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Report

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

Prepared for the College of Micronesia - FSM

Prepared by Beca International Consultants Ltd (Beca)

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Document Acceptance

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Contents

1	Yap	o Campus Development	1
	1.1	Yap Campus 2013	1
	1.2	Long Term Vision	2
	1.3	5 year period – to 2018	5
	1.4	10 year period – to 2023	6
	1.5	Long Term Vision – beyond 2023	7
	1.6	Development Staging and Program - Implementation	8
2	Edu	ucational Component	9
	2.1	Key Considerations	9
	2.2	Space Utilisation	9
3	Spa	atial Review	12
	3.1	Design Concept Plans	12
	3.2	Focus Group Summary	13
	3.3	Spatial Analysis	16
	3.4	Accommodation Review	29
4	Со	ndition Assessment	34
	4.1	Yap Campus Building Condition Review	34
5	Ene	ərgy Audit	43
-	5.1	Energy Efficiency Recommendations	43

Appendices

Appendix A

Topographical Survey Plan & Title Information

Appendix B

Building Condition Assessments

Appendix C

Indicative Maintenance & Asset Renewal Cost Plan

Appendix D

Energy Use Analysis

Appendix E

Planting Palette



1 Yap Campus Development

1.1 Yap Campus 2013



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The Yap campus is located on 7 acres adjacent to the Yap High School. The campus incorporates CRE-Research and extension as well as Gear Up initiatives.

The Fall 2013 Yap campus enrolment (headcount) is 195. The maximum number enrolled occurred in Fall 2009 and Fall 2011 at 228 with this figure not reached since then.

A headcount of 263 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	
-	Classrooms	
-	Bookstore	
В	Computer Lab	



No.	Building Description	Remarks
С	CRE Building	
D	Science Laboratory	
-	Library	
-	Science Lab	
E	Student Centre Building	New building - opened after completion of the study
F	Classroom Building	New building - opened after completion of the study
G	Vocational Building	On leasehold land
Н	Student Open Lounge	
J	Restrooms	On leasehold land

1.2 Long Term Vision

The Yap campus will have facilities to support the following:

- A recognisable campus centre through the implementation of a structured campus landscape plan
- A strengthened community interface and use of the main entry buildings (LRC, computer lab)
- Renewable energy and incorporate sustainability measures
- Buildings that have a reduced maintenance and operational cost through design and selection of materials





Key moves to achieve this vision

- 1. New VOCED building including shops, classrooms and including the site maintenance facility. This facility will be designed with multipurpose classrooms that allow for future educational or curriculum changes. It will also incorporate design measures that minimise the use of mechanical cooling. Allow for new entry onto the site and sealed road access to the new VOCED building
- 2. Provide a defined space for a volleyball/ basketball court adjacent to the Student Centre. Small study huts interspersed with trees to provide shaded study areas creating an edge to the central campus area
- 3. Adjacent to the recreation area provide a student car parking area
- 4. Pave the desire lines between main building access points
- 5. Implement a coordinated landscape plan with feature trees to reinforce the centre of the campus, the boundaries and highlight entry points
- 6. Provide for dedicated faculty space on site with the ability for one on one discussions to provide the feedback required to achieve positive student learning outcomes.
- 7. Provide a dedicated administration building on the edge of the campus and in close proximity to the main entry
- 8. New Learning Resource Centre with a separate computer lab building.
- 9. Extension to the CRE-Research for CRE Extension or the provision of space within the existing Yap campus building envelope for CRE Extension.

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

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







1.3 5 year period – to 2018





1.4 10 year period – to 2023



1.5 Long Term Vision – beyond 2023





1.6 Development Staging and Program - Implementation

2 Educational Component

2.1 Key Considerations

- Yap shows the greatest variability between classroom utilization levels (low-to-moderate) and utilization rates (high-to-low) among the six campuses. This is in part due to use of temporary classroom space and the construction of new classroom space within the study period. Classroom use is best described as moderate throughout the study period (see Tables 2.2.1 and 2.2.2).
- These data indicate an effective utilization of existing capacity. Additional construction now coming on line positions the Yap campus well throughout the ten year planning horizon.
- Enrolment projections suggest a trend of continued growth through 2023 (see Chart 2.2.3). Enrolment could quickly return to the peak levels of 2011. Recent construction will mitigate the effect of sustained growth through 2023 and should not result in high classroom utilization.

2.2 Space Utilisation

2.2.1 Yap Campus Utilization Levels (2008-2012)

High (>75%)	25%
Moderate (>66%)	25%
Low (>50%)	25%
Underutilized (<=50%)	25%
Total	100%

2.2.2 Yap Overall Classroom Utilization Rate







2.2.3 Yap Campus Historic and Projected Enrolment Trends

Actual Values										
	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall
Semester	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Headcount	149	176	177	180	209	228	209	228	227	195
FTE	144	152	158	172	197	214	212	224	203	178
				Pr	ojections					
	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall
Semester	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Headcount	236	242	249	256	263	270	277	284	290	297
FTE	223	230	237	244	251	257	264	271	278	285

2.2.4 Space Utilisation Summary Plan



3 Spatial Review

Key Points for the Long Term Plan

- 1. Make the best of the natural setting in the future placement of buildings and planting
- 2. Provide spaces that enable study beyond the classroom particularly sheltered outdoor areas
- 3. Consolidate similar activities into activity zones on the campus
- 4. Provide for active recreation areas

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 Wednesday the 21st 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.

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

Positive attributes commented on was the cleanliness of the campus.

Issues raised in order of priority were;

- 1. Need covered walkways "When it rains it is hard to walk between buildings especially with laptops"
- 2. Need more covered outdoor space of different sizes "When it rains everyone crowds into the covered administration area" There was a comment that there are no quiet outdoor covered areas where small groups or individuals can study.
- 3. The library gets crowded especially when it is also used for classroom research groups
- 4. Need for quiet study space where can do individual study and also for small groups
- 5. Need for a basketball court could be outdoor commented that this would be used by both male and female students, need a gymnasium in the long term with volleyball and tennis
- 6. Need for clearly designated areas where students can gather areas where you can make more noise and areas that are clearly for quiet activities
- 7. Need to be able to access bathrooms (note this comment was made prior to the new classroom building and student centre opening) so issue is likely to be resolved once these are in use.
- 8. Student car parking area

Feedback directly gleaned from the questionnaires had the following comments:

- Places to sit and study including huts
- A room or building for tutors only
- The buildings are not well organised, especially how the buildings are arranged
- Transport to and from the campus is poor, a bus would solve most of the issues related to this
- More space for tutoring
- More computers
- More cashiers at the snack shop
- More places to hang-out
- More parking with staff/faculty and student parking separated
- Covered concrete path connections between all buildings



- "The Voc-ed building makes me feel like I'm in a mechanic shop or dumpster".
- Minimise the inside chewing and spitting
- A cafeteria
- The 'veranda' is too small. Need large student lounge
- Fences to keep public outside the campus
- Fulltime snack shop cashier
- Pave parking areas all the way down to the main road.
- More seating
- Walk between classes is too long
- Outdoor areas for study when it rains
- Shoes get taken from outside the library
- The road up to the Voc-Ed building is very uneven and hard to traverse on foot
- Rubbish bins with lids in every class and two blackboards
- Power point for the veranda area
- More seats and tables for outdoor study
- Quiet spaces needed for study
- More parking
- Bigger library
- Basketball court
- More computers
- Covered walkway from the car park
- Gym
- Muddy footpaths
- Student area near the building
- Shower room needed
- Outdoor shaded areas
- Cafeteria

3.2.2 Faculty Staff focus group

A faculty staff focus group meeting was held between 4pm and 5pm on Wednesday the 21st of August. A similar format was followed to the student focus group. Six full time faculty staff attended.

Positive attributes commented on was the new classroom buildings that would resolve issues with quality of teaching spaces.

Issues raised in order of priority were;

- 1. Quality of the teaching space for VOCED
- 2. Lack of covered walkways comment was made on the National campus walkways and how these have changed the campus
- 3. Lack of a faculty building where students could come and have one on one meetings with faculty staff. Also missing out on the collegial environment by being spread across the campus. Faculty located in VOCED are remote from the rest of the campus and hard for the students to access easily
- 4. Desire for dedicated car parks
- 5. Nowhere students could recreate need for a basketball court
- 6. Library is not large enough to hold students studying as well as visiting class groups.



- 7. Need to be able to take groups out on site visits could be two mini vans for flexibility
- 8. Not enough seats provided for students to sit on outside

3.2.3 Staff focus group

Two half hour focus groups were held on Thursday 22nd of August. A similar format was followed to the student focus group. The total number of staff attending the session was ten.

Three issues raised in order of priority were;

- 1. Disabled access to all buildings
- 2. Provision of a basketball court/ volleyball court to enable students to participate in leagues and to foster campus belonging and representation of the College in public. Assist in encouraging students to stay on site if there was opportunity for recreation.
- 3. Replacement of the VOCED building perceived as substandard learning environment

Other items raised not listed in order of priority were;

- Covered access
- Parking for staff and students currently a "free for all"
- No alternative shade areas to the Kuyong
- Ability to recharge laptops outside
- The standard of the second entry from the main road
- Security on site fences to the perimeter
- Provide a place for the security guards to shelter sometimes "provide for them as they look after us"
- Language laboratory required
- Centralised timing and bell system so all the campus runs to the same timeline
- Centralised library with opportunity to be made available to the public after hours outreach to the community
- Provide facilities for P.E. classes could be a covered roof

Staff questionnaire feedback:

- Covered concrete paths
- Playing area away from Learning Resource Centre (LRC) and classrooms
- LRC needs work room and storage room, space for group work and quiet individual study
- Bigger reading and shelving areas
- Teaching room to use when class is in the library
- Shaded areas for students to sit between classes
- Cafeteria
- Fences for perimeter security
- Main road to campus Voc-Ed building is very bad, pedestrian route needed
- More parking
- The grounds to provide for student outside activities
- Linking paths between buildings
- Gym
- Bigger offices
- Separate parking into staff and student
- Buildings too small for all offices and classes



- Air-conditioning not working that well in all classrooms
- Lighting and windows/ventilation not working so well in all rooms/buildings
- Meeting facilities for all campus users to meet in one place, particularly on rainy days
- Sport facilities
- Study hall building
- Locker rooms



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 entries onto site
- Generally flat with a feature amphitheatre area in the north western corner
- Drainage channel through the centre of the site
- Landscaped areas especially at the entry are actively cared for
- Two historic German towers on site (these will require structural review and to be fenced off if identified as a hazard)



Generally level site - an asset in the centre of a campus

Drainage channel through the centre of the campus - landscape treatment and pedestrian access across needs to be considered



Historical German tower concrete support	Existing feature planting are an asset areas futher to the administration entry area

Activity zones - grouping areas with common functions together

Existing (refer to diagram)

- Academic area is in the centre of the campus (coloured red)
- Community accessed buildings are located together at the eastern end of the site (coloured green)
- Student services are spread throughout the campus (purple)



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Points to consider in future planning

- Co locate student services outdoor recreation, car park and indoor services
- Create a quiet zones and active zones on site



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

There are a range of spaces to meet with small group areas being one area where more spaces could be provided
Student services space provides a new amenity for the campus



Points to consider in future planning

- Increase number of outdoor study areas
- Co locate quiet areas with Learning Resource Centre in the long term
- Replicate the successful outdoor covered space in the administration building to future building design



captures cooling north-eastern breezes

High school bus shelter could be replicated on site for study huts adjacent to recreation areas





• One main car park area with overflow parking on leased land area



Points to consider in future planning

Provide a dedicated student car park

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- Provide pedestrian paths on direct lines between buildings
- Consider covered pedestrian paths in the long term connect the northern face of the classroom buildings with covered walkways





Beca // 28 November 2013

6500242 // NZ1-7889216-60 0.60 // page 22

Building and landscape character – look and feel of the campus

- Simple building forms around a flat central campus area
- Clear layout with academic buildings located in a radial layout forming an edge to the open space



Existing landscaping provides a positive outdoor space between buildings

Landscaping can be extended across the site to new building areas working to a stuctured landscape plan

Points to consider in future planning

- Provide a clear landscape and open space structure plan to define the campus edges and tie the spaces and buildings together as a whole
- Consider a two storey building form at the entry to provide hierarchy across the campus

Infrastructure - the services that enable the campus to operate

Points to consider in future planning

 Review services on site - relocate power supply to others in the location of the proposed secondary access road onto the campus







3.3.1 Existing building profile and future planning considerations

Building	Outline		
A – Administration building	Building A is located at the entry to the campus on the southern side of the car park.		
	It is the first building that visitors approach and contains administration and library as the main functions. These functions are separated by a covered elevated entryway which acts as a gathering place for students, location of maintenance and security staff. This area catches the breezes and allows students an area for students to wait for pick up drop off. The opportunity for staff faculty and students to all be in this space appears to suit the campus of this smaller size and may assist in the collaborative feeling on campus noted on the site visit.		
	Location for its function – proximity to entry is valued		
State of the state	Quality and suitability of spaces for its function – Contains some small and larger spaces and has potential to retrofit for other uses		
Points to consider in future planning	Disabled access - side access ramp provided		
Administration services could be moved out of the centre	Teaching spaces – One teaching space identified - Administration $1 - 440$ ft ²		
of the campus as long as it is close to main entry and	Amenities, toilets - 2 mens WC , urinals; 2		
visitor car parks	womens, 1 unisex disabled WC		
This building has a year high renewal 8 maintenance cost	Building condition points :		
over the next 30 years (27% of Yr. 1-10 renewal budget &	General floor subsidence issues required		
100% of full replacement cost over 30 years) making it uneconomic to renew/maintain.	replacement of steel foundations - medium term fix, long term this function could be located elsewhere.		
B- Computer lab	Building B is currently a computer lab with rows of computer desks and an IT office. The current		
	server looks to be located in this building – to be relocated move to the new classroom building.		
	Location for its function – Redundant use as this function is now located in the new classroom building completed in 2013		
	Quality and suitability of spaces for its function – The building could be utilized as a classroom or computer study space. It has been identified as a potential Gear Up room for use outside of school hours		
	Disabled access - ramp access into the building - require disabled connection to the car park however		
	Teaching spaces – At the time of the study utilised as a teaching space		
Points to consider in future planning	Amenities, toilets - Nil		
Consider removing this building to enable a future building to be located in this key entrance location	Building condition points - Repair corroded reinforcing steel and concrete spalling immediately. Treat insect damage and replace decayed soffit as required. Building age -13 years, 2000		

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Building	Outline
C - CRE Building	Building C is the CRE Research building with two laboratories and associated offices.
	Location for its function – Well located on the edge of the campus with space around for outdoor research
	Quality and suitability of spaces for its function – Follows required template
	Disabled access - Ramp access at the rear of the building
2 2 2	Teaching spaces - nil Amenities, toilets, - 1 men's and women's, WC
	provided Building condition points - Targeted regular maintenance and cleaning. Replace roof immediately.
	Building age -12 years , early 2000s
D - Science Laboratory	Building D is a building with the science laboratory and the Learning Resource Centre
	Location for its function – Well located on the edge of the academic zone
	Quality and suitability of spaces for its function – The learning resource centre is small for the size of the campus roll
	Disabled access - ramp access to the building but require a path beyond this to connect to other buildings
	Teaching spaces – one science classroom 810sqft
	Amenities, toilets - 1 men's WC, 1 urinal; 2 women's WC
	Building condition points - Targeted regular maintenance and cleaning. Review paint on metal balustrades and repaint if corroded.
Points to consider in future planning	Building age – 4 years, mid 2000's
Future location of the Learning Resource Centre could	
access by the community	
E – Student Centre Building	Building E is a newly completed building with a large student area, bookstore, nurses area and counsellors spaces
	Location for its function – Well located on the edge of the academic zone
	Quality and suitability of spaces for its function – Well designed spaces and adjacencies – feedback and use as a basis for design of student services facilities on other campuses
	Disabled access - Disabled access and facilities within the building - require a path beyond the



Building	Outline
	building outline to connect to other buildings Teaching spaces - nil Amenities, toilets - 2 women's WC (one disabled access), 2 men's WC (one disabled access) Building condition points - Targeted regular maintenance and cleaning. Building age - 2013
Points to consider in future planning	
Solicit feedback on energy use and functional layout to inform the design of student services facilities on other campuses Provide covered pedestrian access between buildings in the long term	
F – Classroom building	Building F is a classroom building with 2 computer labs and 2 classrooms each 860saft in size
	Location for its function – Well located creating and edge to the academic zone Quality and suitability of spaces for its function - Well designed spaces and adjacencies , feedback and use as a basis for design of student services facilities on other campuses Disabled access - Disabled access and facilities within the building - require a path beyond the edge of the building to connect to other buildings Teaching spaces – two classrooms, one computer lab Amenities, toilets - 1 women's WC (one disabled access), 1 men's WC (one disabled access) Building condition points - Targeted regular maintenance and cleaning.
Points to consider in future planning	Building age - 2013
Solicit feedback on energy use and functional layout to inform the design of classroom facilities on other campuses Provide covered pedestrian access between buildings in the long term	
G – Vocational building	Building G is an existing vocational building with teaching spaces on the ground floor and faculty accommodation on the upper floor
	Location for its function – located on the edge of



Building



Points to consider in future planning

Provide external access to other spaces - no need to walk through the workshop to access classroom spaces Relocate the function onto the campus site in the short term

Outline

the campus on leased land

Quality and suitability of spaces for its function – Access to classrooms is through the workshop area, access should be restricted to workshop users

Disabled access - nil

Teaching spaces – three classrooms - move to new classroom block in 2013

Building condition points - This building has a very high renewal &

maintenance cost over the next 30 years (40% of Yr. 1-10 renewal budget & 96% of full replacement cost over 30 years) making it uneconomic to renew/maintain. Carry out minimal maintenance (to protect against health & safety issues), run down and replace circa 2018 or before

Building age - 40+ years

H – Student Open Lounge



Points to consider in future planning

Rebuild when required in a location to suit the structured landscape plan

Building H is an open meeting area in the centre of the open campus area

Location for its function – Well located in the centre of the open campus area

Quality and suitability of spaces for its function $-% \left({{\rm{All}}} \right) = {\rm{All}} \left({{\rm{All}}} \right) = {\rm{All}} \left({{\rm{All}}} \right)$

Disabled access - nil

Teaching spaces - nil

Amenities, toilets - nil Building condition points - Targeted regular maintenance and cleaning. Treat rust and spot prime roof. Replace roof by 2023. Building age – 3 years, late 2000's



3.4 Accommodation Review

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

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

3.4.1 Facilities ratios

Item	Number
Number of students - Fall 2013	195
Number of faculty and staff (from general catalogue 2013 - 2014)	33
2018 design figure (informed by the projected headcount in the space utilization review – Chapter 2 of this report)	263

ltem	COM-FSM standard target	Provided on Yap campus
Parking stalls	1 stall for each faculty, 1 stall for each staff member and 10% of students	Aim is up to 39 faculty and staff parks and 26 student parks.
		67 stalls are shown on the layout – This is above the target figure of 65 spaces
		Adequate car parking provided
Toilets	Two indicators Aim is for toilet block at each teaching building From 2006 – 2012 strategic plan – 1 female toilet for every 30 students, 1 male toilet for every 40 students. Reference taken from American Institute of Architects 10 th edition.	Assumption: no dedicated staff facilities so toilets are considered for staff and student use Target is based on higher than current number (230 staff and students). Assume 300 staff and students require 5 women's toilets and 4 men's toilets Number currently provided: 9 men, 10 women, I unisex accessible including the restroom building. Even with removal of the standalone restroom building adjacent to the Voc-Ed building will provide for 530 student headcount Adequate toilet facilities provided
		Adequate tollet facilities provided



ltem	COM-FSM standard target	Provided on Yap campus
Drinking water	Accessible drinking water	Provided as bottled water
Teaching space per person	25ft ² per student (AIA is 30ft ²)	Four large classrooms at 800sqft
	Refer to findings of the space utilization study	Medium classroom 500sqft
Computer Laboratory	25ft ² per student (AIA is 40ft ²) (2.4msq)	Computer lab is approximately 875ft ² (room for 35 students) adequate space for 1:10 ratio
		Adequate space provided
Small group study / study carrells	25ft ² per student (AIA is 50ft ² for reading rooms)	LRC is approximately 1200ft ² .Assume 50% area for stacks = 600ft ² (room for 24 students), require space for at least 30 students to study (1:10 ratio)
		Require a further 150sqft
Shops/ vocational rooms	50ft ² per student (4.7msq)	
Private office	100ft ² per person (9.3msq)	Individual offices in the administration building are 100sqft
		Adequate sized space currently provided for current uses
Private office with meeting	150ft ² per person (14msq)	Deans office is currently around 150sqft ,
area		Adequate space provided
Work station	60ft ² per person (5.6msq)	A schedule of faculty requiring workstations needs to be completed to ascertain parity
	Common filing area60ft ² per person (5.6msq)	across faculties. Occupy current spaces or spaces vacated by functions moving to new buildings.
Faculty work station with side	80ft ² per person (7.43msq)	Literature faculty area in the administration building is 200sqft, currently three work
chair		stations. Require space for seven faculty in the long term.
		Space is less that target figure - Require additional 400sqft for all faculty to be accommodated
IT space, server	Require 500sqft for a state campus -	250sqft provide in the 2013 completed



