500.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			2	30%						0	0	0	1,265	0	0	0	0	1,265	0	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	0	0	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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%						0	0	0	0	0	0	0	0	0	0	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



		Condition Assessment				Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10	Asset Renewal Cost					
ID Code	Element	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	
18.07	Lighting (Internal) - Double Fluorescant	Not working in Training room - assumed due to shutoff power supply	Reinstate power supply to light fittings. Replace any blown tubes. Clean tubes and install diffusers	4	70%						0	0	0	0	0	0	0	0	0	0	1,265	0	1,265	0	1,265	1,265	100.0%	
18.08	Lighting (Internal) - Double Fluorescant	To Mechanic office and rear store. Ok but no diffusers	Clean tubes and 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%	
18.09	Large Lamps to Mechanic Shop	2No Lamps not working, other two on at time of visit.	Clean lamps, replace blown bulbs	3	50%						0	0	0	0	0	0	0	0	0	0	7,590	0	7,590	0	7,590	7,590	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
18.00	Total Electrical Services			3	50%						0	0	0	0	0	0	0	0	0	0	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	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	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%						0	0	0	0	0	0	0	0	0	0	12,757	0	12,757	0	12,757	12,757	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	12,757	0	12,757	0	12,757	12,757	100.0%	
C	TOTAL BUILDING SERVICES			3	50%						0	0	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%						0	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																	





		Condition Assessment		Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10			Asset Renewal Cost					
ID Code	Element	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	
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 but assumed ok	Monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38,951	0.0%	
1.02	Reinforced Concrete Block Foundation Walls	Not inspected but assumed ok	Monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,613	0.0%	
1.03	Reinforced Concrete Slab on Grade	Some evidence of impact damage to floor due to use of building but otherwise ok	Clean floor thoroughly and seal surface	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32,170	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			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	82,733	0.0%	
2.00	Frame										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
2.01	Timber Frame (Timber Trusses and framing to roof)	Only inspected through a hole in the upper floor ceiling. Looks ok.	Inspect further and monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	95,305	0.0%	
2.02	Reinforced Concrete Columns & Beams	Ok, no evident of cracking. Marks to columns on corners	Wash and clean. Protect columns from impact damage	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74,904	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
2.00	Total Frame			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	170,209	0.0%	
3.00	Structural Walls										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
3.01	Reinforced Concrete Brick/Block Masonry Walls	Cracking below windows evident	Repair cracks around openings, plaster and paint	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	83,233	0.0%	
3.02	Timber Framed Walls	Not inspected but assumed ok	Monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,925	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
3.00	Total Structural Walls			2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	96,158	0.0%	
4.00	Upper Floors										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
4.01	Pre-cast/Insitu Reinforced Concrete Upper Floor	Evidence of cracking to the topping slab and water staining to below where roof is leaking.	Repair cracks to floor and seal floor. Attention also required to roof and ceiling where leaking	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41,530	0.0%	
4.02	Pre-cast/Insitu Reinforced Concrete to Soffit Canopy supporting AC units	Evidence of marks, staining and water damage	Wash down thoroughly and seal soffit slab	3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,380	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
4.00	Total Upper Floors			3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47,910	0.0%	
5.00	Roof										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Evidence of leak at bottom corner junction to upper level classroom. Damage barge and eaves board also	Replace decayed and rotten barge and eaves board. Repair roof and seal where leaking. Wash down thoroughly and repaint roof	4	70%						0	0	0	0	0	0	0	0	36,533	0	36,533	36,533	0	0	36,533	36,533	100.0%	
5.02	Membrane Roof Cladding	Evidence of marks, staining and water damage. Membrane cladding, Hydroseal or similar required	Wash down and seal soffit slab	4	70%						0	0	0	0	0	2,370	0	0	0	0	4,739	2,370	0	2,370	4,739	2,370	200.0%	
5.03	PVC Gutters	Buckled, damaged and missing end section and cap that is contributing to the roof leak	Remove and replace	5	90%						0	0	2,046	0	0	0	0	0	0	0	2,046	2,046	0	0	2,046	2,046	100.0%	
5.04	PVC Downpipes	Moss and grim buildup and not connected to damaged gutter at high level. Water does not drain adeqautely from low level roof away from the buildings	Replace loose and broken support brackets. Wash and clean thoroughly. Recommend install an extension to rainwater downpipes to discharge away from buildings	3	50%						0	0	0	0	0	0	0	0	0	0	4,817	0	4,817	0	4,817	4,817	100.0%	
5.05	Metal Gutters	To lower section of roof. Evidence of rust, and staining	Wash down thoroughly , remove rust and paint finish	3	50%						0	0	0	0	0	0	0	0	0	0	2,558	0	2,558	0	2,558	2,558	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
5.00	Total Roof			4	70%						0	0	2,046	0	0	2,370	0	0	36,533	0	50,694	40,949	7,375	2,370	50,694	48,324	104.9%	
6.00	External Walls & Finishes										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
6.01	Solid Plaster Cladding with Painted Finishes	Marks and mould growth evident. Evidence of damaged paint finish.	Wash down thoroughly and repaint	3	50%						0	0	0	0	0	0	0	0	0	0	29,728	0	0	29,728	29,728	29,728	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
6.00	Total External Walls & Finishes			3	50%						0	0	0	0	0	0	0	0	0	0	29,728	0	0	29,728	29,728	29,728	100.0%	
7.00	Windows & Doors										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
7.01	Timber Doors (Solid/No Glazing) - Single Door	Marks and general wear and tear	Wash down and repaint door. Ease and adjust	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,795	0.0%	
7.02	Timber Doors (Solid/No Glazing) - Double door	Marks and general wear and tear. Door also not shutting smoothly	Wash down and repaint. Ease and adjust doors.	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,846	0.0%	
7.03	Aluminium Framed Windows & Doors - External	Timber framed, aluminium glazed louvre windows to building. Generally ok. One set to Classroom V5 does not open. Some panes broken.	Replace broken panes. Ease and adjust opening mechanism. Wash and clean thoroughly. Repaint frames.	3	50%						0	0	0	0	0	0	0	0	0	0	27,163	0	0	27,163	27,163	27,163	100.0%	