Item	COM-FSM standard target	Provided on Yap campus
room and area to fix machines	separate secure server room, IT office and area to fix computer equipment. Ideally an additional storage area adjacent if space allows	classroom building, need to identify further space for storage
Spatial assessment summary		Resource area in the administration area (600sqft) will provide for space for seven faculty is – proposed relocation in 2013 IT services - require storage space LRC require an additional 150sqft

3.4.2 Accommodation schedules – new buildings

	Building 1 – Vocational education building	
No	Room name	Area (sqft)
1.01	Maintenance facility	800
1.02	Carpentry shop	880
1.03	Furniture/ storage	360
1.04	Tool storage	80
1.05	Tool storage	80
1.06	Office	80
1.07	Office	80
1.08	Multi-purpose shop	1200
1.09	Electronic workshop	440
1.10	Electronic lab	440
1.11	Store	160
1.12	Office	160
1.13	Male Toilet	50
1.14	Female Toilet	50
1.15	Electrical cpd	40
1.16	Store	200
1.17	Cleaners cpd	40
1.18	Small classroom	400
1.19	Small classroom	400
	Subtotal - rounded	5940
	Circulation and wall thickness @15% due to access from covered walkway	900
	TOTAL (rounded)	6800

	Building 2 – New administration and faculty building		
No	Room name	Area	
2.1	Dean's Office	150	
2.2	Administration	150	
2.3	Conference room	300	
2.4	Business office	300	
2.5	Financial Aid	300	
2.6	Student services coordinator	300	
2.7	Instructional coordinator	300	
2.8	Meeting room – one on one discussions	150	
2.9	Open Plan faculty area for ten faculty	1350	
	Subtotal	3300	
	Circulation and wall thickness @20%	800	
	TOTAL (rounded)	4100	

	Building 3 – New CRE Extension building		
No	Room name	Area	
3.1	Extension area	500	
3.2	Storage area for extension equipment	500	
3.3	Office	200	
	Subtotal	1200	
	Circulation and wall thickness @25%approx	300	
	TOTAL	1500	

	Building 4 – New LRC building and computer lab		
No	Room name	Area	
4.1	Learning Resource Centre - library including circulation counter	1500	
4.2	Librarian office	200	
4.3	Computer lab including AV viewing	1500	
4.4	Female Toilets (2 WC one being disabled access, 2 basins)	200	
4.5	Male Toilets (2 WC one being disabled access, 2 urinals, 2 basins)	200	
4.6	Cleaners cpd	20	
4.7	Electrical cpd	20	
4.8	Storage	60	
	Subtotal	3700	
	Circulation and wall thickness @25%	900	
	TOTAL (rounded)	4600	

	Building 5 – New CRE Research building		
No	Room name	Area	
5.1	General office	250	
5.2	Office	100	
5.3	Office	100	
5.4	Preparation room and loading dock	150	



	Building 5 – New CRE Research building		
No	Room name	Area	
5.5	Toilets (2 separate toilets and shared washbasin in lobby – disabled access)	150	
5.6	Lab	500	
5.7	Lab	500	
5.8	Shared lab storage	100	
	Subtotal	1850	
	Circulation and wall thickness @25%approx	450	
	TOTAL	2300	

	Building 6 – New classroom building		
No	Room name	Area	
6.1	Classroom	800	
6.2	Classroom	800	
6.3	Classroom	800	
	Subtotal	2400	
	Circulation and wall thickness @25%approx	600	
	TOTAL	3000	

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
23,213	Voc-Ed building(5086) Restrooms (271)	Voc-Ed building 1 (6800)	24,656

square feet (Fall 2018)	Remove buildings 2018 – 2023 (sqft)	Add buildings 2018 – 2023 (sqft)	Area in 2023
24,656	Computer lab (1302) Administration (3180)	Admin and faculty (4100) LRC and computer lab (4600) CRE extension (1500)	30,374

square feet (Fall 2023)	Remove buildings post 2023 (sqft)	Add buildings post 2023 (sqft)	Area beyond 2023
30,374	CRE – research (1976)	New classroom block (2300) New CRE – research (3500)	34,198


4 Condition Assessment

4.1 Yap 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 Yap 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 indepth 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 9 No. existing buildings (excluding minor support structures and buildings) and site infrastructure located within the Yap COM-FSM campus. The key tasks undertaken to complete this report include:

- The Yap 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 Yap 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;

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

4.1.5 Escalation

Escalation over a 30 year period of asset renewals and maintenance is a significant cost. Because of the significant impact of escalation two sets of cost, one which excludes escalation (i.e. present day 2013 costs) and the other which includes escalation have been presented at the main summary



level. Escalation has been assumed to be 3.4% per annum for the next 30 years. This is based on an assessment of historical data provided by Mundi (refer web-site address below);

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

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

4.1.6 Results/Findings, Conclusions and Recommendations

4.1.6.1 Condition Grade Assessment Results

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

Asset	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5
A - Administration Building			✓		
B- Computer Lab			✓		
C – CRE Building				✓	
D – Science Laboratory		✓			
E – Student Centre	✓				
F – Classroom Buildings (New)	✓				
G – Vocational Building				✓	
H – Student Open Lounge		✓			
J – Restrooms			✓		
Site Infrastructure	N/A	N/A	N/A	N/A	N/A
Total	2	2	3	2	0



4.1.6.2 Campus condition grading summary plans

III Beca



Beca // 28 November 2013

6500242 // NZ1-7889216-60 0.60 // page 37

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

- 1. Building A Administration Building. The severe corrosion of the steel substructure and decay ion the timber flooring makes this building, in our opinion, uneconomic to renew and maintain. We consider that minimum operational costs should be spent on this asset (i.e. carry out protection /health and safety remedial works only) and that the asset should be run-down and replaced in 2018 or before.
- 2. Building G Vocational Building has very high renewal and maintenance costs over the next 30 years (40% of Yap Year 1-10 renewal budget and 96% of full replacement cost over 30 years). In our view this building is uneconomic to renew and maintain. We consider that minimum operational costs should be spent on this asset (with the exception of any protection /health and safety remedial works) and that the asset should be run-down and replaced in 2018 or before.
- 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
- 4. Targeted regular maintenance on all of the assets is required to extend their life. This applies to both the new (e.g. Student Centre and Classrooms) and older buildings. A clear, well organised asset renewal and routine maintenance plan needs to be developed and this needs to be implemented. An indicative maintenance plan has been included in Appendix C.
- 5. 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.
- 6. 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.
- 7. The Operational budget for Years 1-10 for the Yap campus is recommended to be in the order of \$US2.14M (\$214,000 average per annum). This equates to 3.7% of the estimated 2013 replacement value which we consider to be an appropriate allowance for operational costs
- 8. Regular monitoring and review of the asset renewal and routine maintenance plan needs to be carried out



4.1.6.3 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.

	YAP CAMPUS		Year 1 - 10	Year 11 - 20	Year 21 - 30	Total 30 Year	Annualised	Total Year 1-10	Total Year 11-	Total Year 21-
Ref	Asset Description	Replacement Cost (\$ USD)	Asset Renewal Cost (\$ USD)	Asset Renewal Cost (\$ USD)	Asset Renewal Cost (\$ USD)	Asset Renewal Cost (\$ USD)	Total Operational Cost	Operational Cost (\$USD)	20 Operational Cost (\$USD)	30 Operational Cost (\$USD)
1.00	A - Administration Building	828,045	207,441	285,778	341,074	834,293	33,410	263,441	341,778	397,075
2.00	B - Computer Lab	243,263	25,019	58,879	95,128	179,027	8,182	47,166	81,026	117,275
3.00	C - Land Grant Research Lab	512,307	68,038	220,204	106,747	394,990	16,457	100,943	253,109	139,652
4.00	D - Science Laboratory	993,389	17,976	54,962	335,484	408,422	18,102	62,855	99,841	380,363
5.00	E - Student Centre (New)	860,440	38,987	93,982	260,182	393,151	19,293	100,872	155,867	322,066
6.00	F - Classroom Building (New)	1,028,547	29,487	94,755	260,207	384,449	19,338	94,716	159,984	325,436
7.00	G - Vocational Education	567,907	300,416	120,962	126,437	547,815	22,065	338,463	159,010	164,484
8.00	H - Student Open Lounge	58,828	10,204	316	0	10,520	696	13,654	3,766	3,450
9.00	J - Restroom Facility	73,029	2,391	40,072	14,779	57,242	2,614	9,447	47,128	21,835
10.00	Site Infrastructure	631,658	35,420	182,070	263,700	481,190	28,010	155,126	301,776	383,406
	TOTALS EXCLUDING ESCALATION	5,797,414	735,379	1,151,982	1,803,738	3,691,099	168,167	1,186,683	1,603,286	2,255,042
	Escalation Allowance		161,327	808,293	2,477,490	3,447,111	193,894	951,229	1,598,195	3,267,392
	TOTALS INCLUDING ESCALATION (3.4% per annum assumed)		896,706	1,960,275	4,281,228	7,138,210	362,061	2,137,912	3,201,481	5,522,434

Forecast Operational Costs

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 Yap campus is approximately \$US5.80M (excluding land, loose furniture and equipment). Outlined below is the breakdown of the estimated asset replacement cost for the campus.





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



The Operational Cost percentages diagram above that the A- Administration building (22%) and G-Vocational Building (29%) take up a total of 51% of the Yap Operational cost budget, but together they only



amount to 24% of the estimated replacement value of the Yap assets. The operational cost to estimated replacement value ratio highlights that these two buildings are uneconomic and should be replaced as soon as possible to reduce high on-going operational costs.

The forecast operational costs (\$US2, 137,912 for Years 1-10 equates to approximately \$US214, 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 Yap campus.

4.1.7 Limitations of the Condition Assessment

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

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

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

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

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

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

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



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

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

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

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

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

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

4.1.8 Assumptions Made in the Condition Assessment

It has been assumed that:

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

4.1.9 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

Key Points

The Yap campus is using slightly more energy than average across the sites, based on the energy readings from 2011 /12 provided. It is not possible to see a long term trend in annual usage from this data, but it is noted that the computer lab and faculty office account for almost 50% of the electricity usage on site. Energy saving measures should begin with these areas.

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 from conditioned areas to outside or non-air conditioned areas
- 6. Keep doors leading to AC spaces closed
- 7. Turn off lights when leaving a room consider installing occupancy sensors
- 8. Replace ceiling insulation where missing



Appendix A

Topographical Survey Plan & Title Information





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P. O. Box 12 12, Pohppei, FM 96941 Tel: 691-320-6264, Fax: 691-320-5159 Tim McVey - RLSH20 Briner T. Sam - Party Chief Date: 27 July, 2005 I Centify that this yeary was Performed by me or under my Supervision in Accordance with Existing Laws and Regulations.

Appendix B

Building Condition Assessments



A – ADMINISTRATION BUILDING







					Con	dition	Gauge		1						TOP 5 MAJOR ELE	ME
		Condit	tion Grading	VG	G	Α	Р	VP		Asset Rei	newal Cost		1			
ID Code	Element	Condition Grade	% Deterioration	0-20 %	20-40 %	40-60 %	0 60-80 %	0 80-100 %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace	URGENT MAINTENANCE, R	EN
1.00	Total Sub-Structure	5	90%						75,110	0	40,628	115,738	115,738	100.0%	Element	C
2.00	Total Frame	3	50%						0	0	0	0	92,502	0.0%		_
3.00	Total Structural Walls	3	50%						0	0	23,920	23,920	23,920	100.0%	Steel Framed Floor on Steel Pile Foundations	S
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%		is
5.00	Total Roof	3	50%						7,894	73,989	0	81,883	81,883	100.0%		d
6.00	Total External Walls & Finishes	5	90%						36,532	0	0	36,532	36,532	100.0%		+
7.00	Total Windows & Doors	3	50%						0	0	85,729	85,729	85,729	100.0%	Timber Floor Boards	S
A	TOTAL STRUCTURE	4	70%						119,536	73,989	150,277	343,802	436,304	78.8%		a
8.00	Total Stairs Balustrades & Handrails	3	50%						0	3,036	0	3,036	14,421	21.1%		+
9.00	Total Internal Walls/Partitions	2	30%						0	0	0	0	18,946	0.0%	Metal Gutters	E
10.00	Total Internal Doors	2	30%						0	0	0	0	13,662	0.0%		
11.00	Total Floor Finishes	4	70%						27,065	4,250	27,065	58,380	31,315	186.4%	Fibre Cement Cladding with Painted Finishes	E
12.00	Total Wall Finishes	2	30%						0	60,506	0	60,506	60,506	100.0%		
13.00	Total Ceiling Finishes	2	30%						0	0	57,201	57,201	57,201	100.0%		Ť
14.00	Total Fixed Joinery Units	3	50%						4,491	2,467	17,798	24,756	19,822	124.9%	Vinyl Floor Finishes	E
В	TOTAL INTERNAL FIT-OUT	3	50%						31,556	70,260	102,064	203,880	215,874	94.4%		p
15.00	Total Sanitary Plumbing	2	30%						0	0	32,384	32,384	32,384	100.0%		
16.00	Total Mechanical Services	3	50%						39,531	59,265	39,531	138,328	44,402	311.5%	Overall Recommendation/Action	Т
17.00	Total Fire Services	3	50%						5,606	0	5,606	11,212	5,606	200.0%		l n
18.00	Total Electrical Services	3	50%						0	82,264	0	82,264	82,264	100.0%		Y
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%		r
20.00	Total Special Services	3	50%						11,212	0	11,212	22,424	11,212	200.0%	1	U
с	TOTAL BUILDING SERVICES	3	50%						56,349	141,529	88,733	286,612	175,867	163.0%		is
	TOTAL BUILDING	3	50%						207,441	285,778	341,074	834,293	828,045	100.8%		b





ENTS REQUIRING

Observed Deterioration/Recommendations

Severe corrosion present – Health and Safety issue. Replacement of substructure would be difficult & expensive (circa \$115K)

Severe decay of timber flooring present – Health and Safety issue.

Evidence corrosion

Evidence cracks and flaked paint. CoM advised 27-08-2013 cladding is warped from Hurricane damage (from 2004)

Evidence of lifting, marks, tears, worn through, poor workmanship

This building has a very high renewal & maintenance cost over the next 30 years (27% of Yr 1-10 renewal budget & 100% of full replacement cost over 30 years) making it uneconomic to renew/maintain. Carry out minimal maintenance (to protect against health & safety issues), run down and replace circa 2018.or before

B - COMPUTER LAB







					Con	dition C	Gauge									
		Condi	tion Grading	VG	G	Α	Р	VP		Asset Rei	newal Cost]		TOP 5 MAJOR ELEI	ME
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 Renwal Total	Full Replace	% Full Replace	URGENT MAINTENANCE, RE	:N
1.00	Total Sub-Structure	3	50%						0	0	0	0	36,875	0.0%		Τ
2.00	Total Frame	1	10%						0	0	0	0	28,211	0.0%	Element	
3.00	Total Structural Walls	3	50%						0	0	0	0	20,351	0.0%	1	_
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%	Insitu Reinforced Concrete Stairs	
5.00	Total Roof	1	10%						0	0	26,508	26,508	26,508	100.0%		-
6.00	Total External Walls & Finishes	3	50%						0	0	23,429	23,429	23,429	100.0%		
7.00	Total Windows & Doors	3	50%						455	0	6,148	6,603	23,067	28.6%	Diswood Soffit Lining with Dointod Einigh	
A	TOTAL STRUCTURE	3	50%						455	0	56,085	56,541	158,441	35.7%		t
8.00	Total Stairs Balustrades & Handrails	4	70%						0	0	949	949	3,099	30.6%		
9.00	Total Internal Walls/Partitions	3	50%						0	0	0	0	2,459	0.0%	Painforced Concrete Pleak Maconry Walls	Γ.
10.00	Total Internal Doors	3	50%						0	0	1,518	1,518	1,518	100.0%		
11.00	Total Floor Finishes	3	50%						612	0	12,245	12,857	12,245	105.0%		
12.00	Total Wall Finishes	3	50%						15,097	0	15,097	30,193	15,097	200.0%		
13.00	Total Ceiling Finishes	3	50%						0	12,745	0	12,745	12,745	100.0%	. Timber Doors (Solid/No Glazing)	
14.00	Total Fixed Joinery Units	3	50%						0	1,265	380	1,645	1,645	100.0%		
в	TOTAL INTERNAL FIT-OUT	3	50%						15,709	14,010	30,188	59,907	48,807	122.7%		T.
15.00	Total Sanitary Plumbing	0	0%						0	0	0	0	0	0.0%	Built-in Joinery - Shelving Unit	ľ
16.00	Total Mechanical Services	3	50%						8,855	17,710	8,855	35,420	8,855	400.0%	1	
17.00	Total Fire Services	0	0%						0	0	0	0	0	0.0%		
18.00	Total Electrical Services	3	50%						0	27,160	0	27,160	27,160	100.0%	. Overall Recommendation/Action	
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%		5
20.00	Total Special Services	3	50%						0	0	0	0	0	0.0%	1	r
С	TOTAL BUILDING SERVICES	3	50%						8,855	44,870	8,855	62,580	36,015	173.8%		0
	TOTAL BUILDING	3	50%						25,019	58,879	95,128	179,027	243,263	73.6%		



ENTS REQUIRING

Observed Deterioration/Recommendations

Damaged, broken corners

Evidence of decay, insect attack, replace and treat timber

Exposed steel rods – remove corrosion and repair concrete

Metal door frames rusting and twisted. Seal coming away

Evidence of impact damage and water damage

Targeted regular maintenance and cleaning. Repair corroded reinforcing steel and concrete spalling immediately. Treat insect damage and replace decayed soffit as required. Review condition in 2018

YAF	P CAMPUS, RUUL, YAP	STATE					С	– CRE	BUILDING						
					A REAL										A LE REAL PROPERTY AND A REAL PROPERTY A REAL PROPERTY A REAL PROPERTY AND A REAL PROPERTY AND A REAL PROP
		Condit	ion Grading	VG	Conditio	n Gaug	e VP		Asset Rep	newal Cost		1		TOP 5 MAJOR ELEN	11
ID Code	Element	Condition Grade	% Deterioration	0-20 20 %	0-40 40 %	-60 60 %	-80 80-100 % %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace	URGENT MAINTENANCE, RE	N
1.00	Total Sub-Structure	3	50%					0	0	0	Total 0	76,664	0.0%		
2.00	Total Frame	3	50%					0	0	0	0	47,842	0.0%	Element	(
3.00	Total Structural Walls	3	50%					0	0	0	0	65,543	0.0%		
4.00	Total Upper Floors	0	0%					0	0	0	0	0	0.0%	Membrane Roof Covering	
5.00	Total Roof	5	90%					23,415	1,619	23,415	48,450	25,034	193.5%		1
6.00	Total External Walls & Finishes	4	70%					0	17,979	4,111	22,090	22,090	100.0%		_
7.00	Total Windows & Doors	3	50%					0	0	29,411	29,411	29,411	100.0%	Air-Conditioning - DX/Split System	•
A	TOTAL STRUCTURE	4	70%					23,415	19,598	56,938	99,951	266,585	37.5%		
8.00	Total Stairs Balustrades & Handrails	3	50%					0	0	0	0	18,153	0.0%		
9.00	Total Internal Walls/Partitions	0	0%					0	0	0	0	0	0.0%	Calid Diaster Cladding with Deinted Finishes	
10.00	Total Internal Doors	3	50%					0	0	18,469	18,469	18,469	100.0%	Solid Plaster Cladding with Painted Finishes	
11.00	Total Floor Finishes	3	50%					7,432	25,083	7,432	39,948	32,516	122.9%		
12.00	Total Wall Finishes	3	50%					0	58,821	0	58,821	58,821	100.0%		
13.00	Total Ceiling Finishes	3	50%					0	22,064	0	22,064	22,064	100.0%	Smoke Detection	,
14.00	Total Fixed Joinery Units	3	50%					708	24,617	708	26,034	24,617	105.8%		
в	TOTAL INTERNAL FIT-OUT	3	50%					8,141	130,585	26,610	165,335	174,639	94.7%		
15.00	Total Sanitary Plumbing	3	50%					0	11,385	0	11,385	11,385	100.0%		_
16.00	Total Mechanical Services	3	50%					30,993	22,138	17,710	70,840	17,710	400.0%	Reinforced Concrete Block Foundation Walls	
17.00	Total Fire Services	4	70%					2,328	0	2,328	4,655	2,328	200.0%		
18.00	Total Electrical Services	3	50%					0	36,498	0	36,498	36,498	100.0%	l	
19.00	Total Vertical Transportation	0	0%					0	0	0	0	0	0.0%	Overall Recommendation/Action	
20.00	Total Special Services	3	50%					3,163	0	3,163	6,325	3,163	200.0%	1	
с	TOTAL BUILDING SERVICES	4	70%					36,483	70,020	23,200	129,703	71,083	182.5%		
	TOTAL BUILDING	4	70%					68,038	220,204	106,747	394,990	512,307	77.1%		





IENTS REQUIRING NEWAL OR REPLACEMENT

Observed Deterioration/Recommendations

Protective membrane faded. Ponding of water on roof. Replace roof

Tired by appearance. Functionality not tested

Evidence of shrinkage/crazed cracking

Various smoke detectors missing. Functionality not tested

Evidence of shrinkage/crazed cracking

Targeted regular maintenance and cleaning. Replace roof immediately. Refurbish floor finishes by 2023. Regularly maintain and replace mechanical, fire and special services by 2023.









					Cor	idition (Jauge									
		Condit	tion Grading	VG	G	Α	Р	VP		Asset Rer	newal Cost		7		TOP 5 MAJOR ELE	ME
ID Code	Element	Condition Grade	% Deterioration	0-20 %	20-40 %	40-60 %	60-8 %	0 <mark>80-10</mark> %	0 Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace	URGENT MAINTENANCE, RE	ENE
1.00	Total Sub-Structure	1	10%						0	0	0	0	90,492	0.0%		Τ
2.00	Total Frame	1	10%						0	0	0	0	193,651	0.0%	Element	0
3.00	Total Structural Walls	1	10%						0	0	0	0	58,443	0.0%		
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%	Metal Doors (Security Gate)	E
5.00	Total Roof	1	10%						0	0	81,112	81,112	81,112	100.0%	1	
6.00	Total External Walls & Finishes	1	10%						0	0	0	0	22,694	0.0%	·	
7.00	Total Windows & Doors	2	30%						0	0	0	0	150,788	0.0%	Reinforced Concrete Slab on Grade	E
A	TOTAL STRUCTURE	2	30%						0	0	81,112	81,112	597,180	13.6%		w
8.00	Total Stairs Balustrades & Handrails	1	10%						0	0	0	0	39,057	0.0%		
9.00	Total Internal Walls/Partitions	1	10%						0	0	0	0	3,757	0.0%		
10.00	Total Internal Doors	1	10%						0	0	0	0	7,274	0.0%	Insitu Reinforced Concrete Ramp	E
11.00	Total Floor Finishes	1	10%						0	0	61,934	61,934	61,934	100.0%		~
12.00	Total Wall Finishes	1	10%						0	14,875	36,829	51,704	51,704	100.0%	·	
13.00	Total Ceiling Finishes	1	10%						0	0	38,084	38,084	38,084	100.0%	Metal Framed Balustrades	E
14.00	Total Fixed Joinery Units	1	10%						0	0	22,138	22,138	22,138	100.0%	1	C
В	TOTAL INTERNAL FIT-OUT	1	10%						0	14,875	158,985	173,860	223,947	77.6%		
15.00	Total Sanitary Plumbing	1	10%	12					0	0	58,570	58,570	58,570	100.0%		
16.00	Total Mechanical Services	1	10%						17,710	26,059	35,420	79,189	26,059	303.9%	I lied Floor Finishes	E
17.00	Total Fire Services	1	10%						266	266	1,398	1,929	1,398	138.0%	1	
18.00	Total Electrical Services	1	10%						0	0	0	0	72,472	0.0%	·	_
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%	Overall Recommendation/Action	Т
20.00	Total Special Services	1	10%						0	13,763	0	13,763	13,763	100.0%	1	R
с	TOTAL BUILDING SERVICES	1	10%						17,976	40,088	95,387	153,451	172,261	89.1%	1	C
	TOTAL BUILDING	2	30%						17,976	54,962	335,484	408,422	993,389	41.1%		





ENTS REQUIRING

Observed Deterioration/Recommendations

Evidence of corrosion on hinge and lock.

Evidence of crazed/shrinkage cracking on valkway

Evidence of crazed/shrinkage cracking on valkway

Evidence of flaking protective coating or corrosion

Evidence of lifting, marks, tears, worn through

Fargeted regular maintenance and cleaning. Review paint on metal balustrades and repaint if corroded. Regularly maintain and replace nechanical and fire services by 2023.

E - STUDENT CENTER BUILDING (NEW)







				T	Con	ndition	Gauge									
		Condi	tion Grading	VG	G	Α	Р	VP		Asset Re	newal Cost		7		TOP 5 MAJOR ELE	ЛE
ID Code	Element	Condition Grade	% Deterioration	0-20 %	20-40 %	40-60 %	60-8 0 %	0 80-100 %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace	URGENT MAINTENANCE, RE	N
1.00	Total Sub-Structure	1	10%						0	0	0	0	115,097	0.0%		Τ
2.00	Total Frame	1	10%						0	0	0	0	71,633	0.0%	Element	
3.00	Total Structural Walls	1	10%						0	0	0	0	171,305	0.0%		T
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%	None	1
5.00	Total Roof	1	10%						0	0	62,192	62,192	62,192	100.0%		
6.00	Total External Walls & Finishes	0	0%						0	0	0	0	0	0.0%	•	
7.00	Total Windows & Doors	1	10%						0	0	0	0	152,899	0.0%	·	+
A	TOTAL STRUCTURE	1	10%						0	0	62,192	62,192	573,125	10.9%		
8.00	Total Stairs Balustrades & Handrails	0	0%						0	0	0	0	0	0.0%	1	
9.00	Total Internal Walls/Partitions	0	0%						0	0	0	0	0	0.0%	1	
10.00	Total Internal Doors	1	10%						0	0	0	0	19,734	0.0%		
11.00	Total Floor Finishes	1	10%						0	30,452	0	30,452	30,452	100.0%	•	
12.00	Total Wall Finishes	0	0%						0	0	0	0	0	0.0%	-	
13.00	Total Ceiling Finishes	1	10%						0	0	66,214	66,214	66,214	100.0%	•	
14.00	Total Fixed Joinery Units	1	10%						2,302	5,217	30,259	37,778	30,259	124.8%	•	
в	TOTAL INTERNAL FIT-OUT	1	10%						2,302	35,669	96,474	134,445	146,660	91.7%		t
15.00	Total Sanitary Plumbing	1	10%	12					0	0	30,044	30,044	30,044	100.0%	-	
16.00	Total Mechanical Services	1	10%						35,420	41,239	70,840	147,499	41,239	357.7%	•	
17.00	Total Fire Services	1	10%						1,265	9,169	633	11,067	9,549	115.9%	•	
18.00	Total Electrical Services	1	10%						0	0	0	0	51,919	0.0%	·	
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%	Overall Recommendation/Action	-
20.00	Total Special Services	1	10%						0	7,904	0	7,904	7,904	100.0%	1	F
с	TOTAL BUILDING SERVICES	1	10%						36,685	58,313	101,516	196,514	140,656	139.7%		r
	TOTAL BUILDING	1	10%						38,987	93,982	260,182	393,151	860,440	45.7%		
																1





F - CLASSROOM BUILDING (NEW)







					Con	dition 0	Gauge		1						1	
		Condi	tion Grading	VG	G	Α	Р	VP		Asset Re	newal Cost		٦		TOP 5 MAJOR ELE	ЛE
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	URGENT MAINTENANCE, RE	N
1.00	Total Sub-Structure	1	10%						0	0	0	0	145,983	0.0%		Γ
2.00	Total Frame	1	10%						0	0	0	0	113,836	0.0%	Element	0
3.00	Total Structural Walls	1	10%						0	0	0	0	185,837	0.0%	-	1
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%	- None	١
5.00	Total Roof	1	10%						0	0	69,638	69,638	69,638	100.0%	1	
6.00	Total External Walls & Finishes	0	0%						0	0	0	0	0	0.0%	•	
7.00	Total Windows & Doors	1	10%						0	0	0	0	217,827	0.0%	·	-
A	TOTAL STRUCTURE	1	10%						0	0	69,638	69,638	733,121	9.5%	-	
8.00	Total Stairs Balustrades & Handrails	0	0%						0	0	0	0	0	0.0%	1	
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	1	10%						0	34,119	0	34,119	34,119	100.0%	•	
12.00	Total Wall Finishes	0	0%						0	0	0	0	0	0.0%	1	
13.00	Total Ceiling Finishes	1	10%						0	0	85,682	85,682	85,682	100.0%	•	
14.00	Total Fixed Joinery Units	1	10%						1,025	3,939	33,414	38,378	33,414	114.9%	•	
в	TOTAL INTERNAL FIT-OUT	1	10%						1,025	38,058	119,096	158,179	153,215	103.2%	-	
15.00	Total Sanitary Plumbing	1	10%	11					0	0	19,291	19,291	19,291	100.0%	1	
16.00	Total Mechanical Services	1	10%						25,300	33,902	50,600	109,802	33,902	323.9%	1	
17.00	Total Fire Services	1	10%						3,163	12,979	1,581	17,723	12,410	142.8%	1	
18.00	Total Electrical Services	1	10%						0	0	0	0	66,792	0.0%		+
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%	Overall Recommendation/Action	٦
20.00	Total Special Services	1	10%						0	9,816	0	9,816	9,816	100.0%	1	F
с	TOTAL BUILDING SERVICES	1	10%						28,463	56,697	71,473	156,632	142,211	110.1%	1	n
	TOTAL BUILDING	1	10%						29,487	94,755	260,207	384,449	1,028,547	37.4%		



NTS REQUIRING
EWAL OR REPLACEMENT
bserved Deterioration/Recommendations
one
argeted regular maintenance and cleaning. eview condition in 2018. Refurbish joinery tings by 2023. Regularly maintain and replace nechanical and fire services by 2023.

YAF	P CAMPUS, RUUL, YAP S	TATE										G	- VOC	ATIONAL BUILDING	
			E				Vare	O BLAG							1
		Condit	tion Grading	VG	Conditio	n Gaug	e P VP		Asset Rer	newal Cost		1		TOP 5 MAJOR ELEI	٨E
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	Full Replace	% Full Replace	URGENT MAINTENANCE/RE	NE
1.00	Total Sub-Structure	3	50%					0	0	0	Total 0	94,559	0.0%		Γ
2.00	Total Frame	5	90%					94,875	0	0	94,875	94,875	100.0%	Element	0
3.00	Total Structural Walls	3	50%					0	0	0	0	13,662	0.0%		t_
4.00	Total Upper Floors	3	50%					0	0	50,600	50,600	50,600	100.0%	Structural Steel Frame	E
5.00	Total Roof	5	90%					55,360	0	0	55,360	55,360	100.0%		+
6.00	Total External Walls & Finishes	5	90%					54,850	0	0	54,850	54,850	100.0%	Profiled Metal Sheet Roof Cladding (Pre-Finished)	E
7.00	Total Windows & Doors	5	90%					46,060	908	0	46,968	46,060	102.0%		th
A	TOTAL STRUCTURE	5	90%					251,144	908	50,600	302,652	409,965	73.8%		u
8.00	Total Stairs Balustrades & Handrails	3	50%					0	0	26,565	26,565	26,565	100.0%	Profiled Metal Sheet Wall Cladding (Pre-Finished)	F
9.00	Total Internal Walls/Partitions	3	50%					Ů	0	0	0 400	6,325	0.0%	, , , , , , , , , , , , , , , , , , ,	th
10.00	Total Eleer Einistes	4	90%					U 19 73/	9,108	U 19.73/	9,108	9,108	200.0%		da
12.00	Total Wall Finishes	4	70%					0	15.028	0	15.028	15,028	100.0%		
13.00	Total Ceiling Finishes	4	70%					0	11.100	0	11.100	11.100	100.0%	limber Framed Windows & Doors	E
14.00	Total Fixed Joinery Units	3	50%					0	14,421	0	14,421	14,421	100.0%		
в	TOTAL INTERNAL FIT-OUT	4	70%					19,734	49,658	46,299	115,691	102,282	113.1%	Vinyl Floor Finishes	E
15.00	Total Sanitary Plumbing	0	0%					0	0	0	0	0	0.0%		
16.00	Total Mechanical Services	3	50%					22,138	44,275	22,138	88,550	22,138	400.0%	Overall Recommendation/Action	Т
17.00	Total Fire Services	0	0%					0	0	0	0	0	0.0%		m
18.00	Total Electrical Services	4	70%					0	26,122	0	26,122	26,122	100.0%		Y re
19.00	Total Vertical Transportation	0	0%					0	0	0	0	0	0.0%		
20.00	Total Special Services	3	50%					7,400	0	7,400	14,801	7,400	200.0%		m
с	TOTAL BUILDING SERVICES	4	70%					29,538	70,397	29,538	129,473	55,660	232.6%		is b
	TOTAL BUILDING	4	70%					300,416	120,962	126,437	547,815	567,907	96.5%		





INTS REQUIRING

Observed Deterioration/Recommendations

vidence of corrosion

vidence of leaks internally (daylight visible nrough cladding); severely corroded; Hurricane amage, etc.

vidence of leaks internally (daylight visible nrough cladding); severely corroded; Hurricane amage, etc.

vidence of decay, corroded fixings/hardware, oor workmanship (sealing), etc.

vidence of lifting, marks, tears, worn through

This building has a very high renewal & naintenance cost over the next 30 years (40% of for 1-10 renewal budget & 96% of full eplacement cost over 30 years) making it neconomic to renew/maintain. Carry out minimal naintenance (to protect against health & safety ssues), run down and replace circa 2018.or efore

H - STUDENT OPEN LOUNGE







					Cor	dition (Gauge									
		Condit	ion Grading	VG	G	Α	Р	VP		Asset Rei	newal Cost		7		TOP 5 MAJOR ELEM	ЛЕ
ID Code	Element	Condition Grade	% Deterioration	0-20 %	20-40 %	40-60 %	60-80 %	0 80-100 %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace	URGENT MAINTENANCE, RE	N
1.00	Total Sub-Structure	3	50%						0	0	0	0	19,309	0.0%		Τ
2.00	Total Frame	3	50%						0	0	0	0	28,999	0.0%	Element	C
3.00	Total Structural Walls	0	0%						0	0	0	0	0	0.0%		
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%	Profiled Metal Sheet Roof Cladding (Pre-Finished)	
5.00	Total Roof	4	70%						10,204	0	0	10,204	10,204	100.0%		
6.00	Total External Walls & Finishes	0	0%						0	0	0	0	0	0.0%		
7.00	Total Windows & Doors	0	0%						0	0	0	0	0	0.0%		+
A	TOTAL STRUCTURE	4	70%						10,204	0	0	10,204	58,512	17.4%	Lighting (External) - Incandescent	L
8.00	Total Stairs Balustrades & Handrails	0	0%						0	0	0	0	0	0.0%		
9.00	Total Internal Walls/Partitions	0	0%						0	0	0	0	0	0.0%		
10.00	Total Internal Doors	0	0%						0	0	0	0	0	0.0%		
11.00	Total Floor Finishes	0	0%						0	0	0	0	0	0.0%	Reinforced Concrete Slab on Grade	S
12.00	Total Wall Finishes	0	0%						0	0	0	0	0	0.0%		
13.00	Total Ceiling Finishes	0	0%						0	0	0	0	0	0.0%		
14.00	Total Fixed Joinery Units	0	0%						0	0	0	0	0	0.0%		
в	TOTAL INTERNAL FIT-OUT	0	0%						0	0	0	0	0	0.0%		Ι.
15.00	Total Sanitary Plumbing	0	0%						0	0	0	0	0	0.0%	Imber Frame (Truss)	r
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	4	70%						0	316	0	316	316	100.0%	·	+
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%	Overall Recommendation/Action	1
20.00	Total Special Services	0	0%						0	0	0	0	0	0.0%		
с	TOTAL BUILDING SERVICES	4	70%						0	316	0	316	316	100.0%		
	TOTAL BUILDING	2	30%						10,204	316	0	10,520	58,828	17.9%		
															A	





ENTS REQUIRING

Observed Deterioration/Recommendations

Rust present on underside of roof cladding

Light bulb missing. Unsure if working

Shrinkage cracks present

Needs repainting

Targeted regular maintenance and cleaning. Treat rust and spot prime roof. Replace roof by 2023 and install ventilating ridge.

YAF	P CAMPUS, RUUL, YAP ST	ATE											J	- REST	ROOMS	
					F											
		0	i an One line		Co	ndition (Gauge	1/5		A1 D	1 0 at				TOP 5 MAJOR ELE	٨E
ID Code	Element	Condit	tion Grading	0-20	G 20-40	A 0 40-60	P 60-80	VP 80-100	Year 1-10	Asset Rei	Year 21-30	Grand	Full	% Full	URGENT MAINTENANCE RE	
1D Couc		Grade	Deterioration	%	%	%	%	%	Total	Total	Total	Renewal Total	Replace	Replace		
1.00	Total Sub-Structure	4	70%						0	0	3,507	3,507	3,507	100.0%	Element	0
2.00	Total Frame	1	10%						0	0	0	0	1,989	0.0%		
3.00	Total Structural Walls	3	50%						0	0	0	0	14,026	0.0%	Urinal (Stall)	N
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%		
5.00	Total Roof	1	10%						0	0	3,315	3,315	3,315	100.0%		
6.00	Total External Walls & Finishes	0	0%						0	0	0	0	0	0.0%		-
7.00	Total Windows & Doors	4	70%						0	3,795	4,807	8,602	8,602	100.0%	Reinforced Concrete Slab on Grade	G
A	TOTAL STRUCTURE	3	50%						0	3,795	11,629	15,424	31,439	49.1%		l In
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 Doors (Solid/No Glazing)	D
10.00	Total Internal Doors	3	50%						0	0	3,036	3,036	3,036	100.0%		a
11.00	Total Floor Finishes	3	50%						0	5,738	0	5,738	5,738	100.0%		
12.00	Total Wall Finishes	3	50%						0	11,903	0	11,903	11,903	100.0%		+
13.00	Total Ceiling Finishes	3	50%						0	2,710	0	2,710	2,710	100.0%	Tiled Floor Finishes	0
14.00	Total Fixed Joinery Units	3	50%						114	114	114	342	114	300.0%		
В	TOTAL INTERNAL FIT-OUT	3	50%						114	20,464	3,150	23,728	23,500	101.0%		
15.00	Total Sanitary Plumbing	4	70%						2,277	15,180	0	17,457	17,457	100.0%	MDE Ceiling Lining with Painted Finishes	0
16.00	Total Mechanical Services	0	0%						0	0	0	0	0	0.0%		
17.00	Total Fire Services	0	0%						0	0	0	0	0	0.0%		
18.00	Total Electrical Services	3	50%						0	633	0	633	633	100.0%		+
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%	Overall Recommendation/Action	T
20.00	Total Special Services	0	0%						0	0	0	0	0	0.0%	1	R
с	TOTAL BUILDING SERVICES	4	70%						2,277	15,813	0	18,090	18,090	100.0%	1	
	TOTAL BUILDING	3	50%						2,391	40,072	14,779	57,242	73,029	78.4%	1	

in Beca



OK. MDF needs re-fixing to framing

Fargeted regular maintenance and cleaning. Replace sanitary fittings before 2023.