Revision: Final

[illegible]

Revision: Final



						Condition Gauge																													
		Condition Assessment		Condition Grading		VG	G	A	P	VP	1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost													
ID Code	Element	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								
14.01	White Boards	Damaged to Classroom V5 (Cut through) and heavily used to other classroom. Unable to get access to end classroom	Remove and replace	5	90%						0	0	1,139	0	0	0	0	0	0	0	1,139	1,139	0	0	1,139	1,139	100.0%								
14.02	Built-in Joinery - Double Cupboard tools storage unit	Well used but in good condition generally	Wash down and clean	2	30%						0	0	0	0	0	0	0	0	0	0	11,069	0	0	11,069	11,069	11,069	100.0%								
14.03	Built-in Joinery - Shelving Storage Unit to Carpentry workshop	Well used but ok. Some evidence of marks	Wash down thoroughly and repaint	2	30%						0	0	0	0	0	0	0	0	0	0	3,163	0	0	3,163	3,163	3,163	100.0%								
14.04	Built-in Joinery - Lockers Mounted on timber support shelf	Well used but ok	Monitor	2	30%						0	0	0	0	0	0	0	0	0	0	4,428	0	0	4,428	4,428	4,428	100.0%								
14.05	Built-in Joinery - Timber lockers	Well used but ok	Monitor	1	10%						0	0	0	0	0	0	0	0	0	0	3,163	0	0	3,163	3,163	3,163	100.0%								
14.06	Built-in Joinery - Timber framed, mesh screen doors on timber shelves	Shelves overloaded and unit tired looking	Remove and replace with a more heavy duty joinery unit	5	90%						0	0	3,163	0	0	0	0	0	0	0	3,163	3,163	0	0	3,163	3,163	100.0%								
14.07	Built-in Joinery - Rised floor, mock partitions and bathroom fittings to Plumbing training stand (including fittings)	Well used but suited to use	Wash down and monitor	2	30%						0	0	0	0	0	0	0	0	0	0	29,601	0	0	29,601	29,601	29,601	100.0%								
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%								
14.00	Total Fixed Joinery Units			3	50%						0	0	4,301	0	0	0	0	0	0	0	55,723	4,301	0	51,422	55,723	55,723	100.0%								
B	TOTAL INTERNAL FIT-OUT			3	50%						0	0	11,317	0	8,491	0	0	0	6,952	0	142,579	26,760	51,476	64,343	142,579	200,945	71.0%								
15.00	Sanitary Plumbing										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%								
15.01	WC	Female WC locked and unable to access but assumed ok. Male WC - General wear and tear. Well used and operating.	Wash and clean thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	6,325	0	0	6,325	6,325	6,325	100.0%								
15.02	WHB (Single)	Well used, general wear and tear and dirty appearance	Wash and clean thoroughly and service	2	30%						0	0	0	0	0	0	0	0	0	0	3,795	0	0	3,795	3,795	3,795	100.0%								
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%								
15.00	Total Sanitary Plumbing			2	30%						0	0	0	0	0	0	0	0	0	0	10,120	0	0	10,120	10,120	10,120	100.0%								
16.00	Mechanical Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%								
16.01	Air-Conditioning - DX/Split System	External unit to ground floor office is showing signs or deterioration to unit. Internal unit unable to be inspected	Clean and Service unit thoroughly	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. Setting of 26 degrees is on the high side however. Unit to end classroom (V7) unable to be inspected.	Service and clean unit and filters regularly	2	30%						0	0	0	0	13,283	0	0	0	0	0	53,130	13,283	26,565	13,283	53,130	13,283	400.0%								
16.03	Ceiling Mounted Fan	Operating and in acceptable condition however are very dusty due to environment.	Clean parts and blades thoroughly and regularly	2	30%						0	0	0	0	0	0	0	0	0	0	5,566	0	5,566	0	5,566	5,566	100.0%								
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%								
16.00	Total Mechanical Services			3	50%						0	0	4,428	0	13,283	0	0	0	0	4,428	76,406	22,138	36,559	17,710	76,406	23,276	328.3%								
17.00	Fire Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%								
17.01	Fire Extinguishers	Appear ok 2No of different types wall mounted	Monitor charge levels and recharge or replace as required. Recommended to install additional Fire extinguishers to	2	30%						0	0	0	633	0	0	0	0	633	0	3,163	1,265	1,265	633	3,163	633	500.0%								
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%								
17.00	Total Fire Services			2	30%						0	0	0	633	0	0	0	0	633	0	3,163	1,265	1,265	633	3,163	633	500.0%								
18.00	Electrical Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%								
18.01	Main Distribution Boards	Not able to be inspected as located inside locked office but assumed ok.	Inspect and 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	Evidence of exposed wiring in Classroom V5 but otherwise ok	Tidy up exposed cabling to classroom V5. Tidy up other loose and untidy wiring. Monitor	3	50%						0	0	0	0	0	0	0	0	0	0	10,977	0	10,977	0	10,977	10,977	100.0%								
18.03	General Power Outlet	Damanged power outlet face plates identified in classrooms	Remove and replace damaged power outlet face plates. Clean and wash remainder	3	50%						0	0	0	0	0	0	0	0	0	0	14,635	0	14,635	0	14,635	14,635	100.0%								
18.04	Lighting (External) - Incandescent	Operating but only one has a protective grille present.	Clean bulbs thoroughly and install protective cage. Wash protective cage for that present	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	Significant amount of dust on light fittings particularly in workshop ceiling plus spiders webs over some. Some assumed to rooms unable to be inspected at time of visit.	Clean bulbs, install protective covers	3	50%						0	0	0	0	0	0	0	0	0	0	14,864	0	14,864	0	14,864	14,864	100.0%								
18.06	Lighting (Internal) - Circular tube Fluorescant	Operating and in use, no cover	Wash tube and install diffuser/cover	2	30%						0	0	0	0	0	0	0	0	0	0	1,898	0	0	1,898	1,898	1,898	100.0%								
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%								
18.00	Total Electrical Services			3	50%						0	0	0	0	0	0	0	0	0	0	53,126	0	41,741	11,385	53,126	53,126	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%								
											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%								