YAP	CAMPUS, RUUL, YAP S	STATE											SITE IN	FRASTRUCTURE
		Conditio	Cradina	Co	ondition (Bauge	VD		Assat Da	and Cost		7		TOP 5 MAJOR ELEN
ID Codo	Element	Condition		0.20 20.4	40 40 60	P 60.90	VP 90.400	Voor 1 10	Asset Rei	Voar 21 20	Grand	Eull	% Euli	URGENT MAINTENANCE, RE
ID Code	Element	Grade	% Deter.	% %	40 40-60 %	% %	%	Total	Total	Total	Total	Replace	% Full Replace	Element
1.00	Total Roading	3	50%					2,530	8,892	1,265	12,687	41,685	30.4%	
2.00	Total Car Parks	3	50%					1,265	23,908	4,375	29,548	58,718	50.3%	Gravel roads
3.00	Total Foot Paths & Collection Areas	2	30%					0	0	0	0	20,537	0.0%	
4.00	Total Fences & Gates	2	30%					0	0	0	0	4,592	0.0%	
5.00	Total Structures	3	50%					0	0	44,275	44,275	149,397	29.6%	Drainage
6.00	Total Retaining Walls	0	0%					0	0	0	0	0	0.0%	
7.00	Site Drainage	3	50%					18,975	12,650	117,645	149,270	123,970	120.4%	Structures
8.00	Total Electrical Infrastructure	3	50%					0	130,295	0	130,295	130,295	100.0%	
9.00	Total Water Services	3	50%					12,650	0	96,140	108,790	96,140	113.2%	
10.00	Total Site Furniture	3	50%					0	6,325	0	6,325	6,325	100.0%	
	TOTAL SITE INFRASTRUCTURE							35,420	182,070	263,700	481,190	631,658	76.2%	
														Overall Recommendation/Action

IENTS REQUIRING NEWAL OR REPLACEMENT

Observed Deterioration/Recommendations

Trim and grade gravel roads to falls, fill pot holes and ruts

Monitor and clean swales, sumps and septic tanks. Underground pipework not assessed.

Maintain all structures. Consider repair or replacement of Work Shed

Targeted regular maintenance and cleaning to extend asset life.

Appendix C

Indicative Maintenance & Asset Renewal Cost Plan



- Project: COLLEGE OF MICRONESIA FSM
- Campus: YAP CAMPUS, RUUL, YAP STATE
- SUMMARY OF COST OF ASSET RENEWAL AND MAINTENANCE
- Document CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

								Year 1 - 10 Asset F Replace	Renewal Cost vs Full ment Cost	Year 11 - 20 Asset Replace	Renewal Cost vs Full	Year 21 - 30 Asset Replace	Renewal Cost vs Full				0	perational Cost (Cost of	Renewal and Maintenance	e)	
		Condition Grade	Key Me	etric Data		Replacement C	ost	Year 1 - 10 Asset Renewal Cost	% of Full Replacement Cost	Year 11 - 20 Asset Renewal Cost	% of Full Replacement Cost	Year 21 - 30 Asset Renewal Cost	% of Full Replacement Cost	Total 30 Year Asset Renewal Cost	% 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 (\$USE	Total Year 21-30 Operational Cost (\$USD)
Ref	Asset Description	Rank 1 - 5	GFA (ft2)	GFA (m2)	Build Rate (ft2)	Build Rate (m2)	Cost (\$ USD)	(\$ USD)		(\$ USD)		(\$ USD)		(\$ USD)							
1.00	A - Administration Building	3	3,180	295	260	2,803	828,045	207,441	25%	285,778	35%	341,074	41%	834,293	101%	27,810	5,600	33,410	263,441	341,778	397,075
2.00	B - Computer Lab	3	1,302	121	187	2,010	243,263	25,019	10%	58,879	24%	95,128	39%	179,027	74%	5,968	2,215	8,182	47,166	81,026	117,275
3.00	C - Land Grant Research Lab	4	1,976	184	259	2,790	512,307	68,038	13%	220,204	43%	106,747	21%	394,990	77%	13,166	3,291	16,457	100,943	253,109	139,652
4.00	D - Science Laboratory	2	2,928	272	339	3,652	993,389	17,976	2%	54,962	6%	335,484	34%	408,422	41%	13,614	4,488	18,102	62,855	99,841	380,363
5.00	E - Student Centre (New)	1	3,363	312	256	2,754	860,440	38,987	5%	93,982	11%	260,182	30%	393,151	46%	13,105	6,188	19,293	100,872	155,867	322,066
6.00	F - Classroom Building (New)	1	4,176	388	246	2,651	1,028,547	29,487	3%	94,755	9%	260,207	25%	384,449	37%	12,815	6,523	19,338	94,716	159,984	325,436
7.00	G - Vocational Education	4	5,086	473	112	1,202	567,907	300,416	53%	120,962	21%	126,437	22%	547,815	96%	18,261	3,805	22,065	338,463	159,010	164,484
8.00	H - Student Open Lounge	2	930	86	63	681	58,828	10,204	17%	316	1%	0	0%	10,520	18%	351	345	696	13,654	3,766	3,450
9.00	J - Restroom Facility	3	271	25	269	2,898	73,029	2,391	3%	40,072	55%	14,779	20%	57,242	78%	1,908	706	2,614	9,447	47,128	21,835
10.00	Site Infrastructure				\square		631,658	35,420	6%	182,070	29%	263,700	42%	481,190	76%	16,040	11,971	28,010	155,126	301,776	383,406
	TOTALS EXCLUDING ESCALATION	N	23,213	2,157	Í	r	5,797,414	735,379	13%	1,151,982	20%	1,803,738	31%	3,691,099	64%	123,037	45,130	168,167	1,186,683	1,603,286	2,255,042
	Escalation Allowance					\square		161,327		808,293		2,477,490		3,447,111		114,904	78,990	193,894	951,229	1,598,195	3,267,392
	TOTALS INCLUDING ESCALATION (3.4% per annum assumed)	1	-	Ī	-			896,706		1,960,275		4,281,228		7,138,210		237,940	124,121	362,061	2,137,912	3,201,481	5,522,434

Administration Building 22%

D - Science Laboratory

5%

E - Student Centre (New) 8%



Year 1-10 Operational Cost Percentages

F - Classroom Building (New) 8%



Campus: YAP CAMPUS, RUUL, YAP STATE

ASSET RENEWAL DETAILED EXPENDITURE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

			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	1
Ref	Asset Description	Cost Split Summary	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Total
1.00	A - Administration Building	Annual Asset Renewal Cost	0	27,065	38,556	17,710	94,085	0	2,467	0	7,894	19,664	17,710	0	0	65,377	100,250	0	2,467	17,710	0	82,264	100,363	27,065	0	0	186,962		7,021	0	0	19,664	834,293
		Year 1 - 10 Asset Renewal Cost	-				207	,441					-	-	-	· ·	-	-	-	-	-	-	-	-	-		-	<u> </u>	-	Į	- 1	-	-
		Year 11 - 20 Asset Renewal Cost	-	-	-	· ·	-	-	-	-	-	-					285	,778					-	-	-		-	<u> </u>	-	Į	- 1	-	-
		Year 21 - 30 Asset Renewal Cost	-		-	· ·	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					341	,074					-
2.00	B - Computer Lab	Annual Asset Renewal Cost	0	0	0	8,855	0	0	0	455	0	15,709	8,855	0	0	0	14,010	0	0	8,855	0	27,160	8,207	0	455	0	43,301	0	26,508	0	0	16,658	179,027
		Year 1 - 10 Asset Renewal Cost					25	.019					-	-	-	-	-	-	-	•	-	-	-	-	-	· ·	-	<u> </u>	-	{I}	- 1	-	
		Year 11 - 20 Asset Renewal Cost	-		-	· ·	-	-	-	-	-	-					58,	879					-	-	-		-	<u> </u>	-	I	-	-	
		Year 21 - 30 Asset Renewal Cost	-		-	· ·	-	-	-	-	-	-	-	-	-	· ·	-	-	-	-	-	-				4	95,	128]			
3.00	C - Land Grant Research Lab	Annual Asset Renewal Cost	0	23,415	13,283	0	5,136	2,328	0	0	0	23,877	0	4,428	0	0	161,569	0	13,283	0	4,428	36,498	0	23,415	0	13,283	52,700	6,755	0	0	0	10,595	394,990
		Year 1 - 10 Asset Renewal Cost					68	038					-	-	-	•	-	-	-	-	-	•	-	-	-	· ·	-	<u> </u>	-		-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-	· ·	-	-	-	-	-	-					220	,204					-	-	-	· ·	-	- 1	-		-	-	
		Year 21 - 30 Asset Renewal Cost	-	· ·	-	• •	-	-	-	· ·	-	-	-	-	-	· ·	-	-	-	-	-	-				4	106	,747					
4.00	D - Science Laboratory	Annual Asset Renewal Cost	0	0	0	0	133	0	17,710	0	0	133	0	0	0	17,710	133	0	0	36,987	0	133	17,710	0	0	0	133	0	299,932	17,710	0	0	408,422
		Year 1 - 10 Asset Renewal Cost			1		17	976					-	-	-	· ·	-	-	-	-	-	-	-	-	-	· ·	-	- 1	-		-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-	•	-	-	-	-	-	-					54,	962					-	-	-	· ·	-	-	-	- 1	-	-	
		Year 21 - 30 Asset Renewal Cost	-	•	-	•	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					335	,484		·······			
5.00	E - Student Centre (New)	Annual Asset Renewal Cost	0	0	0	0	633	0	35,420	0	2,302	633	0	0	0	38,335	633	0	0	52,080	2,302	633	35,420	0	0	0	633	0	183,492	35,420	5,217	0	393,151
		Year 1 - 10 Asset Renewal Cost					38	987					-	-	-	-	-	-	-	-	-	-	-	-	-	· ·	-	-	-	- 1	-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-	· ·	-	-	-	-	-	-					93,	982					-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	· ·	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				-	260	,182					
6.00	F - Classroom Building (New)	Annual Asset Renewal Cost	0	0	0	0	1,581	0	25,300	0	1,025	1,581	0	0	0	28,215	1,581	0	0	62,354	1,025	1,581	25,300	0	0	0	1,581	0	204,086	25,300	3,939	0	384,449
		Year 1 - 10 Asset Renewal Cost					29	487					-	-	-	· .	-	-	-	-	-	•	-	-	-	-	-	-	-	-	-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-	· ·	-	-	-	-	-	-					94,	755					-	-	-	· ·	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	· .	-	· ·	-	-	-	-	-	-	-	-	-	•	-	-	-	-	-	-					260	,207					
7.00	G - Vocational Education	Annual Asset Renewal Cost	0	20,642	110,209	13,283	54,008	0	0	0	0	102,275	13,283	34,977	0	0	49,658	0	908	13,283	8,855	0	0	19,734	0	0	90,448	8,855	0	0	0	7,400	547,815
		Year 1 - 10 Asset Renewal Cost					300	,416					-	-	-	-	-	-	-	-	-	-	-	-	-	·	-	-	-	-	-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-	· ·	-	-	-	-	-	-					120	,962					-	-	-	· ·	-	-	-	- 1	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	•	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				<u> </u>	126	,437	·				
8.00	H - Student Open Lounge	Annual Asset Renewal Cost	0	0	0	0	0	0	0	0	10,204	0	0	316	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,520
		Year 1 - 10 Asset Renewal Cost					10	204					-	-	-	-	-	-	-	-	-	-	-	-	-	· ·	-	-	-	-	-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-	•	-	-	-	-	-	-					3	16					-	-	-	· ·	-	-	-	- 1	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	•	-	-	-	-	-	-					ſ						
9.00	J - Restroom Facility	Annual Asset Renewal Cost	0	0	2,277	0	114	0	0	0	0	0	0	0	0	0	39,439	0	0	0	0	633	0	0	0	0	7,957	0	3,315	0	0	3,507	57,242
		Year 1 - 10 Asset Renewal Cost					2,	391					-	-	-	-	-	-	-	-	-	-	-	-	-	•	-	-	-	-	-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-					40,	072					-	-	-	•	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	•	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					14,	779					



Site Infrastructure	Annual Asset Renewal Cost	0	1,898	0	0	12,650	0	1,898	0	0	18,975	0	1,898	29,005	0	149,270	0	1,898	0	0	0	0	1,898	0	0	194,810	0	0	0	0	66,993	481,190
	Year 1 - 10 Asset Renewal Cost					35	5,420					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-					182	,070					-	•	-		-	•	-	-	-	-	
	Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	•	-	-	-	-	-	-	-	-	-	-	-	-	-	-					263	3,700					
Total Campus Annual Asset Re	enewal Cost (Excluding Escalation)	0	73,019	164,32	5 39,848	168,339	2,328	82,794	455	21,424	182,847	39,848	41,619	29,005	149,636	516,543	0	18,554	191,268	16,609	148,900	186,999	72,112	455	13,283	578,523	15,610	724,354	78,430	9,156	124,816	3,691,099
Year 1 - 10 Asset Renewal Cost	t (Excluding Escalation)					73	5,379					-	-	-	-	-	-	-	-	-	•	-	-	-	-	-	-	-	-	-	-	-
Year 11 - 20 Asset Renewl Cost	t (Excluding Escalation)	-	-	-	-	-	-	-	-	-	-					1,15	1,982	•				-	-	-	-	-	-	-	-	-	-	-
Year 21 - 30 Asset Renewal Co	st	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					1,80	3,738					-
Total Campus Annual Asset Re	enewal Cost (Including Escalation)	0	78,069	181,662	2 45,549	198,970	2,845	104,627	595	28,946	255,442	57,561	62,163	44,796	238,959	852,932	0	32,756	349,150	31,351	290,607	377,374	150,472	983	29,633	1,334,548	37,234	1,786,510	200,013	24,144	340,319	7,138,210
Year 1 - 10 Asset Renewal Cost	t (Including Escalation)					89	6,706					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Year 11 - 20 Asset Renewal Co	st (Including Escalation)	-	-	-	-	-	-	-	-	-	-					1,96	0,275					-	-	-	-	-	-	-	-	-	-	-
Year 21 - 30 Asset Renewal Co	st (Including Escalation)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					4,28	1,228					-

Campus: YAP CAMPUS, RUUL, YAP STATE

SUMMARY OF BUILDING & ELEMENT RENEWAL COSTS

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

			Sub- Structure	Frame	Structural Walls	Upper Floors	Roof	External Walls &	Windows & Doors	Structure	Stairs Balus. & Handrails	Internal Walls & Partitions	Internal Doors	Floor Finishes	Wall Finishes	s Ceiling Finishes	Fixed Joinery Units	/ Internal Fit- Out	Sanitary Plumbing	Mech. Services	Fire Services	Electrical Services	Vertical Transport	Special Services	Building Services	Building
Ret	Building	Cost Period						Finishes																		
1.00	A - Administration Building	Year 1 - 10 Asset Renewal Cost (\$ USD)	75,110	0	0	0	7,894	36,532	0	119,536	0	0	0	27,065	0	0	4,491	31,556	0	39,531	5,606	0	0	11,212	56,349	207,441
		Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	73,989	0	0	73,989	3,036	0	0	4,250	60,506	0	2,467	70,260	0	59,265	0	82,264	0	0	141,529	285,778
		Year 21 - 30 Asset Renewal Cost (\$ USD)	40,628	0	23,920	0	0	0	85,729	150,277	0	0	0	27,065	0	57,201	17,798	102,064	32,384	39,531	5,606	0	0	11,212	88,733	341,074
		Total (\$ USD)	115,738	0	23,920	0	81,883	36,532	85,729	343,802	3,036	0	0	58,380	60,506	57,201	24,756	203,880	32,384	138,328	11,212	82,264	0	22,424	286,612	834,293
2.00	B - Computer Lab	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	0	0	0	0	455	455	0	0	0	612	15,097	0	0	15,709	0	8,855	0	0	0	0	8,855	25,019
		Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	0	0	0	0	0	0	0	0	0	12,745	1,265	14,010	0	17,710	0	27,160	0	0	44,870	58,879
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	0	0	0	26,508	23,429	6,148	56,085	949	0	1,518	12,245	15,097	0	380	30,188	0	8,855	0	0	0	0	8,855	95,128
		Total (\$ USD)	0	0	0	0	26,508	23,429	6,603	56,541	949	0	1,518	12,857	30,193	12,745	1,645	59,907	0	35,420	0	27,160	0	0	62,580	179,027
3.00	C - Land Grant Research Lab	Year 1 - 10 Asset Renewal Cost (\$	0	0	0	0	23,415	0	0	23,415	0	0	0	7,432	0	0	708	8,141	0	30,993	2,328	0	0	3,163	36,483	68,038
		USD) Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	1,619	17,979	0	19,598	0	0	0	25,083	58,821	22,064	24,617	130,585	11,385	22,138	0	36,498	0	0	70,020	220,204
		USD) Year 21 - 30 Asset Renewal Cost (\$	0	0	0	0	23,415	4,111	29,411	56,938	0	0	18,469	7,432	0	0	708	26,610	0	17,710	2,328	0	0	3,163	23,200	106,747
		Total (\$ USD)	0	0	0	0	48,450	22,090	29,411	99,951	0	0	18,469	39,948	58,821	22,064	26,034	165,335	11,385	70,840	4,655	36,498	0	6,325	129,703	394,990
4.00	D - Science Laboratory	Year 1 - 10 Asset Renewal Cost (\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,710	266	0	0	0	17,976	17,976
		USD) Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	0	0	0	0	0	0	0	0	14,875	0	0	14,875	0	26,059	266	0	0	13,763	40,088	54,962
		USD) Year 21 - 30 Asset Renewal Cost (\$	0	0	0	0	81,112	0	0	81,112	0	0	0	61,934	36,829	38,084	22,138	158,985	58,570	35,420	1,398	0	0	0	95,387	335,484
		Total (\$ USD)	0	0	0	0	81,112	0	0	81,112	0	0	0	61,934	51,704	38,084	22,138	173,860	58,570	79,189	1,929	0	0	13,763	153,451	408,422
5.00	E Student Centre (New)	Voor 1 10 Assot Panowal Cost /\$	0	0	0	0	0	0	0	•	0	0	0	0	0	0	2 202	2 202	0	25.420	1 265	0			26 695	20 0.07
5.00		USD) Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	0	0	0	0	0	0	0	30,452	0	0	5,217	35,669	0	41,239	9,169	0	0	7,904	58,313	93,982
		USD) Year 21 - 30 Asset Renewal Cost (\$	0	0	0	0	62,192	0	0	62,192	0	0	0	0	0	66,214	30,259	96,474	30,044	70,840	633	0	0	0	101,516	260,182
		USD) Total (\$ USD)	0	0	0	0	62,192	0	0	62,192	0	0	0	30,452	0	66,214	37,778	134,445	30,044	147,499	11,067	0	0	7,904	196,514	393,151
6.00	E Classroom Building (Now)	Voor 1 10 Assot Ponowal Cost (\$			0	0	0	0	0			0	0				1 025	4 025	0	25.300	2 162	0			29.462	20.497
0.00	r - classioon building (new)	USD)	0	0	0	0	0	0	0	0	0	0	0	24.110	0	0	2,020	1,025	0	23,300	12.070	0	0	0.816	20,403	29,407
		USD) Year 21 - 30 Asset Renewal Cost (\$	0	0	0	0	69.638	0	0	69.638	0	0	0	0	0	85.682	33 414	119.096	19 291	50,600	1 581	0		0	71 473	260 207
		USD) Total (\$ USD)	0	0	0	0	69.638	0	0	69.638	0	0	0	34.119	0	85.682	38.378	158.179	19,291	109.802	17.723	0	0	9.816	156.632	384.449
														,		,	,			,	,		<u> </u>			
7.00	G - Vocational Education	Year 1 - 10 Asset Renewal Cost (\$	0	94,875	0	0	55,360	54,850	46,060	251,144	0	0	0	19,734	0	0	0	19,734	0	22,138	0	0	0	7,400	29,538	300,416
		Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	0	0	908	908	0	0	9,108	0	15,028	11,100	14,421	49,658	0	44,275	0	26,122	0	0	70,397	120,962
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	0	0	50,600	0	0	0	50,600	26,565	0	0	19,734	0	0	0	46,299	0	22,138	0	0	0	7,400	29,538	126,437
		Total (\$ USD)	0	94,875	0	50,600	55,360	54,850	46,968	302,652	26,565	0	9,108	39,468	15,028	11,100	14,421	115,691	0	88,550	0	26,122	0	14,801	129,473	547,815
8.00	H - Student Open Lounge	Year 1 - 10 Asset Renewal Cost (\$	0	0	0	0	10,204	0	0	10,204	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,204
		USD) Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	316	0	0	316	316
		Year 21 - 30 Asset Renewal Cost (\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total (\$ USD)	0	0	0	0	10,204	0	0	10,204	0	0	0	0	0	0	0	0	0	0	0	316	0	0	316	10,520
			-			-	-	-	-	-	-	-	-		-	-		-	-	-	-	-			-	