					Condition Gauge																	Asset Renewal Cost						
		Condition Assessment		Condition Grading		VG	G	A	P	VP	1	2	3	4	5	6	7	8	9	10								
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 (\$ USD)	20-40 (\$ USD)	40-60 (\$ USD)	60-80 (\$ USD)	80-100 (\$ USD)	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	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	14,635	0	14,635	0	14,635	14,635	100.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
20.00	Total Special Services			2	30%						0	0	0	0	0	0	0	0	0	0	14,635	0	14,635	0	14,635	14,635	100.0%	
C	TOTAL BUILDING SERVICES			3	50%						0	0	4,428	633	13,283	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																	



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		Condition Assessment				Condition Grading		Condition Gauge															Asset Renewal Cost						
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deter.	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 Total	Full Replace	% Full Replace		
1.00	Roading										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
1.01	Gravel Roads	Evidence of rutting, scour and potholes	Review by Civil Engineer, fill potholes and roll and fill to level	4	70%						0	7,275	0	0	0	0	7,275	0	0	0	36,376	14,550	14,550	7,275	36,376	7,275	500.0%		
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	0	0	0	0	0	0	0	0	24,717	0.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
1.00	Total Roothing			3	50%						0	7,275	0	0	0	0	7,275	0	0	0	36,376	14,550	14,550	7,275	36,376	31,992	113.7%		
2.00	Car Parks										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	3,783	0	0	0	0	3,783	0	0	0	18,916	7,566	7,566	3,783	18,916	3,783	500.0%		
2.02	Reinforced Concrete Car Parks - To front of IT Room	Broken up slab	Remove and replace	5	90%						0	0	0	0	0	0	0	0	0	2,887	2,887	2,887	0	0	2,887	2,887	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	0	0	0	0	0	0	0	0	2,247	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	0	0	0	0	0	0	0	0	4,838	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	0	0	0	0	0	0	0	0	21,011	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	0	0	0	0	0	0	0	0	3,479	0.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
2.00	Total Car Parks			4	70%						0	3,783	0	0	0	0	3,783	0	0	2,887	42,814	10,453	7,566	24,795	42,814	38,245	111.9%		
3.00	Foot Paths & Circulation Areas										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
3.01	Gravel Foot Paths & Circulation Areas	Rutting, scour and potholes evident. Some pathways require attention particularly those on the slope	Fill potholes and detrioration from scour and water courses on footpaths. Level and compact	3	50%						0	0	1,628	0	0	0	0	1,628	0	0	8,140	3,256	3,256	1,628	8,140	1,628	500.0%		
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	0	0	0	0	0	145,465	0	0	145,465	145,465	145,465	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	0	0	0	0	0	0	0	0	1,012	0.0%		
3.04	Reinforced concrete blockwork balustrades	Natural plaster finish, ok	Wash down	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,171	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	0	0	0	0	0	0	0	0	15,338	0.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
3.00	Total Foot Paths & Collection Areas			3	50%						0	0	1,628	0	0	0	0	1,628	0	0	153,605	3,256	3,256	147,093	153,605	172,614	89.0%		
4.00	Fences & Gates										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	74,863	0	0	74,863	74,863	74,863	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	0	0	0	0	0	0	0	4,175	0	0	4,175	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	0	0	0	0	0	0	0	1,518	0	1,518	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	0	0	0	0	0	0	0	1,503	0	0	1,503	1,503	1,503	100.0%		
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
4.00	Total Fences & Gates			4	70%						0	0	0	0	0	0	0	0	0	0	82,059	0	1,518	80,541	82,059	82,059	100.0%		
5.00	Structures										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	27,796	0	0	27,796	27,796	27,796	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	0	0	0	0	0	0	0	12,494	0	0	12,494	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	0	0	0	0	0	0	0	40,443	0	40,443	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	0	0	0	0	0	0	0	0	46,592	0.0%		