Campus: YAP CAMPUS, RUUL, YAP STATE

SUMMARY OF BUILDING & ELEMENT RENEWAL COSTS

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

			Sub- Structure	Frame	Structural Walls	Upper Floors	Roof	External Walls &	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						Finishes																		
9.00	J - Restroom Facility	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	114	114	2,277	0	0	0	0	0	2,277	2,391
		Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	0	0	3,795	3,795	0	0	0	5,738	11,903	2,710	114	20,464	15,180	0	0	633	0	0	15,813	40,072
		Year 21 - 30 Asset Renewal Cost (\$ USD)	3,507	0	0	0	3,315	0	4,807	11,629	0	0	3,036	0	0	0	114	3,150	0	0	0	0	0	0	0	14,779
		Total (\$ USD)	3,507	0	0	0	3,315	0	8,602	15,424	0	0	3,036	5,738	11,903	2,710	342	23,728	17,457	0	0	633	0	0	18,090	57,242
		Total - Year 1 - 10 Asset Renewal Cost (\$ USD)	75,110	94,875	0	0	96,872	91,382	46,516	404,755	0	0	0	54,843	15,097	0	8,640	78,580	2,277	179,946	12,627	0	0	21,775	216,625	699,959
		Total - Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	75,608	17,979	4,703	98,290	3,036	0	9,108	99,643	161,133	48,619	52,040	373,578	26,565	244,588	22,414	172,992	0	31,484	498,043	969,912
		Total - Year 21 - 30 Asset Renewal Cost (\$ USD)	44,134	0	23,920	50,600	266,180	27,541	126,095	538,470	27,514	0	23,023	128,411	51,926	247,182	104,810	582,866	140,289	245,094	11,545	0	0	21,775	418,702	1,540,038
		Grand Total (\$ USD)	119,244	94,875	23,920	50,600	438,660	136,902	177,313	1,041,515	30,550	0	32,131	282,897	228,155	295,801	165,490	1,035,024	169,131	669,628	46,586	172,992	0	75,033	1,133,370	3,209,909



Campus: YAP CAMPUS, RUUL, YAP STATE

SUMMARY OF SITE INFRASTRUCTURE RENEWAL COSTS

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013



			Roading	Car Parks	Foot Paths & Circulation	Fences & Gates	Structures	Retaining Walls	Site Drainage	Electrical Infrastructure	Water Services	Site Furniture	Total
Ref	Building	Cost Period			Aieas								
1.00	Site Infrastructure	Year 1 - 10 Asset Renewal Cost (\$ USD)	2,530	1,265	0	0	0	0	18,975	0	12,650	0	35,420
		Year 11 - 20 Asset Renewal Cost (\$ USD)	8,892	23,908	0	0	0	0	12,650	130,295	0	6,325	182,070
		Year 21 - 30 Asset Renewal Cost (\$ USD)	1,265	4,375	0	0	44,275	0	117,645	0	96,140	0	263,700
		Total (\$ USD)	12,687	29,548	0	0	44,275	0	149,270	130,295	108,790	6,325	481,190





Campus: YAP CAMPUS, RUUL, YAP STATE

SUMMARY OF BUILDING & ELEMENT CONDITION GRADES

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

		Sub-Structure	Frame	Structural Walls	Upper Floors	Roof	External Walls & Finishes	Windows & Doors	Structure	Stairs Balus. 8 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	5	3	3	0	3	5	3	4	3	2	2	4	2	2	3	3	2	3	3	3	0	3	3	3
2.00	B - Computer Lab	3	1	3	0	1	3	3	3	4	3	3	3	3	3	3	3	0	3	0	3	0	3	3	3
3.00	C - Land Grant Research Lab	3	3	3	0	5	4	3	4	3	0	3	3	3	3	3	3	3	3	4	3	0	3	4	4
4.00	D - Science Laboratory	1	1	1	0	1	1	2	2	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	2
5.00	E - Student Centre (New)	1	1	1	0	1	0	1	1	0	0	1	1	0	1	1	1	1	1	1	1	0	1	1	1
6.00	F - Classroom Building (New)	1	1	1	0	1	0	1	1	0	0	0	1	0	1	1	1	1	1	1	1	0	1	1	1
7.00	G - Vocational Education	3	5	3	3	5	5	5	5	3	3	4	5	4	4	3	4	0	3	0	4	0	3	4	4
8.00	H - Student Open Lounge	3	3	0	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	2
9.00	J - Restroom Facility	4	1	3	0	1	0	4	3	0	0	3	3	3	3	3	3	4	0	0	3	0	0	4	3
	Condition Grade O = N/A		Not present or r	not applicable]														
	Condition Grade 1 = Very Good		The building/ele	ment is new and i	s functioning as re	quired.																			

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





Campus: YAP CAMPUS, RUUL, YAP STATE

MAINTENANCE COST PLAN (BUILDINGS)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

												Element				Structure						Internal Fit-O	ut						Services					1
												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	ft2	ft2	ft2	No.	LS Allow	ft2	LS Allow	No.	LS Allow	ft2	No.	LS Allow	LS Allow	LS Allow	
		Gros Area	s Floor (GFA)	Extern Area	nal Wall (EWA)	Roo (F	of Area RA)	Door & Area	Window	Interr	nal Wall a (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	100.00	50.00	500.00	0.05	25.00	250.00	2,500.00	250.00	
Ref	Building	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	
1.00	A - Administration	3,180	295	3,701	344	6,055	562	977	91	2,480	230	Quantity	9,755	3,701	6,055	3,701	6,055	977	1	3,180	8,661	3,180	9	1	3,180	1	5	1	3,180	13	0	0	1	1
	Building											Total Cost Per	98	2,407	5,625	185	303	244	250	95	4,828	2,068	225	250	159	100	250	500	159	325	0	0	250	Total
												Annualised Maint.	195	481	804	185	303	244	250	95	402	172	225	250	159	100	500	500	159	325	0	0	250	5,600
												Buddel (3 03D)				2,462						1,145	•						1,993					16.9%
2.00	B - Computer Lab	1,302	121	1,598	149	1,847	172	296	28	349	32	Quantity	3,445	1,598	1,847	1,598	1,847	296	1	1,302	2,296	1,302	1	1	1,302	0	2	0	1,302	0	1	0	1	1
												Total Cost Per	34	1,040	1,715	80	92	74	250	39	1,280	847	25	125	65	0	100	0	65	0	250	0	250	Total
												Occurrence (\$ USD) Annualised Maint.	69	208	245	80	92	74	250	39	107	71	25	125	65	0	200	0	65	0	250	0	250	2,215
												Budget (\$ USD)				1,018						366							830					6.7%
3.00	C - Land Grant	1 976	184	1 821	169	1 992	185	390	36	1 897	176	Quantity	3 814	1 821	1 992	1 821	1 992	390	1	1 976	5 615	1 976	12	1	1 976	0	4	0	1 976	4			1	, . <u> </u>
0.00	Research Lab	1,010		1,021	100	1,002	100			1,007		Total Cost Per	38	1,184	1,851	91	100	97	250	59	3,130	1,285	300	250	99	0	200	0	99	100	250	0	250	Total
												Occurrence (\$ USD) Annualised Maint.	76	237	264	91	100	97	250	59	261	107	300	250	99	0	400	0	99	100	250	0	250	3,291
												Budget (\$ USD)				1,116						977							1,198					9.9%
4.00		2 0 2 9	272	2 700	260	5.025	467	1 162	109	522	50	Quantity	7 922	2 700	5.025	2 700	5.025	1 162	1	2.028	2 964	2 0 2 9	3	1	2 0 2 9	0	4	0	2 0 2 9	17			1	」 ヿ
4.00	D - Science Laboratory	2,920	212	2,799	200	5,025	407	1,103	108	555	50	Total Cost Per	7,823	1.820	4.668	140	251	291	250	88	2,154	1,904	75	250	146	0	200	0	146	425	250	0	250	Total
												Occurrence (\$ USD) Annualised Maint.	156	364	667	140	251	291	250	88	180	159	75	250	146	0	400	0	146	425	250	0	250	4,488
												Budget (\$ USD)				2,119						751							1,618					13.5%
												-							1 .							1							1	」
5.00	E - Student Centre (New)	3,363	312	2,874	267	5,975	555	772	72	3,388	315	Quantity	8,849	2,874	5,975	2,874	5,975	102	1	3,363	6,776	3,363	13	1	3,363	5	250	1	3,363	10	1	0	1	Tatal
												Occurrence (\$ USD)	177	374	793	144	299	193	250	101	315	182	325	250	168	500	700	500	168	250	250	0	250	6 188
												Budaet (\$ USD)				2,229						1,173	010						2,786					18.7%
6.00	F - Classroom Building (New)	4,176	388	3,671	341	7,901	734	1,258	117	2,771	257	Quantity	11,572	3,671	7,901	3,671	7,901	1,258	1	4,176	9,213	4,176	0	1	4,176	8	5	1	4,176	5	1	0]
												Total Cost Per Occurrence (\$ USD)	116	2,387	7,340	184	395	315	250	125	5,136	2,716	0	250	209	800	250	500	209	125	250	0	0	Total
												Budget (\$ USD)	231	4//	1,049	2 901	395	315	250	125	420	1 030	0	250	209	800	500	500	2 593	125	250	<u> </u>	U	6,523
																_,						.,000							_,000					
7.00	G - Vocational Education	5,086	473	3,862	359	4,711	438	408	38	1,658	154	Quantity	8,572	3,862	4,711	3,862	4,711	408	1	1,271	3,315	1,049	6	1	0	0	5	0	1,526	0	1	0	1	
												Total Cost Per Occurrence (\$ USD)	86	2,511	4,376	193	236	102	250	38	1,848	683	150	250	0	0	250	0	76	0	250	0	250	Total
												Annualised Maint. Budget (\$ USD)	171	502	625	193	236	102	250	38	154	57	150	250	0	0	500	0	76	0	250	0	250	3,805
																2,079						649							1,076					11.5%



Campus: YAP CAMPUS, RUUL, YAP STATE

MAINTENANCE COST PLAN (BUILDINGS)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

												Element				Structure					l	Internal Fit-O	ut						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	ft2	ft2	ft2	No.	LS Allow	ft2	LS Allow	No.	LS Allow	ft2	No.	LS Allow	LS Allow	LS Allow	
		Gros	S Floor	Extern	al Wall FWA)	Roof	f Area	Door &	Window	/ Inter	rnal Wall a (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	100.00	50.00	500.00	0.05	25.00	250.00	2,500.00	250.00	-
Ref	Building	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	
8.00	H - Student Open	930	86	0	0	1,085	101	0	0	0	0	Quantity	1,085	0	1,085	0	1,085	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	Lounge											Total Cost Per	11	0	1,008	0	54	0	63	0	0	0	0	0	0	0	0	0	0	0	0	0	63	Total
												Occurrence (\$ USD) Annualised Maint.	22	0	144	0	54	0	63	0	0	0	0	0	0	0	0	0	0	0	0	0	63	345
												Budget (\$ USD)				283						0							63					1.0%
0.00		074	05	500	47	000	00	00	0	400	47	Quantity	70.4	500	202	500	202	00	0	074	000	500	2	0		0	0	0	074	7			<u> </u>	1
9.00	J - Restroom Facility	2/1	25	502	47	282	20	80	8	180	17	Quantity	/84	326	282	502	282	22	63	2/1	490	326	3	63	0	0	0	0	2/1	175	0	0	63	Total
												Occurrence (\$ USD) Annualised Maint.	16	65	37	25	14	22	63	8	400	27	75	63	0	0	0	0	14	175	0	0	63	706
												Budget (\$ USD)				242						213					-		251					2.1%
														-	_		_	-	-			-	-		-				_	_			-	<u> </u>
	Total	23,213	2,157	20,827	1,935	34,873	3,240	5,349	497	13,256	5 1,231	Total Quantity	55,700	20,827	34,873	20,827	34,873	5,349	8	18,469	40,603	18,478	47	7	16,926	14	32	3	18,723	56	6	0	7	
												Total Annualised Maint Budget (\$ USD)	. 1,114	2,709	4,628	1,041	1,744	1,337	1,875	554	1,886	1,001	1,175	1,688	846	1,400	3,200	1,500	936	1,400	1,500	0	1,625	33,160
																14,440						6,304							12,407					100.0%
												Labour Portion (%)	80%	50%	50%	60%	60%	50%	50%	80%	60%	60%	50%	50%	50%	70%	70%	70%	70%	70%	70%	40%	50%]
												Labour Cost (\$ USD)	891	1,354	2,314	625	1,046	669	938	443	1,132	601	588	844	423	980	2,240	1,050	655	980	1,050	0	813	19,635
												Labour Hours (Based on \$3/Hour)	297	451	771	208	349	223	313	148	377	200	196	281	141	327	747	350	218	327	350	0	271	6,545
												<u>,</u>		-	-								-								Number M (Base	laintenance S ed on 1.800 F	Staff Required lours/PA)	3.6
												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)	111	271	463	104	174	0	0	55	189	100	0	0	0	140	320	150	94	140	0	0	0	2,311
												Material Portion (%)	10%	40%	40%	30%	30%	50%	50%	10%	30%	30%	50%	50%	50%	20%	20%	20%	20%	20%	30%	40%	50%	
													444	4 00 4	4.054	040	500	000	000		500	200	500	044	422	290	640	200	407	000	450		042	44.044



Campus: YAP CAMPUS, RUUL, YAP STATE

MAINTENANCE COST PLAN (SITE INFRASTRUCTURE)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

											Element		Gr	ounds		C	ar Parks, Roa	ıds	Fen	ces		Structures			Site		Elec	trical	Water	Site	Telecom
													Ke	eping			& Pavements		& G:	ates					Drainage		Infrast	ructure	Services	Furniture	Services
											Maintenance Task	Mowing	Spraying	General Grounds Keeping	& General Tree Maint.	Regrade, Relevel & Compact Gravel Surface	Fill Asphalt Surface	Fill Concrete Surface	Repaint Fences & Gates	Fence & Gate Repairs	Building Structures Wash	Minor Building Structures General Renairs	Building Structures Repaint	Site Stormwater Drainage Maint.	Stormwater Drainage Maint.	Building Sewer Drainage Maint.	General Electrical Maint.	General Electrical Servicing	Water Services Maint.	General Site Furniture Maint.	General Telecom Services
											Unit	LS Allow	LS Allow /	LS Allow /	LS	LS Allow /	LS Allow /	LS Allow /	LS	LS	LS Allow /	LS Allow /	LS Allow /	LS	LS Allow /	LS Allow /	LS Allow /	LS Allow	LS Allow /	LS	LS Allow /
			Total	Total Bu	uilding Area	Total Ha	ard Surface	Total Gre	en Surface	Site Area	Rate/Cost	0.00023	0.00012	0.00046	2,500.00	0.28	0.05	0.05	2,000.00	500.00	0.01	100.00	0.65	1,000.00	50.00	50.00	100.00	1,000.00	25.00	1,000.00	25.00
Ref	Location		No.	ft2	m2	ft2	m2	ft2	m2	ft2 m2	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	Yap Campus,	Ruul, Yap State	9	23,213	2,157	15,426	1,433	266,283	24,738	304,923 28,328	Quantity	266,283	266,283	266,283	1	2,460	9,872	5,554	1	1	1,765	3	1,765	1	9	9	9	1	9	1	9
											Total Cost Per	62	31	124	2,500	686	494	278	2,000	500	18	300	1,148	1,000	450	450	900	1,000	225	1,000	225
											Annualised Maint.	742	62	495	2,500	686	494	278	400	500	35	300	230	1,000	450	450	900	1,000	225	1,000	225
	1			•							Budder (3 03D)		3	,799			1,457		90	00		565			1,900		1,	900		1,450	
											Labour Portion (%)	70%	35%	50%	70%	30%	30%	30%	70%	80%	70%	50%	60%	50%	50%	50%	50%	50%	50%	50%	50%
											Labour Cost (\$ USD)	520	22	247	1,750	206	148	83	280	400	25	150	138	500	225	225	450	500	113	500	113
											Labour Hours (Based on \$3/Hour)	173	7	82	583	69	49	28	93	133	8	50	46	167	75	75	150	167	38	167	38
																													Number M	aintenance S	itaff Required
											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) 223	19	124	750	343	247	139	0	0	7	60	23	300	135	135	270	300	68	0	68
											Material Portion (%)	0%	35%	25%	0%	20%	20%	20%	30%	20%	10%	30%	30%	20%	20%	20%	20%	20%	20%	50%	20%

Plant Portion (%)	30%	30%	25%	30%	50%	50%	50%	0%	0%	20%	20%	10%	30%
Material Cost (\$ USD)	223	19	124	750	343	247	139	0	0	7	60	23	300
Material Portion (%)	0%	35%	25%	0%	20%	20%	20%	30%	20%	10%	30%	30%	20%
Material Cost (\$ USD)	0	22	124	0	137	99	56	120	100	4	90	69	200



Campus: YAP CAMPUS, RUUL, YAP STATE

A - ADMINISTRATION BUILDING

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

					Co	ndition Gau	ge]										_			_				
_			Assessment	Condi	ition Grading	VG G	А	A P VP		2	3 4 5		5	6 7		8 9		10			Asset Ren	ewal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 % %	0 40-60 6 %	0-80 <mark>80-100</mark> % %	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	Full Replace	% Full Replace
1.00	Sub-Structure								0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
1.02	Steel Framed Floor on Steel Pile Foundations	Severe corrosion present	Replace	5	90%				0	0	0	0	67,957	0	0	0	0	0	67,957	67,957	0	0	67,957	67,957	100.0%
1.03	Timber Floor Boards	Part section of hardwood flooring OK. Various areas of impact	Repair minor damage; paint and clean regularly	3	50%				0	0	0	0	0	0	0	0	0	0	10,729	0	0	10,729	10,729	10,729	100.0%
1.04	Timber Floor Boards	Severe decay of timber flooring present	Replace	5	90%				0	0	0	0	7,153	0	0	0	0	0	7,153	7,153	0	0	7,153	7,153	100.0%
1.05	Partical Board Flooring			3	50%				0	0	0	0	0	0	0	0	0	0	29,899	0	0	29,899	29,899	29,899	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			5	90%				0	0	0	0	75,110	0	0	0	0	0	115,738	75,110	0	40,628	115,738	115,738	100.0%
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 (Truss)	ок	None	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	92,502	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	92,502	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	Steel Framed Walls	Not inspected. Assumed OK	None	3	50%				0	0	0	0	0	0	0	0	0	0	23,920	0	0	23,920	23,920	23,920	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			3	50%				0	0	0	0	0	0	0	0	0	0	23,920	0	0	23,920	23,920	23,920	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	None	-	-	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
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)	Protective coating fading	Repaint and clean regularly	3	50%				0	0	0	0	0	0	0	0	0	0	71,155	0	71,155	0	71,155	71,155	100.0%
5.02	Metal Gutters	Evidence corrosion	Replace damaged sections, clean our regularly	4	70%		_		0	0	0	0	0	0	0	0	7,894	0	7,894	7,894	0	0	7,894	7,894	100.0%
5.03	Metal Down Pipes	Impact damage and some corrosion	Replace damaged sections, clean our regularly	3	50%				0	0	0	0	0	0	0	0	0	0	2,834	0	2,834	0	2,834	2,834	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	7,894	0	81,883	7,894	73,989	0	81,883	81,883	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	Fibre Cement Cladding with Painted Finishes	Evidence cracks and flaked paint. CoM advised 27-08-2013 cladding is warped from Hurricane damage (from 2004)	Replace	5	90%				0	0	36,532	0	0	0	0	U	0	0	36,532	36,532	0	0	36,532	36,532	100.0%
					0.57				0	0	0	0	0	0	0	U	0	0	0	0	0	0	0	0	0.0%
0.00	I OLAI EXTERNAI WAIIS & FINISNES			5	90%				Û	0	36,532	U	Ű	U	U	U	U	0	36,532	36,532	U	U	36,532	36,532	100.0%
7.00	Timber Deere	Fuidance of deepuinement attack (from the first attack)	Dessis Dessist West		E00/				0	0	0	U	0	U	0	U	0	0	0	Ű	0	0	0	0	0.0%
7.00	Aluminium Franced Miledeus & Deser	Evidence of decay, insect attack (termites/borer), corroded fixings/hardware, poor workmanship, etc	Repair, Repaint, Wash	3	50%				0	0	0	U	U	U	0	U	0	0	18,975	Ű	0	18,975	18,975	18,975	100.0%
7.02	Aluminium Framed Windows & Doors	Evidence of flaking protective coating or corrosion, poor workmanship, etc	Repairt, Repaint, Wash	3	50%				0	0	0	U	0	0	0	U	0	0	65,236	Ű	0	65,236	65,236	65,236	100.0%
1.03		workmanship, poor workmanship, etc		3	50%				0	0	0	U	0	0	0	0	0	0	1,518	Ű	0	1,518	1,518	1,518	100.0%
7.00	Total Windows & Doors			~ ~	50%				0	0	0	0	0	0	0	0	0	0	85 730	0	0	U 85 720	85 720	U 85 720	0.0%
1.00				3	5U%				Ů	0	26 520	U	75 440	U	Ű	U	7 00 4	0	00,729	140.520	72.000	00,729	05,729	00,729	79.0%
A				4	70%				0	0	36,532	U	75,110	U	U	U	7,894	0	343,802	119,536	73,989	150,277	343,802	436,304	78.8%
8.00	Stairs, Balustrades & Handrails				0001				0	0	0	0	0	0	0	U	0	0	0	0	0	U	0	0	0.0%
8.01	Insitu Reinforced Concrete Stairs and Landing		Clean regulariy	2	30%				0	0	0	0	0	0	0	U	0	0	0	0	0	U	0	5,060	0.0%
8.02	Insitu Reinforced Concrete Stairs and Landing	UK	Clean regularly	2	30%				0	0	U	U	0	0	0	U	0	0	0	0	Û	U	0	6,325	0.0%