Campus: **POHNPEI CAMPUS, KOLONIA, POHNPEI STATE**

## SITE INFRASTRUCTURE

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

Audit Date: October 2013

Revision: Final



		Condition Assessment				Condition Grading		Condition Gauge															Asset Renewal Cost						
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deter.	VG 0-20 %	G 20-40 %	A 40-60 %	P 60-80 %	VP 80-100 %	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Total	Full Replace	% Full Replace		
5.06	Old Land grant building - Concrete slab and floor with a foundation wall, concrete block walls, upper floor timber framing and plying.	Deteriorated and damaged significantly in areas particularly parts of the upper floor and ceiling	Demolish and rebuild structure	5	90%						0	0	0	0	Assumed Redundant	0	0	0	0	0	0	0	0	0	0	0	0		
5.07	Wood store of local construction comprising timber posts, timber roof framing and corrugated iron wall cladding (part) and roof cladding. Part concrete slaband footing	Evidence of holes in roof, rust and deterioration of metal cladding.	Replace corrugated iron cladding.	3	50%						0	0	0	0	0	0	0	0	0	0	14,687	0	0	14,687	14,687	14,687	100.0%		
5.08	Domed mesh cover enclosure to lower level Garden area	Appears in good condition, low ceiling height area	Monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,554	0.0%		
5.09	Underground concrete structures/bunkers	Assumed to be relics of when this site was previously used during World War 2 era. Not entered or assessed as part of this condition assessment	Ensure underground enclosures are made safe and blocked off to the general public	0																	0	0	0	0	0	0	0.0%		
5.10	Garden lockup enclosure, covered nursery building constructed of reinforced concrete slab (part) reinforced concrete block wall, Chainlink fence type exterior wall with part corrugated iron cladding. Timber framed roof, corrugated iron lined.	Evidence of scour and settlement to foundation wall footing closest to bank. Rust and deterioration evident to part of wall cladding.	Replace rusted wall cladding. Wash down and paint finish. Wash down and paint finish to roof. Make good damage to foundation wall caused by scour and settlement.	3	50%						0	0	0	0	0	0	0	0	0	0	69,313	0	0	69,313	69,313	69,313	100.0%		
5.11	Lower level Picnic shelter comprising tree stem columns, timber beams and trusses and corrugated iron roof	Unstable structure. Rotten and decaying timber evident.	Replace tree stem columns with treated timber or steel posts on concrete footings. Refix loose roofing and cut off decaying and rotten sections of timber to gable end. Wash down and paint roof cladding	4	70%						0	0	0	0	0	0	0	0	0	0	17,893	0	17,893	0	17,893	17,893	100.0%		
5.12	Timber and Steel framed Covered Ways (Profiled Metal Roof)	Majority has been picked up under the buildings as is a building over hang. Remainder included here. Evidence of impact damage and poor workmanship.	Make good poorly built sections of covered walkway. Wash and paint profiled metal roof	3	50%						0	0	0	0	0	0	0	0	0	0	132,048	0	0	132,048	132,048	132,048	100.0%		
5.13	Reinforced concrete suspended slabs over concrete drainage channels	Ok	Monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,515	0.0%			
5.14	Metal Framed Balustrades	Some corrosion evident.	Strip paint and repaint where corrosion evident	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	67,364	0.0%			
5.15	Metal Framed Balustrade with concrete supports to lower level	Evidence of worn paint finish and ageing of concrete	Wash down, repaint steelwork	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	25,743	0.0%			