Campus: YAP CAMPUS, RUUL, YAP STATE

A - ADMINISTRATION BUILDING

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

					Condition Gauge																				
		Condition	Condition Assessment		Condition Grading		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 80-1 % %	00 2013 (\$ USI	2014 D) (\$ 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	Full Replace	% Full Replace
8.03	Metal Framed Balustrades	Evidence of flaking protective coating and corrosion (i.e. at base of posts)	Rust treat, repaint and clean regularly	4	70%				0	0	0	0	0	0	0	0	0	0	3,036	0	3,036	0	3,036	3,036	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.00	Total Stairs Balustrades & Handrails			3	50%				0	0	0	0	0	0	0	0	0	0	3,036	0	3,036	0	3,036	14,421	21.1%
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	Not inspected. Assumed OK	None	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,946	0.0%
									0	0	0	0	0	0	0	0	U	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	18,946	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	ок	Clean regularly	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,662	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	13,662	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 lifting, marks, tears, worn through, poor workmanship	Replace	5	90%		_		0	27,065	0	0	0	0	0	0	0	0	54,130	27,065	0	27,065	54,130	27,065	200.0%
11.02	Tiled Floor Finishes (Vinyl Tile)	Evidence lifting tiles, loose grout, marks, stains, etc	Repair and clean regularly	3	50%				0	0	0	0	0	0	0	0	0	0	4,250	0	4,250	0	4,250	4,250	100.0%
11.00	Total Floor Finishes				70%				0	27.065	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00				4	70%				Ů	27,005	0	0	0	•	0	0	0	0	56,560	27,005	4,250	27,005	50,300	31,315	0.0%
12.00		F '1	Databally and an advantage of the second state		00%				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	Evidence of impact damage and cracks to some areas	Patch fill and repair wall lining; repaint	2	30%				0	0	0	0	0	0	U	0	0	0	60,506	0	60,506	U	60,506	60,506	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	60,506	0	60,506	0	60,506	60,506	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	Fibre Cement Soffit Lining with Painted Finishes	Evidence of impact damage and cracks to some areas	Patch fill and repair wall lining; repaint	2	30%				0	0	0	0	0	0	0	0	0	0	32,909	0	0	32,909	32,909	32,909	100.0%
13.02	Plasterboard Ceiling Lining with Painted Finishes	Evidence of impact damage and cracks to some areas	Patch fill and repair wall lining; repaint	2	30%				0	0	0	0	0	0	0	0	0	0	24,293	0	0	24,293	24,293	24,293	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			2	30%				0	0	0	0	0	0	0	0	0	0	57,201	0	0	57,201	57,201	57,201	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 - Walls	UK	Clean regularly	2	30%				0	0	0	0	0	0	0	0	0	0	2,694	0	0	2,694	2,694	2,694	100.0%
14.02	White Boards	Evidence of water damage, defaminating panels, marks	Clean regularly	2	30%				0	0	2,024	0	0	0	0	0	0	0	2,024	2,024	0	759	2,024	2,024	100.0%
14.03	Ruit in Joineny, Reception Joineny		Clean regularly	2	30%				0	0	0	0	0	0	0	0	0	0	2.846	0	0	2.846	2 846	2 846	100.0%
14.05	Built in Joinery - Neception Joinery		Clean regularly	2	20%				0	0	0	0	0	0	0	0	0	0	2,040	0	0	2,040	2,040	2,040	100.0%
14.05	Built-in Joinery - Sheiving Unit		Clean regularly	2	30%				0	0	0	0	0	0	0	0	0	0	4 428	0	0	4 428	4 428	4 428	100.0%
14.00	Missee			2	20%				0	0	0	0	0	0	0	0	0	0	4,420	0	0	4,420	4,420	4,420	100.0%
14.07	Millions		Clean regularly	2	30%				0	0	0	0	0	0	0	0	0	0	759	0	0	759	759	759	100.0%
14.00				2	30%				Ű	0	0	0	0		100	U	0	U	2,530	0	0	2,530	2,530	2,530	100.0%
14.09				2	30%				U	0	0	0	0	0	190	U	0	U	569	190	190	190	569	190	300.0%
14.10	Paper I owel Dispenser		None	2	30%				0	0	0	0	0	0	949	0	0	U	2,846	949	949	949	2,846	949	300.0%
14.11	Waste Receptacle		None	2	30%				0	0	0	0	0	0	127	0	0	0	380	127	127	127	380	127	300.0%
14.12	Liquid Soap Dispenser	ОК	None	2	30%				0	0	0	0	0	0	253	0	0	0	759	253	253	253	759	253	300.0%
14.13	Sanitary Napkin Disposal Unit	ОК	None	2	30%				0	0	0	0	0	0	949	0	0	0	2,846	949	949	949	2,846	949	300.0%
14.14	Signage	UK	None	2	30%				0	0	0	0	0	0	0	0	0	0	633	0	0	633	633	633	100.0%


Campus: YAP CAMPUS, RUUL, YAP STATE

A - ADMINISTRATION BUILDING

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

					[c	Condition Ga	uge	7																
		Condit	on Assessment	Condi	tion Grading	VG G	6 A	P VP	1	2	3	4	5	6	7	8	9	10			Asset Ren	ewal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-4 %	40 40-60 %	60-80 80-10 % %	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	Full Replace	% Full Replace
	<u> </u>								0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
14.00	Total Fixed Joinery Units			3	50%				0	0	2,024	0	0	0	2,467	0	0	0	24,756	4,491	2,467	17,798	24,756	19,822	124.9%
В	TOTAL INTERNAL FIT-OUT			3	50%				0	27,065	2,024	0	0	0	2,467	0	0	0	203,880	31,556	70,260	102,064	203,880	215,874	94.4%
15.00	Sanitary Plumbing								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	wc	ок	Clean regularly	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)	New	Clean regularly	1	10%				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)	Requires re-sealing; looks untidy	Reseal; clean 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%
15.04	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%
15.05	Hot Water System	Not inspected. Assumed Operating	Service regularly	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	0.0%
15.00	Total Sanitary Plumbing			2	30%				0	0	0	0	0	0	0	0	0	0	32,384	0	0	32,384	32,384	32,384	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 - Package Unit	Operating; poor workmanship on the ductwork	Service and clean regularly	3	50%				0	0	0	0	18,975	0	0	0	0	0	56,925	18,975	18,975	18,975	56,925	18,975	300.0%
16.02	Air-Conditioning - DX/Split System	Operating	Service and clean regularly	3	50%				0	0	0	17,710	0	0	0	0	0	0	70,840	17,710	35,420	17,710	70,840	17,710	400.0%
16.03	Ventilation - W/C Extract	Operating	Service and clean regularly	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	Operating	None	2	30%				0	0	0	0	0	0	0	0	0	0	4,870	0	4,870	0	4,870	4,870	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	17,710	18,975	0	0	0	0	2,846	138,328	39,531	59,265	39,531	138,328	44,402	311.5%
17.00	Fire Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	Smoke Detection & Alarm Systems	Not inspected. Assumed Operating	Service regularly	3	50%				0	0	0	0	0	0	0	0	0	5,606	11,212	5,606	0	5,606	11,212	5,606	200.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			3	50%				0	0	0	0	0	0	0	0	0	5,606	11,212	5,606	0	5,606	11,212	5,606	200.0%
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	Operating	None	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	Operating	None	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	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	11,212	0	11,212	0	11,212	11,212	100.0%
18.04	General Power Outlet	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	14,949	0	14,949	0	14,949	14,949	100.0%
18.05	Lighting (External) - Incandescent	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	100.0%
18.06	Lighting (Internal) - Incandescent	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	1,898	0	1,898	0	1,898	1,898	100.0%
18.07	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	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	6,958	0	6,958	0	6,958	6,958	100.0%
18.09	Lighting (Internal) - Fluorescant - Triple Tube	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	26,565	0	26,565	0	26,565	26,565	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	82,264	0	82,264	0	82,264	82,264	100.0%
19.00	Vertical Transportation								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.01	None	-	-	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	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	1							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.01	Telecommunication/Data Network	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	11,212	22,424	11,212	0	11,212	22,424	11,212	200.0%



Campus: YAP CAMPUS, RUUL, YAP STATE

A - ADMINISTRATION BUILDING

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

							Cond	ition Gaug	ge	٦																	
		Condition	Assessment	Condi	tion Grading	VG	G	Α	P VP	1	2		3	4	5	6	7	8	9	10			Asset Rer	ewal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 %	20-40 %	40-60 6 %	0-80 80-10 % %	00 201 (\$ US	13 201 SD) (\$ US	14 20 SD) (\$ U)15 JSD) (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%
20.00	Total Special Services			3	50%					0	0		0	0	0	0	0	0	0	11,212	22,424	11,212	0	11,212	22,424	11,212	200.0%
С	TOTAL BUILDING SERVICES			3	50%					0	0		0	17,710	18,975	0	0	0	0	19,664	286,612	56,349	141,529	88,733	286,612	175,867	163.0%
	TOTAL BUILDING			3	50%					0	27,0	65 38,	,556	17,710	94,085	0	2,467	0	7,894	19,664	834,293	207,441	285,778	341,074	834,293	828,045	100.8%
								-	-						207,	441							-				-



Campus: YAP CAMPUS, RUUL, YAP STATE

B - COMPUTER LAB

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

						Cond	lition Ga	auge	1																
		Condition	Assessment	Condi	ition Grading	VG G	Α	P VP	1	2	3	4	5	6	7	8	9	10			Asset Rei	newal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 % %	40-60 %	60-80 % %	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 Renwal	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 Wall	ок	None	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,481	0.0%
1.02	Reinforced Concrete Slab on Grade	Not inspected. Assumed OK	None	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,394	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	36,875	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 (Truss)	Good Condition. Appears New	None	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28,211	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28,211	0.0%
3.00	Structural Walls								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Reinforced Concrete Block Masonry Walls	OK. Exposed steel rods (HS issue)	Remove exposed steel rods	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,351	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	20,351	0.0%
4.00	Upper Floors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.03	None	-	-	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	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)	OK. Requires wash	Regularly wash	1	10%				0	0	0	0	0	0	0	0	0	0	21,701	0	0	21,701	21,701	21,701	100.0%
5.02	Metal Gutters	ок	Clean out regularly	1	10%				0	0	0	0	0	0	0	0	0	0	2,783	0	0	2,783	2,783	2,783	100.0%
5.03	Metal Down Pipes	OR	Clean out regularly	1	10%				0	0	0	0	0	0	0	0	0	0	2,024	0	0	2,024	2,024	2,024	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Roof			1	10%				0	0	0	0	0	0	0	0	0	0	26,508	0	0	26,508	26,508	26,508	100.0%
6.00	External Walls & Finishes		P		200/				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.01	Solid Plaster Cladding with Painted Finishes	OK	Regularly wash	3	50%				0	0	0	0	0	0	0	0	0	0	15,602	0	0	15,602	15,602	15,602	100.0%
0.02	Profiled Metal Sheet Wall Cladding (Pre-Finished)	Un. Requires wash and/or paint to old corrugated section	Partial repaint and regularly wash	2	30%				0	U	U	0	0	U	0	U	0	U	7,827	0	0	7,827	7,827	7,827	100.0%
6.00	Total External Wollo & Einights			-	50%/				0	0	0	0	0	·	0	0	0	0	0	, U	0	U 22.400	0	22.400	0.0%
7.00				3	JU%				U	U	0	U	0	v	0	U	0	U O	23,429	0	0	23,429	23,429	23,429	0.0%
7.02	Timber Doors (Solid/No Clazing)	OK Metal door frames rusting and twisted. Seal coming away	Reset frame, rust treat and remaint	3	50%				0	0	0	0	0	0	0	0	0	0	5 693	0	0	5 693	5 693	5 603	100.0%
7.06	Aluminium Framed Windows & Doors	OK Sealing around windows is untidu	Regularly wash	2	30%				0	0	0	0	0	0	0	0	0	0	0,000	0	0	0,000	0,000	15 654	0.0%
7.00	Metal Vents	OK. Sealing alound windows is unitay	Clean out regularly	2	30%				0	0	0	0	0	0	0	0	0	0		0	0	0	0	1 265	0.0%
7.11	Plywood Infil Panels	OK. Requires painting for weather protection	Paint	3	50%				0	0	0	0	0	0	0	455	0	0	911	455	0	455	911	455	200.0%
				5	5570				0	0	0	0	0	0	0		0	0	0		0		0	400	0.0%
7.00	Total Windows & Doors			3	50%				0	0	0	0	Ŭ	0	0	455	0	0	6,603	455	0	6,148	6,603	23.067	28.6%
A				3	50%				0	0	0	0	0	0	0	455	0	0	56,541	455	0	56,085	56,541	158.441	35.7%
8.00	Stairs, Balustrades & Handrails			, , , , , , , , , , , , , , , , , , ,	0070				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.01	Insitu Reinforced Concrete Stairs	Damaged, broken corners	Repair: clean regularly	4	70%				0	0	0	0	0	0	0	0	0	0	949	0	0	949	949	949	100.0%
8.02	Insitu Reinforced Concrete Stens	OK	Clean regulariy	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	886	0.0%
				Ŭ	0070				Ŭ	Š	Ŭ	3	Ŭ	5	5	Š		Ŭ	•	Ĵ	v	Ů	, i		0.070



Campus: YAP CAMPUS, RUUL, YAP STATE

B - COMPUTER LAB

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

							Condition	on Gauge	e	1																
		Condition	Assessment	Condi	tion Grading	VG	G	A I	P VP	1	2	3	4	5	6	7	8	9	10	1		Asset Re	newal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 %	20-40 40 %	0-60 60 %	-80 <mark>80-100</mark> % %	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 Renwal	Full Replace	% Full Replace
8.03	Insitu Reinforced Concrete Ramp	ок	Clean regularly	3	50%					0	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			4	70%					0	0	0	0	0	0	0	0	0	0	949	0	0	949	949	3,099	30.6%
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	Not inspected. Assumed OK	None	3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,459	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			3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,459	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	ок	Clean regularly	3	50%					0	0	0	0	0	0	0	0	0	0	1,518	0	0	1,518	1,518	1,518	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	1,518	0	0	1,518	1,518	1,518	100.0%
11.00	Floor Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.02	Vinyl Floor Finishes	Marked but appears OK	Clean regularly	3	50%					0	0	0	0	0	0	0	0	0	612	1,225	612	0	612	1,225	612	200.0%
11.03	Carpet Floor Finishes	Marked but appears OK	Clean regularly	3	50%					0	0	0	0	0	0	0	0	0	0	11,633	0	0	11,633	11,633	11,633	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	0	0	0	0	612	12,857	612	0	12,245	12,857	12,245	105.0%
12.00	Wall Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.01	Plasterboard Wall Linings with Painted Finishes	ок	Clean regularly	3	50%					0	0	0	0	0	0	0	0	0	15,097	30,193	15,097	0	15,097	30,193	15,097	200.0%
										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	15,097	30,193	15,097	0	15,097	30,193	15,097	200.0%
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 Soffit Lining with Painted Finish	Evidence of decay, insect attack	Repair, Wash, Paint	4	70%					0	0	0	0	0	0	0	0	0	0	2,796	0	2,796	0	2,796	2,796	100.0%
13.02	Plasterboard Ceiling Lining with Painted Finishes	ок	Clean regularly	3	50%					0	0	0	0	0	0	0	0	0	0	9,949	0	9,949	0	9,949	9,949	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	12,745	0	12,745	0	12,745	12,745	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	Evidence of general wear & tear Comments:	Repair, Replace Comments:	2	30%					0	0	0	0	0	0	0	0	0	0	380	0	0	380	380	380	100.0%
14.03	Built-in Joinery - Shelving Unit	Evidence of impact damage, water damage, marks, poor workmanship, etc	Repair, Replace Comments:	3	50%					0	0	0	0	0	0	0	0	0	0	1,265	0	1,265	0	1,265	1,265	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	1,645	0	1,265	380	1,645	1,645	100.0%
В	TOTAL INTERNAL FIT-OUT			3	50%					0	0	0	0	0	0	0	0	0	15,709	59,907	15,709	14,010	30,188	59,907	48,807	122.7%
15.00	Sanitary Plumbing									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	None	-	-	0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing		1	0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Mechanical Services		1							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	Service and clean regularly	3	50%					0	0	0	8,855	0	0	0	0	0	0	35,420	8,855	17,710	8,855	35,420	8,855	400.0%
										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	8,855	0	0	0	0	0	0	35,420	8,855	17,710	8,855	35,420	8,855	400.0%
17.00	Fire Services		1							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%



Campus: YAP CAMPUS, RUUL, YAP STATE

B - COMPUTER LAB

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

		Condition Assessment Condition Grading VG G A																								
		C	ondition Assessment	Cond	ition Grading	VG	G	Α	P VP	1	2	3	4	5	6	7	8	9	10]		Asset Rer	newal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 %	20-40 4 %	40-60 %	60-80 % 80-10	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 Renwal Total	Full Replace	% Full Replace
17.01	None	-	-	0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
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	Operating	None	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	Operating	None	3	50%					0	0	0	0	0	0	0	0	0	0	4,592	0	4,592	0	4,592	4,592	100.0%
18.04	General Power Outlet	Operating	None	3	50%					0	0	0	0	0	0	0	0	0	0	6,123	0	6,123	0	6,123	6,123	100.0%
18.06	Lighting (External) - Incandescent	Operating	None	3	50%					0	0	0	0	0	0	0	0	0	0	633	0	633	0	633	633	100.0%
18.09	Lighting (Internal) - Incandescent	Operating	None	3	50%					0	0	0	0	0	0	0	0	0	0	633	0	633	0	633	633	100.0%
18.10	Lighting (Internal) - Fluorescant - Twin Tube	Operating	None	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%
18.00	Total Electrical Services			3	50%					0	0	0	0	0	0	0	0	0	0	27,160	0	27,160	0	27,160	27,160	100.0%
19.00	Vertical Transportation									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.03	None	-	-	0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.00	Total Vertical Transportation			0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Special Services									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.01	Telecommunication/Data Network	Operating	None	3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
										0	0	0	0	0	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	0	0	0	0	0	0	0	0.0%
с	TOTAL BUILDING SERVICES			3	50%					0	0	0	8,855	0	0	0	0	0	0	62,580	8,855	44,870	8,855	62,580	36,015	173.8%
	TOTAL BUILDING			3	50%					0	0	0	8,855	0	0	0	455	0	15,709	179,027	25,019	58,879	95,128	179,027	243,263	73.6%
														25,	019											