5.16	Concrete Stairs	Evidence of cracking and chipped surface	Repair cracks and chipped surface to tread	3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	55,976	0.0%			
5.17	Concrete Ramps	Evidence of cracking and settliment	Repair cracks, replace broken sections of ramp	3	50%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,813	0.0%			
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
5.00	Total Structures			3	50%						0	0	0	0	0	0	0	0	0	0	314,674	0	58,336	256,338	314,674	537,231	58.6%		
6.00	Retaining Walls										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
6.01	Rock retaining wall/ feature wall to assist with drainage (below bookstore and to two sides of Carpentry workshop)	Some fungal presence noticed but generally works and performs well	Wash down and removal fungal growth. Monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,810	0.0%			
6.02	Basalt rock and concrete formed retaining wall	Well established but appears ok generally, some dislodged rocks present	Wash down. Refix loose and dislodged rocks	3	50%						0	0	0	0	0	0	0	0	0	0	13,089	0	0	13,089	13,089	13,089	100.0%		
6.03	Rock retaining wall above Maintenance building	Evidence of bweing partially demolished	Restack large stone blocks	3	50%						0	0	0	0	0	0	0	0	0	0	2,732	0	0	2,732	2,732	2,732	100.0%		
6.04	Reinforced Block Masonry Retaining Walls	Below Green house near USB/Trio programs building. Front face is on a slight lean and parted at corner	Repair damanged blockwork retaining wall	3	50%						0	0	0	0	0	0	0	0	0	0	8,501	0	0	8,501	8,501	8,501	100.0%		
6.05	Reinforced Concrete Retaining Walls - Modern type with beams and columns and drainage weep holes	Minor Cracking evident. Wall behind New Land grant building appears to be on an inward lean at rear of building. Some drainage holes have been blocked	Wash down, unblock drainage holes and monitor.	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	217,661	0.0%			
6.06	Reinforced Concrete Retaining Walls - Wall to front entrance adjacent NAHS	Grime and dirt appearance on face side but appears to be performing ok	Wash down and monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	30,765	0.0%			
6.07	Reinforced Concrete Retaining Walls - Wallbelow Gynasium to Daini Baseball field stadium	Not inspected. Assumed ok	Wash down thoroughly and monitor. Install fall protection (steel balustrade or fence) onto retaining wall	3	50%						0	0	0	0	0	0	0	0	0	0	142,479	0	0	142,479	142,479	142,479	100.0%		
6.08	Reinforced Concrete Retaining Walls - Wall surrounding Bookstore outside seating area	Appears ok	Wash down and monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	25,381	0.0%			
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
6.00	Total Retaining Walls			3	50%						0	0	0	0	0	0	0	0	0	0	166,802	0	0	166,802	166,802	451,419	37.0%		
7.00	Site Drainage										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%		
7.01	Swales	Performing but could be shaped and formed better. Not enough swales also as water pooling and scour evident on-site	Reshape and form swales to assist with movement of watercourses. Clean out swales and entry and exit points. Inatalling additional swales to certain locations is also recommended.	4	70%						0	0	0	0	0	0	0	0	0	0	12,884	0	0	12,884	12,884	12,884	100.0%		
7.02	Coral and concrete swale either side of Pedestrian walkway from top level down to Gymnasium	Performing wall.	Clean out and maintain shape and form at entry and exit points.	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,900	0.0%			