Campus: YAP CAMPUS, RUUL, YAP STATE

C - LAND GRANT RESEARCH LAB

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

]	C	ondition Ga	auge																	
		Condition	Assessment	Condi	tion Grading	VG G	Α	P V	Р	1 2	3	4	5	6	7	8	9	10			Asset Ren	ewal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-4 % %	40-60 %	60-80 %	100 2 6 (\$	013 2014 USD) (\$ USI	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	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		3	50%					0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	21,848	0.0%
1.02	Reinforced Concrete Block Foundation Walls	Evidence of shrinkage/crazed cracking	Crack injection repairs, plaster and repaint	3	50%					0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,567	0.0%
1.03	Reinforced Concrete Slab on Grade	Not inspected		3	50%					0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	30,440	0.0%
1.04	Reinforced Concrete Raised Platform	Evidence of shrinkage/crazed cracking	Crack injection repairs, plaster and repaint	3	50%					0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,809	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	76,664	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	Reinforced Concrete Roof	Not inspected		3	50%					0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	46,830	0.0%
2.02	Timber Framed Temporary Roof Including Plastic Sheet Covering (Outside Cage)	ок	Clean regularly	3	50%					0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,012	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	47,842	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	Not inspected	None	3	50%					0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	65,543	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	65,543	0.0%
4.00	Upper Floors									0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.01	None	-	-	0	0%					0 0	0	0	0	0	0	0	0	0	0	0	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	Membrane Roof Covering	Protective membrane faded. Ponding of water on roof	Prepare substrate and re-apply membrane roof covering	5	90%					0 23,41	5 0	0	0	0	0	0	0	0	46,830	23,415	0	23,415	46,830	23,415	200.0%
5.03	PVC Downpipes	Paint flaking	Repaint; clean out regularly	3	50%					0 0	0	0	0	0	0	0	0	0	1,619	0	1,619	0	1,619	1,619	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 23,41	5 0	0	0	0	0	0	0	0	48,450	23,415	1,619	23,415	48,450	25,034	193.5%
6.00	External Walls & Finishes									0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.01	Solid Plaster Cladding with Painted Finishes	Evidence of shrinkage/crazed cracking	Crack injection repairs, plaster and repaint	4	70%					0 0	0	0	0	0	0	0	0	0	17,979	0	17,979	0	17,979	17,979	100.0%
6.02	Chain Link Enclosure Fence	ок		3	50%					0 0	0	0	0	0	0	0	0	0	4,111	0	0	4,111	4,111	4,111	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	22,090	0	17,979	4,111	22,090	22,090	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 Door - Single	Aged but OK	Paint; maintain with regular washing programme	3	50%					0 0	0	0	0	0	0	0	0	0	1,518	0	0	1,518	1,518	1,518	100.0%
7.02	Timber Door - Double	Aged but OK	Paint; maintain with regular washing programme	3	50%					0 0	0	0	0	0	0	0	0	0	6,831	0	0	6,831	6,831	6,831	100.0%
7.03	Aluminium Framed Windows	Aged but OK	Maintain with regular washing programme	3	50%					0 0	0	0	0	0	0	0	0	0	21,062	0	0	21,062	21,062	21,062	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	0	0	0	0	0	0	29,411	0	0	29,411	29,411	29,411	100.0%
A	TOTAL STRUCTURE			4	70%					0 23,41	5 0	0	0	0	0	0	0	0	99,951	23,415	19,598	56,938	99,951	266,585	37.5%
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	Insitu Reinforced Concrete Stairs	ок	Clean regularly	3	50%					0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,060	0.0%
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Campus: YAP CAMPUS, RUUL, YAP STATE

C - LAND GRANT RESEARCH LAB

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

							Condition	Gauge																		
		Condition	Assessment	Condit	ion Grading	VG	G A	Р	VP	1	2	3	4	5	6	7	8	9	10			Asset Ren	ewal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20 %)-40 40-6 % %	60-80 8 %	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
8.02	Insitu Reinforced Concrete Ramp	ок	Clean regularly	3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,855	0.0%
8.03	Metal Framed Balustrades	ок	Clean regularly	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,238	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			3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,153	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%
9.05	None	-	-	0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
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	Aged but OK	Paint	3	50%					0	0	0	0	0	0	0	0	0	0	16,698	0	0	16,698	16,698	16,698	100.0%
10.02	Timber Door - Folding	Aged but OK	Paint	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	18,469	0	0	18,469	18,469	18,469	100.0%
11.00	Floor Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.02	Vinyl Floor Finishes	Aged but OK	Clean regularly	3	50%					0	0	0	0	0	0	0	0	0	7,432	14,864	7,432	0	7,432	14,864	7,432	200.0%
11.05	Tiled Floor Finishes	Aged but OK	Clean regularly	3	50%					0	0	0	0	0	0	0	0	0	0	25,083	0	25,083	0	25,083	25,083	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	0	0	0	0	7,432	39,948	7,432	25,083	7,432	39,948	32,516	122.9%
12.00	Wall Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.03	Solid Plaster Wall Lining with Painted Finishes	Evidence of shrinkage cracking	Patch, fill and repaint	3	50%					0	0	0	0	0	0	0	0	0	0	56,089	0	56,089	0	56,089	56,089	100.0%
12.04	Tiled Wall Finishes	ок	Paint	3	50%					0	0	0	0	0	0	0	0	0	0	2,732	0	2,732	0	2,732	2,732	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	58,821	0	58,821	0	58,821	58,821	100.0%
13.00	Ceiling Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.02	Solid Plaster Ceiling Lining with Painted Finishes	Some cracks	Patch, fill and repaint	3	50%					0	0	0	0	0	0	0	0	0	0	22,064	0	22,064	0	22,064	22,064	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	22,064	0	22,064	0	22,064	22,064	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	Mirrors	Not inspected. Assumed OK	Clean regularly	3	50%					0	0	0	0	0	0	0	0	0	0	759	0	759	0	759	759	100.0%
14.02	Built-in Joinery - Vanity Unit	Not inspected. Assumed OK	Clean regularly	3	50%					0	0	0	0	0	0	0	0	0	0	1,898	0	1,898	0	1,898	1,898	100.0%
14.03	Built-in Joinery - Bench Unit	Not inspected. Assumed OK	Clean regularly	3	50%					0	0	0	0	0	0	0	0	0	0	18,975	0	18,975	0	18,975	18,975	100.0%
14.04	Built-in Joinery - Shelving Unit	Not inspected. Assumed OK	Clean regularly	3	50%					0	0	0	0	0	0	0	0	0	0	380	0	380	0	380	380	100.0%
14.05	Disabled Grab Rail	Not inspected. Assumed OK	None	3	50%					0	0	0	0	0	0	0	0	0	0	1,265	0	1,265	0	1,265	1,265	100.0%
14.06	Toilet Roll Holder	Not inspected. Assumed OK	None	3	50%					0	0	0	0	76	0	0	0	0	0	228	76	76	76	228	76	300.0%
14.07	Paper Towel Dispensor	Not inspected. Assumed OK	None	3	50%					0	0	0	0	190	0	0	0	0	0	569	190	190	190	569	190	300.0%
14.08	Waste Receptacle	Not inspected. Assumed OK	None	3	50%					0	0	0	0	63	0	0	0	0	0	190	63	63	63	190	63	300.0%
14.09	Liquid Soap Dispenser	Not inspected. Assumed OK	None	3	50%					0	0	0	0	63	0	0	0	0	0	190	63	63	63	190	63	300.0%
14.10	Sanitary Napkin Disposal Unit	Not inspected. Assumed OK	None	3	50%					0	0	0	0	316	0	0	0	0	0	949	316	316	316	949	316	300.0%
14.11	Signage	Not inspected. Assumed OK	None	3	50%					0	0	0	0	0	0	0	0	0	0	633	0	633	0	633	633	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
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Campus: YAP CAMPUS, RUUL, YAP STATE

C - LAND GRANT RESEARCH LAB

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

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		Condition	A	Candi	tion Creding	Cor	dition Gauge	1/D			2	4			7	0		40	1		Asset Bar	annal Carat			
	1	Condition	Assessment	Conal	tion Grading	VG G	A P	VP	1	2	3	4	5	•	'	•	9	10			Asset Rer	ewar Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Grade	% Deterioration	0-20 20-40 % %	40-60 60-8 % %	0 80-100 %	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	l otal (\$ 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			3	50%				0	0	0	0	708	0	0	0	0	0	26,034	708	24,617	708	26,034	24,617	105.8%
В	TOTAL INTERNAL FIT-OUT			3	50%				0	0	0	0	708	0	0	0	0	7,432	165,335	8,141	130,585	26,610	165,335	174,639	94.7%
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	ок	Clean 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%
15.02	WHB (Single)	ок	Clean regularly	3	50%				0	0	0	0	0	0	0	0	0	0	1,898	0	1,898	0	1,898	1,898	100.0%
15.03	Shower	ок	Clean regularly	3	50%				0	0	0	0	0	0	0	0	0	0	3,163	0	3,163	0	3,163	3,163	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	11,385	0	11,385	0	11,385	11,385	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	Tired by appearance. Functionality not tested	Service, overhaul or consider replacement	4	70%				0	0	13,283	0	0	0	0	0	0	13,283	53,130	26,565	13,283	13,283	53,130	13,283	400.0%
16.02	Air-Conditioning - DX/Split System	ок	Service and clean 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%
									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	13,283	0	4,428	0	0	0	0	13,283	70,840	30,993	22,138	17,710	70,840	17,710	400.0%
17.00	Fire Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	Smoke Detection	Various smoke detectors missing. Functionality not tested	Repair or consider replacement/upgrade	4	70%				0	0	0	0	0	2,328	0	0	0	0	4,655	2,328	0	2,328	4,655	2,328	200.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			4	70%				0	0	0	0	0	2,328	0	0	0	0	4,655	2,328	0	2,328	4,655	2,328	200.0%
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	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	3,163	0	3,163	0	3,163	3,163	100.0%
18.02	Sub-Main Distribution Boards	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	1,898	0	1,898	0	1,898	1,898	100.0%
18.03	Electrical Wiring/Reticulation	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	6,968	0	6,968	0	6,968	6,968	100.0%
18.04	General Power Outlet	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	9,290	0	9,290	0	9,290	9,290	100.0%
18.05	Lighting (External) - Incandescent	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	949	0	949	0	949	949	100.0%
18.06	Lighting (Internal) - Incandescent	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	949	0	949	0	949	949	100.0%
18.07	Lighting (Internal) - Fluorescant - Double	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	13,283	0	13,283	0	13,283	13,283	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	36,498	0	36,498	0	36,498	36,498	100.0%
19.00	Vertical Transportation								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.01	None	-	-	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	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	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	3,163	6,325	3,163	0	3,163	6,325	3,163	200.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Total Special Services			3	50%				0	0	0	0	0	0	0	0	0	3,163	6,325	3,163	0	3,163	6,325	3,163	200.0%
с	TOTAL BUILDING SERVICES			4	70%				0	0	13,283	0	4,428	2,328	0	0	0	16,445	129,703	36,483	70,020	23,200	129,703	71,083	182.5%
	TOTAL BUILDING			4	70%				0	23,415	13,283	0	5,136	2,328	0	0	0	23,877	394,990	68,038	220,204	106,747	394,990	512,307	77.1%
													68,	,038											



Campus: YAP CAMPUS, RUUL, YAP STATE

D - SCIENCE LABORATORY

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

]	Con	ndition Gau	ge	ן																
		Conditio	n Assessment	Condi	tion Grading	VG G	Α	P VP	1	2	3	4	5	6	7	8	9	10	1		Asset Ren	ewal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 %	40-60 %	0-80 <mark>80-100</mark> % %	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	Full Replace	% Full Replace
1.00	Sub-Structure								0	0	0	0	0	0	0	0	0	0	0	0	0	0	l otal 0	0	0.0%
1.01	Reinforced Concrete Foundations Beams	Not inspected	None	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30,986	0.0%
1.02	Reinforced Concrete Slab on Grade	Evidence of crazed/shrinkage cracking on walkway	Review by Structural Engineer, crack injection repairs, repaint	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	59,506	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			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90,492	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	ОК	None	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	76,765	0.0%
2.02	Reinforced Concrete Columns & Beams	ОК	None	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	116,886	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	193,651	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	ОК	Maintain with regular wash and programmed repainting	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58,443	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			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58,443	0.0%
4.00	Upper Floors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.01	None	-	-	0					0	0	0	0	0	0	0	0	0	0	0	0	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)	ОК	Maintain with regular wash and programmed repainting	1	10%				0	0	0	0	0	0	0	0	0	0	59,050	0	0	59,050	59,050	59,050	100.0%
5.02	Box Gutters	Assumed in place. Not inspected	Clean out regularly	1	10%				0	0	0	0	0	0	0	0	0	0	10,120	0	0	10,120	10,120	10,120	100.0%
5.03	PVC Gutters	Assumed in place. Not inspected	Clean out regularly	1	10%				0	0	0	0	0	0	0	0	0	0	6,477	0	0	6,477	6,477	6,477	100.0%
5.04	PVC Downpipes	ОК	Clean out regularly	1	10%				0	0	0	0	0	0	0	0	0	0	5,465	0	0	5,465	5,465	5,465	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Roof			1	10%				0	0	0	0	0	0	0	0	0	0	81,112	0	0	81,112	81,112	81,112	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	ОК	Maintain with regular wash and programmed repainting	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22,694	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			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22,694	0.0%
7.00	Windows & Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.06	Aluminium Framed Windows & Doors	ОК	Maintain with regular washing programme	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	98,670	0.0%
7.07	Metal Doors (Security Gate)	Evidence of corrosion on hinge and lock.	Rust treat and repaint; maintain with regular washing programme	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,530	0.0%
7.09	Metal Window Shutters	ОК	Maintain with regular washing programme	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46,552	0.0%
7.10	Metal Louvre Screens	ОК	Maintain with regular washing programme	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,036	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			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150,788	0.0%
Α	TOTAL STRUCTURE			2	30%				0	0	0	0	0	0	0	0	0	0	81,112	0	0	81,112	81,112	597,180	13.6%
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	Insitu Reinforced Concrete Ramp	Evidence of crazed/shrinkage cracking on walkway	Review by Structural Engineer, crack injection repairs, repaint	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,385	0.0%
I	1	1			1							1		1											



Campus: YAP CAMPUS, RUUL, YAP STATE

D - SCIENCE LABORATORY

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

					Г	Co	ndition Gaug	e]																
		Condition	Assessment	Condi	ition Grading	VG G	Α	P VP	1	2	3	4	5	6	7	8	9	10			Asset Ren	ewal Cost		l	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 %	0 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	Full Replace	% Full Replace
8.02	Metal Framed Balustrades	Evidence of flaking protective coating or corrosion,	Rust treat and repaint; maintain with regular washing programme	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	l otal 0	27,672	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			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39,057	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	Assumed in place. Not inspected	Clean regularly	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,757	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			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,757	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	Metal Door - Single	ОК	Clean regularly	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,060	0.0%
10.01	Timber Cupboard Doors (Double)	ок	Clean regularly	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,214	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			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,274	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	Tiled Floor Finishes	Evidence of impact damage at edges	Install edge protection	1	10%				0	0	0	0	0	0	0	0	0	0	61,934	0	0	61,934	61,934	61,934	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			1	10%				0	0	0	0	0	0	0	0	0	0	61,934	0	0	61,934	61,934	61,934	100.0%
12.00	Wall Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.01	Plasterboard Wall Linings with Painted Finishes	ок	Clean regularly	1	10%				0	0	0	0	0	0	0	0	0	0	14,875	0	14,875	0	14,875	14,875	100.0%
12.02	Solid Plaster Wall Lining with Painted Finishes	ок	Clean regularly	1	10%				0	0	0	0	0	0	0	0	0	0	26,709	0	0	26,709	26,709	26,709	100.0%
12.03	Tiled Wall Finishes	ок	Clean regularly	1	10%				0	0	0	0	0	0	0	0	0	0	10,120	0	0	10,120	10,120	10,120	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			1	10%				0	0	0	0	0	0	0	0	0	0	51,704	0	14,875	36,829	51,704	51,704	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	Fibre Cement Soffit Lining with Painted Finishes	ок	Clean regularly	1	10%				0	0	0	0	0	0	0	0	0	0	15,719	0	0	15,719	15,719	15,719	100.0%
13.03	Plasterboard Ceiling Lining with Painted Finishes	ок	Maintain with regular wash and programmed repainting	1	10%				0	0	0	0	0	0	0	0	0	0	22,365	0	0	22,365	22,365	22,365	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			1	10%				0	0	0	0	0	0	0	0	0	0	38,084	0	0	38,084	38,084	38,084	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%
14.04	White Boards	ОК	Clean regularly	1	10%				0	0	0	0	0	0	0	0	0	0	380	0	0	380	380	380	100.0%
14.05	Mirrors	ОК	Clean regularly	1	10%				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	ок	Clean regularly	1	10%				0	0	0	0	0	0	0	0	0	0	2,151	0	0	2,151	2,151	2,151	100.0%
14.07	Built-in Joinery - Bench Unit	ок	Clean regularly	1	10%				0	0	0	0	0	0	0	0	0	0	18,975	0	0	18,975	18,975	18,975	100.0%
14.08	Built-in Joinery - Shelving Unit	ок	Clean regularly	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	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			1	10%				0	0	0	0	0	0	0	0	0	0	22,138	0	0	22,138	22,138	22,138	100.0%
В	TOTAL INTERNAL FIT-OUT			1	10%				0	0	0	0	0	0	0	0	0	0	173,860	0	14,875	158,985	173,860	223,947	77.6%
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	Operating	Clean regularly	1	10%				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)	Operating	Clean regularly	1	10%				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)	Operating	Clean regularly	1	10%				0	0	0	0	0	0	0	0	0	0	22,770	0	0	22,770	22,770	22,770	100.0%



Campus: YAP CAMPUS, RUUL, YAP STATE

D - SCIENCE LABORATORY

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

							Conditio	on Gauge																		
		Condition	Assessment	Condi	tion Grading	VG	G /	A P	VP	1	2	3	4	5	6	7	8	9	10			Asset Ren	ewal 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	Full Replace	% Full Replace
15.04	Janitors Sink	Operating	Clean regularly	1	10%					0	0	0	0	0	0	0	0	0	0	2,530	0	0	2,530	2,530	2,530	100.0%
15.05	Shower	Operating	Clean regularly	1	10%					0	0	0	0	0	0	0	0	0	0	3,163	0	0	3,163	3,163	3,163	100.0%
15.06	Cold Water	Operating	None	1	10%					0	0	0	0	0	0	0	0	0	0	21,505	0	0	21,505	21,505	21,505	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			1	10%					0	0	0	0	0	0	0	0	0	0	58,570	0	0	58,570	58,570	58,570	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	Maintain units and clean filters on programmed cycle.	1	10%					0	0	0	0	0	0	17,710	0	0	0	70,840	17,710	17,710	35,420	70,840	17,710	400.0%
16.02	Ceiling Mounted Fan	Operating	None	1	10%					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			1	10%					0	0	0	0	0	0	17,710	0	0	0	79,189	17,710	26,059	35,420	79,189	26,059	303.9%
17.00	Fire Services									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	Smoke Detection	Operating	Replace batteries annually	1	10%					0	0	0	0	133	0	0	0	0	133	664	266	266	133	664	133	500.0%
17.06	Fire Hose Reel	Operating	None	1	10%					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	0.0%
17.00	Total Fire Services			1	10%					0	0	0	0	133	0	0	0	0	133	1,929	266	266	1,398	1,929	1,398	138.0%
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	Operating		1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,488	0.0%
18.02	Sub-Main Distribution Boards	Operating		1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,283	0.0%
18.03	Electrical Wiring/Reticulation	Operating		1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,322	0.0%
18.04	General Power Outlet	Operating		1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,763	0.0%
18.06	Lighting (External) - Compact Fluorescent	Operating		1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,898	0.0%
18.08	Lighting (Internal) - Compact Fluorescent	Operating		1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,581	0.0%
18.10	Lighting (Internal) - Fluorescant	Operating		1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22,138	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.00	Total Electrical Services			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72,472	0.0%
19.00	Vertical Transportation									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.01	Not Applicable			0	0%					0	0	0	0	0	0	0	0	0	0	0	0	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	Operating	None	1	10%					0	0	0	0	0	0	0	0	0	0	13,763	0	13,763	0	13,763	13,763	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			1	10%					0	0	0	0	0	0	0	0	0	0	13,763	0	13,763	0	13,763	13,763	100.0%
С	TOTAL BUILDING SERVICES			1	10%					0	0	0	0	133	0	17,710	0	0	133	153,451	17,976	40,088	95,387	153,451	172,261	89.1%
	TOTAL BUILDING			2	30%					0	0	0	0	133	0	17,710	0	0	133	408,422	17,976	54,962	335,484	408,422	993,389	41.1%
														17,	976											