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		Condition Assessment			Condition Grading		Condition Gauge															Asset Renewal Cost						
							1	2	3	4	5	6	7	8	9	10	Total											
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deter.	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 Total	Full Replace	% Full Replace	
7.03	Inground Piped Stormwater Drainage	Only to three of the buildings on campus. All three buildings appear to be performing ok here	Service and clean out pipes and gutters and monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,975	0.0%	
7.04	Inground Piped Stormwater Drainage	Note present to Carpentry workshop but should be as is not discharging adequately away from buildings.	Should be considered for the Carpentry Shop building due to water discharging from downpipes between this building and the Mechanic shop and not adequately draining away	0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
7.05	Soak Pits	Assumed to terminating end of PE culvert. Appears ok	Repair and ensure is functioning as intended	3	50%						0	0	0	0	6,325	0	0	0	0	0	0	18,975	6,325	6,325	6,325	18,975	6,325	300.0%
7.06	Dish channel to entrance	As dish channel to part of concrete entrance road. Overgrown and needs to be cleaned out	Make good and wash out	3	50%						0	0	0	0	0	0	0	0	0	0	0	1,376	0	0	1,376	1,376	1,376	100.0%
7.07	Open Concrete Channels	Appears ok - part sections adjacent and to the rear of the Electrical shop and to the rear of the PSBDC building	Clean out thoroughly. Install missing grate to ramp below AC store for safety reasons.	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,027	0.0%	
7.08	Open Concrete Channels	Approx 700mm wide x 700mm deep (average) open concrete channel drain lined one side with plaster finish blockwork and otherside with basalt stone wall. Evidence of rubbish and waste and buildup of silt	Clean out drain thoroughly	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,180	0.0%	
7.09	Concrete channel with metal grate top to front of Mechanic shop	Evidence of missing grates and chipped/damanged concrete	Repair chipped/damanged concrete, reinstate/install missing grates	3	50%						0	0	0	0	0	0	0	0	0	0	0	3,795	0	0	3,795	3,795	3,795	100.0%
7.10	Concrete channel with metal grate top adjacent NAHS	Evidence of settlement, poor workmanship (hollow blocks) and displaced/missing top grates	Fill and make good to hollow block side. Reinstate/install grates to missing sections. Clean out thoroughly	3	50%						0	0	0	0	0	0	0	0	0	0	0	9,108	0	0	9,108	9,108	9,108	100.0%
7.11	Sump to front of Gymnasium	Evidence of flooding and dirt buildup to top of grate but appears to still be performing as intended	Clean out sump thoroughly	3	50%						0	0	0	0	0	0	0	0	0	0	0	2,151	0	0	2,151	2,151	2,151	100.0%
7.12	Large Sump to carpark above Student Services Center building	Evidence of rubbish and waste in base of chamber.	Clean out chamber throughly and monitor	3	50%						0	0	0	0	0	0	0	0	0	0	0	5,060	0	0	5,060	5,060	5,060	100.0%
7.13	PE Culvert above Vocational and outreach prgrams building	330 diameter assumed PE and 10m long pipe, only terminating end of culvert apparent. Lacks adequate cover and appears to terminate in a soak pit	Clean out culvert. Provide adeqaute cover to culvert and a headwall	3	50%						0	0	0	0	0	0	0	0	0	0	0	12,650	0	0	12,650	12,650	12,650	100.0%
7.14	Corrugated steel culvert near Classroom 1 to 4	Circa 600 diamter corrugated metal culvert. Rust evident	Clean out culvert and monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,795	0.0%	
7.15	PVC culvert behind Electronic Classroom	330mm diameter uPVC culvert. Not adequately fixed in place and no cover	Excavate and reinstall culvert embedded in concrete base and with adequate cover. Deepen swales leading into and from culvert	3	50%						0	0	0	0	0	0	0	0	0	0	0	2,530	0	0	2,530	2,530	2,530	100.0%
7.16	Inground Piped Sewer Drainage	Appears ok	Monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	82,225	0.0%	
7.17	Sceptic Tanks	Assume abandoned septic tanks located neat USB/Trio programs building and to lower level no longer used	Block off and clean out if not already	3	50%						0	0	0	0	0	0	0	0	0	0	0	22,770	0	0	22,770	22,770	22,770	100.0%
7.18	Pumps	No evidence of any waer pumps on campus		0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
7.00	Site Drainage			3	50%						0	0	0	0	6,325	0	0	0	0	0	0	91,298	6,325	6,325	78,648	91,298	227,750	40.1%
8.00	Electrical Infrastructure										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
8.01	Temporary Generators & Fuel Storage	No Temporary backup generators to this campus		0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
8.02	Transformers	Mounted on overhead poles, assumed the responsibility of the utility company		0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
8.03	HV/LV Electrical Reticulation	Some unsafe and low hanging cables particularly to Gymnasium building	Make safe electrical cabling and wiring	3	50%						0	0	0	0	0	0	0	0	0	0	0	161,288	0	161,288	0	161,288	161,288	100.0%
8.04	Lighting Poles	Lamps at high level mounted on power poles	Wash lamp fittings and bulbs	2	30%						0	0	0	0	0	0	0	0	0	0	0	15,180	0	0	15,180	15,180	15,180	100.0%
					0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
8.00	Total Electrical Infrastructure			2	30%						0	0	0	0	0	0	0	0	0	0	0	176,468	0	161,288	15,180	176,468	176,468	100.0%
9.00	Water Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
9.01	Incoming Water Mains	Assume one at each level. Pressure and service appears ok	Monitor	2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50,600	0.0%	
9.02	Water Reticulation	O		2	30%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43,010	0.0%	
9.03	Meters	5No meters total, age varies. All appear in working order	Wash and clean meters. Install overground pipework below ground where possible from meter connection to building - example is meter above bookstore	3	50%						0	0	0	0	0	0	0	0	0	0	0	6,325	0	0	6,325	6,325	6,325	100.0%
9.04	Water Storage Tanks	No water storage tanks evident to this campus		0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
9.05	Pumps	No water pumps evident to this campus		0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
9.06	Hydrants	No Fire hydrants apparent to this Campus		0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
9.00	Total Water Services			3	50%						0	0	0	0	0	0	0	0	0	0	0	6,325	0	0	6,325	6,325	99,935	6.3%
10.00	Site Furniture										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	



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		Condition Assessment		Condition Grading		Condition Gauge					1	2	3	4	5	6	7	8	9	10		Asset Renewal Cost								
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deter.	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 Total	Full Replace	% Full Replace			
10.01	Business Office Bookstore sign mounted on wall	Some wording damaged.	Wash down and repait damage to sign writing	3	50%						0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	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%						0	0	0	0	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	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	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 timer supports posts and footings. Wash and repaint	3	50%						0	0	0	0	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	0	0	0	0	2,087	0	0	2,087	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	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	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	0	0	0.0%			
10.00	Total Site Furniture			3	50%						0	0	0	0	1,265	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	

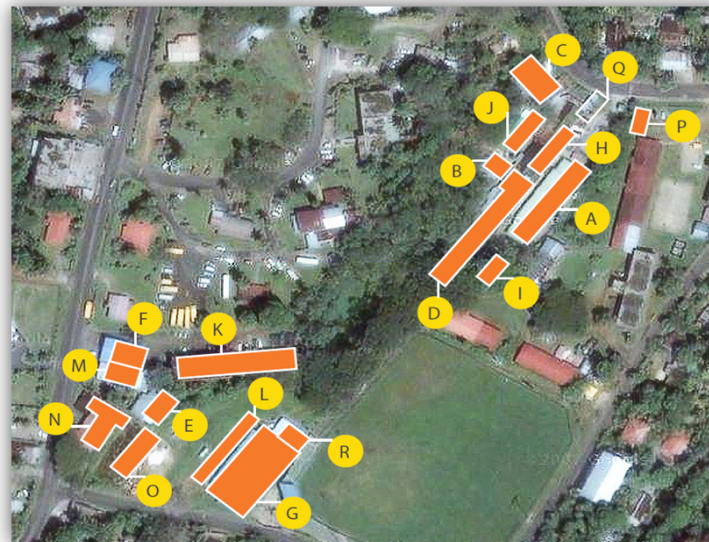
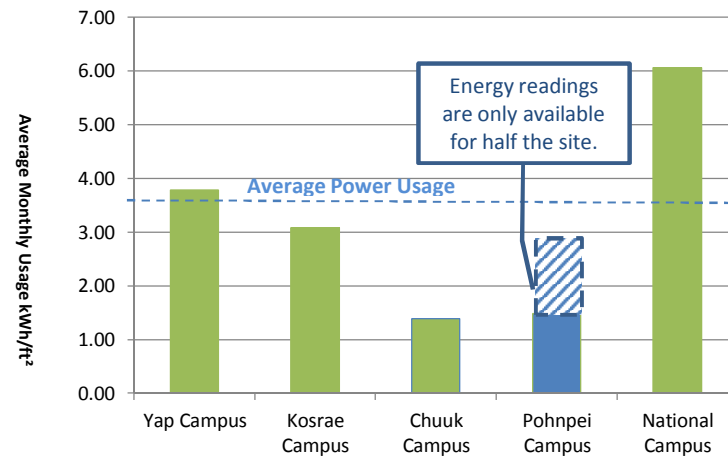
Plant Item	Description	Location	Operation	Condition	Current maintenance	Recommendations	Current Operational Status
G Book Store							
AC Units	Split-units	Internal	Manual Operation	Poor	Monthly filter cleaning, quarterly condenser unit cleaning	Replace damaged units with higher efficiency units.	
AC 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	

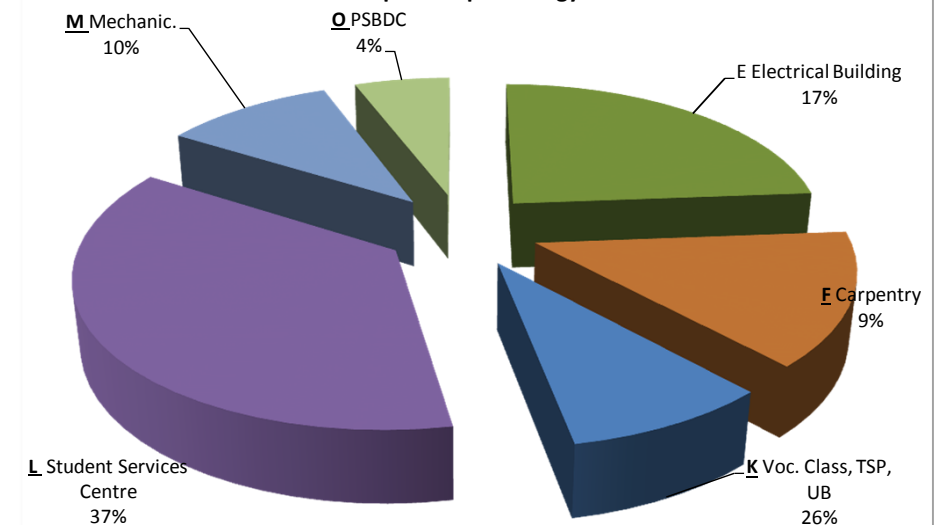
Recommendation Key	
	Plant operating efficiently
	Improvements possible with minimal capital expenditure
	Capital investment recommended to improve system within 2-5years
	Plant requires significant maintenance or replacement
	Potential Health and Safety Hazard
Potential for Future Improvement	An opportunity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

## Campus Summary

**Campus Energy Usage Comparison**



**Pohnpei Campus Energy Use Breakdown**



### Campus Summary:

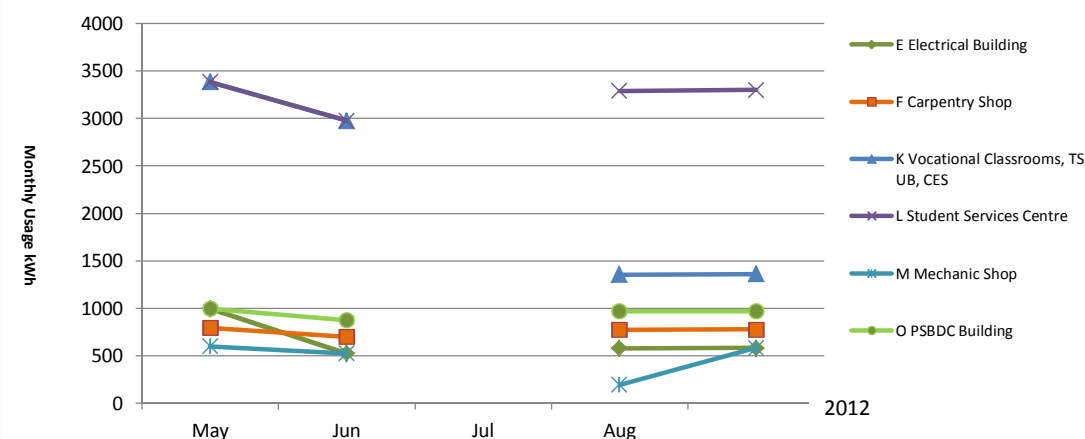
The information available on energy consumption at the Pohnpei Campus is very limited.

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

**Site Energy Usage Trends**



### 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

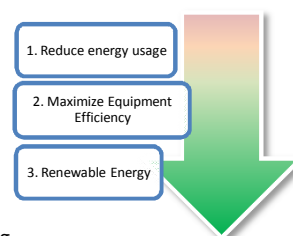
A range of various types of electricity meters are available which can be selected to best meet the College's needs.



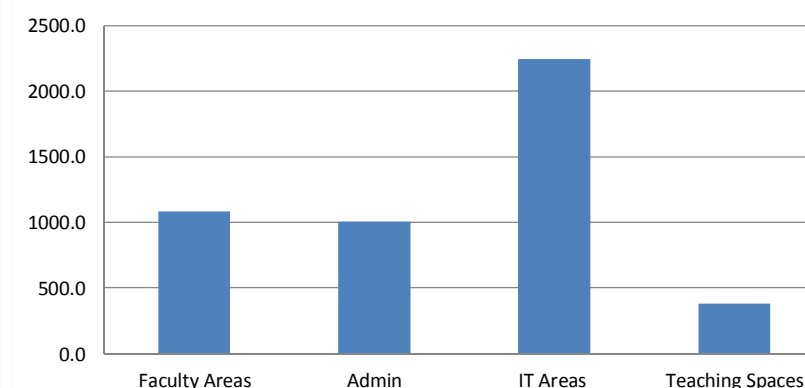
### Reducing Your Energy Usage

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.

- 1- 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.
- 2 - 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)
- 3 - 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.