Campus: YAP CAMPUS, RUUL, YAP STATE

E - STUDENT CENTRE (NEW)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

					ſ	Con	dition Gauge																		
		Condition	Assessment	Condi	tion Grading	VG G	A P	VP	1	2	3	4	5	6	7	8 !	1	D	Γ		Asset Ren	ewal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 % %	40-60 % %	80-100 %	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD) (\$	017 2 USD) (\$ 1	018 2 USD) (\$	2019 USD) (\$	2020 20 USD) (\$ U	21 20 SD) (\$ U	22 SD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
1.00	Sub-Structure								0	0	0	0	0	0	0	0	C		0	0	0	0	0	0	0.0%
1.01	Reinforced Concrete Foundations Beams			1	10%				0	0	0	0	0	0	0	0	C)	0	0	0	0	0	40,418	0.0%
1.02	Reinforced Concrete Slab on Grade			1	10%				0	0	0	0	0	0	0	0	C)	0	0	0	0	0	70,278	0.0%
1.03	Reinforced Concrete Mowing Strip			1	10%				0	0	0	0	0	0	0	0	C		0	0	0	0	0	4,401	0.0%
									0	0	0	0	0	0	0	0	C		0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			1	10%				0	0	0	0	0	0	0	0	0		0	0	0	0	0	115,097	0.0%
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			1	10%				0	0	0	0	0	0	0	0	C		0	0	0	0	0	71,633	0.0%
	(Hasi olamis beans, etc)								0	0	0	0	0	0	0	0	C		0	0	0	0	0	0	0.0%
2.00	Total Frame			1	10%				0	0	0	0	0	0	0	0	0)	0	0	0	0	0	71,633	0.0%
3.00	Structural Walls								0	0	0	0	0	0	0	0	C)	0	0	0	0	0	0	0.0%
3.01	Reinforced Concrete Brick/Block Masonry Walls			1	10%				0	0	0	0	0	0	0	0	C)	0	0	0	0	0	50,699	0.0%
3.02	Pre-cast/Insitu Reinforced Concrete Walls Including Painted Epistes			1	10%				0	0	0	0	0	0	0	0	C		0	0	0	0	0	120,606	0.0%
									0	0	0	0	0	0	0	0	C		0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			1	10%				0	0	0	0	0	0	0	0	C	,	0	0	0	0	0	171,305	0.0%
4.00	Upper Floors								0	0	0	0	0	0	0	0	C)	0	0	0	0	0	0	0.0%
4.01	None			0	0%				0	0	0	0	0	0	0	0	C)	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	C)	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	C)	0	0	0	0	0	0	0.0%
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)			1	10%				0	0	0	0	0	0	0	0	C		56,175	0	0	56,175	56,175	56,175	100.0%
5.06	PVC Gutters			1	10%				0	0	0	0	0	0	0	0	C		6,016	0	0	6,016	6,016	6,016	100.0%
5.07	PVC Downpipes			1	10%				0	0	0	0	0	0	0	0	C		0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	C		0	0	0	0	0	0	0.0%
5.00	Total Roof			1	10%				0	0	0	0	0	0	0	0	C)	62,192	0	0	62,192	62,192	62,192	100.0%
6.00	External Walls & Finishes								0	0	0	0	0	0	0	0	C)	0	0	0	0	0	0	0.0%
6.01	See Structural Walls			0	0%				0	0	0	0	0	0	0	0	C		0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	C		0	0	0	0	0	0	0.0%
6.00	Total External Walls & Finishes			0	0%				0	0	0	0	0	0	0	0	C)	0	0	0	0	0	0	0.0%
7.00	Windows & Doors								0	0	0	0	0	0	0	0	C		0	0	0	0	0	0	0.0%
7.01	Aluminium Framed Windows & Doors			1	10%				0	0	0	0	0	0	0	0	C		0	0	0	0	0	49,088	0.0%
7.02	Metal Louvre Screens - 4/34" Airfoil Louvre System			1	10%				0	0	0	0	0	0	0	0	C)	0	0	0	0	0	31,625	0.0%
7.03	Metal Louvre Screens - 8" Airfoil Louvre System			1	10%				0	0	0	0	0	0	0	0	C		0	0	0	0	0	24,668	0.0%
7.04	Metal Hurricane Shutters			1	10%				0	0	0	0	0	0	0	0	C		0	0	0	0	0	27,784	0.0%
7.05	Timber Framed Doors - Single			1	10%				0	0	0	0	0	0	0	0	C		0	0	0	0	0	4,554	0.0%
7.06	Timber Framed Doors - Double			1	10%				0	0	0	0	0	0	0	0	C		0	0	0	0	0	15,180	0.0%
									0	0	0	0	0	0	0	0	C		0	0	0	0	0	0	0.0%
7.00	Total Windows & Doors			1	10%				0	0	0	0	0	0	0	0	C		0	0	0	0	0	152,899	0.0%
A	TOTAL STRUCTURE			1	10%				0	0	0	0	0	0	0	0	C	'	62,192	0	0	62,192	62,192	573,125	10.9%



Campus: YAP CAMPUS, RUUL, YAP STATE

E - STUDENT CENTRE (NEW)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

						Г	Con	dition Gauge	9]																
			Condition	Assessment	Condit	ion Grading	VG G	A F	P VP	1	2	3	4	5	6	7	8	9	10			Asset Rer	ewal Cost			
ID Code	Element	Condition Observations	i	Recommended Course of Action & Maintenance	e Condition Grade	% Deterioration	0-20 % 20-40 %	40-60 % %	-80 <mark>80-100</mark> %	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	Full Replace	% Full Replace
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	None				0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
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	None				0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
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				1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,734	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				1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,734	0.0%
11.00	Floor Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.02	Vinyl Floor Finishes				1	10%				0	0	0	0	0	0	0	0	0	0	30,452	0	30,452	0	30,452	30,452	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				1	10%				0	0	0	0	0	0	0	0	0	0	30,452	0	30,452	0	30,452	30,452	100.0%
12.00	Wall Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.01	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%
12.00	Total Wall Finishes				0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.00	Ceiling Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.02	Fibre Cement Soffit Lining with Painted Finishes				1	10%				0	0	0	0	0	0	0	0	0	0	22,921	0	0	22,921	22,921	22,921	100.0%
13.04	Fibre Cement Ceiling Lining with Painted Finishes				1	10%				0	0	0	0	0	0	0	0	0	0	37,390	0	0	37,390	37,390	37,390	100.0%
13.05	Ceiling Insulation				1	10%				0	0	0	0	0	0	0	0	0	0	5,904	0	0	5,904	5,904	5,904	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				1	10%				0	0	0	0	0	0	0	0	0	0	66,214	0	0	66,214	66,214	66,214	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				1	10%				0	0	0	0	0	0	0	0	0	0	4,554	0	0	4,554	4,554	4,554	100.0%
14.02	Shelving (Tiered)				1	10%				0	0	0	0	0	0	0	0	0	0	11,570	0	0	11,570	11,570	11,570	100.0%
14.03	Pin Board				1	10%				0	0	0	0	0	0	0	0	0	0	5,829	0	2,915	2,915	5,829	2,915	200.0%
14.04	White Boards				1	10%				0	0	0	0	0	0	0	0	0	0	1,328	0	0	1,328	1,328	1,328	100.0%
14.05	Mirrors				1	10%				0	0	0	0	0	0	0	0	0	0	1,898	0	0	1,898	1,898	1,898	100.0%
14.06	L Shaped Disabled Grab Rail				1	10%				0	0	0	0	0	0	0	0	0	0	1,265	0	0	1,265	1,265	1,265	100.0%
14.07	Toilet Roll Holder				1	10%				0	0	0	0	0	0	0	0	152	0	455	152	152	152	455	152	300.0%
14.08	Paper Towel Dispensor				1	10%				0	0	0	0	0	0	0	0	949	0	2,846	949	949	949	2,846	949	300.0%
14.09	Waste Receptacle				1	10%				0	0	0	0	0	0	0	0	253	0	759	253	253	253	759	253	300.0%
14.10	Liquid Soap Dispenser				1	10%				0	0	0	0	0	0	0	0	316	0	949	316	316	316	949	316	300.0%
14.11	Sanitary Napkin Disposal Unit				1	10%				0	0	0	0	0	0	0	0	633	0	1,898	633	633	633	1,898	633	300.0%
14.12	Signage				1	10%				0	0	0	0	0	0	0	0	0	0	633	0	0	633	633	633	100.0%
14.13	Master Clock				1	10%				0	0	0	0	0	0	0	0	0	0	3,795	0	0	3,795	3,795	3,795	100.0%



Campus: YAP CAMPUS, RUUL, YAP STATE

E - STUDENT CENTRE (NEW)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

]		Condition (Gauge																		
			Condition Assessment	Condi	ition Grading	VG	G A	Р	VP	1	2	3	4	5	6	7	8	9	10			Asset Ren	ewal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 2 %	0-40 40-60 % %	0 60-80 8 %	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	Full Replace	% Full Replace
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
14.00	Total Fixed Joinery Units			1	10%					0	0	0	0	0	0	0	0	2,302	0	37,778	2,302	5,217	30,259	37,778	30,259	124.8%
в	TOTAL INTERNAL FIT-OUT			1	10%					0	0	0	0	0	0	0	0	2,302	0	134,445	2,302	35,669	96,474	134,445	146,660	91.7%
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			1	10%					0	0	0	0	0	0	0	0	0	0	10,120	0	0	10,120	10,120	10,120	100.0%
15.02	WHB (Single)			1	10%					0	0	0	0	0	0	0	0	0	0	9,488	0	0	9,488	9,488	9,488	100.0%
15.03	Hose Tap			1	10%					0	0	0	0	0	0	0	0	0	0	316	0	0	316	316	316	100.0%
15.04	Solar Hot Water Including Pump and Storage			1	10%					0	0	0	0	0	0	0	0	0	0	10,120	0	0	10,120	10,120	10,120	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			1	10%					0	0	0	0	0	0	0	0	0	0	30,044	0	0	30,044	30,044	30,044	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			1	10%					0	0	0	0	0	0	35,420	0	0	0	141,680	35,420	35,420	70,840	141,680	35,420	400.0%
16.02	Ventilation - Wall Mounted Blower Fan			1	10%					0	0	0	0	0	0	0	0	0	0	2,024	0	2,024	0	2,024	2,024	100.0%
16.03	Ventilation - W/C Extract			1	10%					0	0	0	0	0	0	0	0	0	0	3,795	0	3,795	0	3,795	3,795	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			1	10%					0	0	0	0	0	0	35,420	0	0	0	147,499	35,420	41,239	70,840	147,499	41,239	357.7%
17.00	Fire Services									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	Smoke Detection & Alarm Systems			1	10%					0	0	0	0	0	0	0	0	0	0	3,952	0	3,952	0	3,952	3,952	100.0%
17.02	Fire Detection & Alarm Systems			1	10%					0	0	0	0	0	0	0	0	0	0	3,952	0	3,952	0	3,952	3,952	100.0%
17.03	Fire Hose Reel			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,012	0.0%
17.04	9lb Carbon Dioxide Fire Extinguisher			1	10%					0	0	0	0	633	0	0	0	0	633	3,163	1,265	1,265	633	3,163	633	500.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			1	10%					0	0	0	0	633	0	0	0	0	633	11,067	1,265	9,169	633	11,067	9,549	115.9%
18.00	Electrical Services									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.01	Distribution Boards			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,428	0.0%
18.02	Panel Boards			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,898	0.0%
18.03	Electrical Wiring/Reticulation			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,857	0.0%
18.04	General Power Outlet - Single			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	101	0.0%
18.05	General Power Outlet - Double			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,226	0.0%
18.06	Power Supply - Hardwired			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,366	0.0%
18.07	Lighting (Internal) - Incandescent			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,898	0.0%
18.08	Lighting (Internal) - Fluorescant - Single			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,873	0.0%
18.09	Lighting (External) - Incandescent			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,265	0.0%
18.10	Lighting (External) - Fluorescant - Single			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,163	0.0%
18.11	Emegency Exit Luminaire			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,087	0.0%
18.12	Daylight Sensor Switch			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	759	0.0%
				-						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.00	Total Electrical Services			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	51,919	0.0%
19.00	Vertical Transportation									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.01	None			0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
		1		1											1						1	l				1 1



Campus: YAP CAMPUS, RUUL, YAP STATE

E - STUDENT CENTRE (NEW)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

							Con	dition Ga	uge	٦																_	
		Condition	Assessment	Cond	ition Grading	VG	G	Α	Р	VP	1	2	3	4	5	6	7	8	9	10			Asset Rei	newal 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%
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			1	10%						0	0	0	0	0	0	0	0	0	0	7,904	0	7,904	0	7,904	7,904	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			1	10%						0	0	0	0	0	0	0	0	0	0	7,904	0	7,904	0	7,904	7,904	100.0%
С	TOTAL BUILDING SERVICES			1	10%						0	0	0	0	633	0	35,420	0	0	633	196,514	36,685	58,313	101,516	196,514	140,656	139.7%
	TOTAL BUILDING			1	10%						0	0	0	0	633	0	35,420	0	2,302	633	393,151	38,987	93,982	260,182	393,151	860,440	45.7%
															38	,987											



Campus: YAP CAMPUS, RUUL, YAP STATE

F - CLASSROOM BUILDING (NEW)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

						Con	dition Gaug	ge	1																
		Conditio	on Assessment	Condi	ition Grading	VG G	Α	P VP	1	2	3	4	5	6	7	8	9	10	1		Asset Ren	ewal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 %	40-60 %	0-80 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	Full Replace	% Full Replace
1.00	Sub-Structure								0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
1.01	Reinforced Concrete Foundations Beams			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49,752	0.0%
1.02	Reinforced Concrete Slab on Grade with Painted			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	89,617	0.0%
1.03	Reinforced Concrete Mowing Strip			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,021	0.0%
1.04	Reinforced Concrete A/C Plinths			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,594	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			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	145,983	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 (Columns & Roof)			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	113,836	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	113,836	0.0%
3.00	Structural Walls								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Reinforced Concrete Block Masonry Walls with Painted Finishes			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,726	0.0%
3.02	Pre-cast/Insitu Reinforced Concrete Walls with Painted Finishes			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	172,110	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			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	185,837	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	Not Applicable			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	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)			1	10%				0	0	0	0	0	0	0	0	0	0	54,126	0	0	54,126	54,126	54,126	100.0%
5.01	Translucent Roof Cladding			1	10%				0	0	0	0	0	0	0	0	0	0	5,782	0	0	5,782	5,782	5,782	100.0%
5.06	PVC Gutters			1	10%				0	0	0	0	0	0	0	0	0	0	6,641	0	0	6,641	6,641	6,641	100.0%
5.07	PVC Downpipes			1	10%				0	0	0	0	0	0	0	0	0	0	3,089	0	0	3,089	3,089	3,089	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Roof			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	69,638	69,638	69,638	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	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				10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Auminium Framed Windows & Doors			1	10%				0	0	0	U	0	U	0	U	0	0	0	0	0	0	0	85,293	0.0%
7.02	Metal Louvre Screens - 4/34" Airfoil Louvre System			1	10%				0	0	0	U	0	U	0	U	0	0	0	0	0	0	0	25,300	0.0%
7.03	Metal Louvre Screens - 8" Airfoil Louvre System			1	10%				0	0	0	0	0	U	0	0	0	0	0	0	0	0	0	24,668	0.0%
7.04	Metal Hurricane Shutters			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49,171	0.0%
7.05	I Imber Framed Doors - Single			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29,601	0.0%
7.06	Timber Framed Doors - Double			1	10%				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%



Campus: YAP CAMPUS, RUUL, YAP STATE

F - CLASSROOM BUILDING (NEW)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

					[Co	ndition Gau	uge																	
		Condition	Assessment	Condi	ition Grading	VG G	Α	P VF	1	2	3	4	5	6	7	8	9	10			Asset Ren	ewal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 %	0 40-60 %	60-80 <mark>80-1</mark> %	00 2013 (\$ USI	2014 0) (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD) (\$	2022 5 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			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	217,827	0.0%
A	TOTAL STRUCTURE			1	10%				0	0	0	0	0	0	0	0	0	0	69,638	0	0	69,638	69,638	733,121	9.5%
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	None			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
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	None			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
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	None			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
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			1	10%				0	0	0	0	0	0	0	0	0	0	34,119	0	34,119	0	34,119	34,119	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			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	34,119	0	34,119	34,119	100.0%
12.00	Wall Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.01	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%
12.00	Total Wall Finishes			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.00	Ceiling Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.01	Fibre Cement Soffit Lining with Painted Finishes			1	10%				0	0	0	0	0	0	0	0	0	0	42,537	0	0	42,537	42,537	42,537	100.0%
13.02	Fibre Cement Ceiling Lining with Painted Finishes			1	10%				0	0	0	0	0	0	0	0	0	0	24,964	0	0	24,964	24,964	24,964	100.0%
13.03	Proprietary Suspended Ceilings (Exposed Grid			1	10%				0	0	0	0	0	0	0	0	0	0	11,465	0	0	11,465	11,465	11,465	100.0%
13.04	Ceiling Insulation			1	10%				0	0	0	0	0	0	0	0	0	0	6,716	0	0	6,716	6,716	6,716	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			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	85,682	85,682	85,682	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	Sliding Partition Walls (Slimline Acoustic)			1	10%				0	0	0	0	0	0	0	0	0	0	19,734	0	0	19,734	19,734	19,734	100.0%
14.02	Pin Board			1	10%				0	0	0	0	0	0	0	0	0	0	5,829	0	2,915	2,915	5,829	2,915	200.0%
14.03	White Boards			1	10%				0	0	0	0	0	0	0	0	0	0	1,771	0	0	1,771	1,771	1,771	100.0%
14.04	Recessed Projector Screens			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	Mirrors			1	10%				0	0	0	0	0	0	0	0	0	0	759	0	0	759	759	759	100.0%
14.06	L Shaped Disabled Grab Rail		-	1	10%				0	0	0	0	0	0	0	0	0	0	1,265	0	0	1,265	1,265	1,265	100.0%
14.07	Toilet Roll Holder			1	10%				0	0	0	0	0	0	0	0	76	0	228	76	76	76	228	76	300.0%
14.08	Paper Towel Dispensor			1	10%				0	0	0	0	0	0	0	0	380	0	1,139	380	380	380	1,139	380	300.0%
14.09	Waste Receptacle			1	10%				0	0	0	0	0	0	0	0	127	0	380	127	127	127	380	127	300.0%
14.10	Liquid Soap Dispenser			1	10%				0	0	0	0	0	0	0	0	127	0	380	127	127	127	380	127	300.0%
	T Contraction of the second seco	1	1	1	1							1													



Campus: YAP CAMPUS, RUUL, YAP STATE

F - CLASSROOM BUILDING (NEW)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

							Condition	n Gauge												-					_	
		Condition	Assessment	Conditi	ion Grading	VG	G A	Р	VP	1	2	3	4	5	6	7	8	9	10			Asset Ren	ewal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20 %	-40 40-6 % %	60 60-80 8 %	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	Full Replace	% Full Replace
14.11	Sanitary Napkin Disposal Unit			1	10%					0	0	0	0	0	0	0	0	316	0	949	316	316	316	949	316	300.0%
14.12	Signage			1	10%					0	0	0	0	0	0	0	0	0	0	633	0	0	633	633	633	100.0%
14.13	Master Clock			1	10%					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%
14.00				1	10%					0	0	0	0	0	0	0	0	1,025	0	0	1,025	3,939	33,414	38,378	33,414	114.9%
D				1	10%					0	U	0	U	U	0	0	U	1,025	0	156,179	1,025	30,050	119,096	156,179	153,215	103.2%
15.00					400/					0	0	0	0	0	0	0	0	0	0	0	U	U	U	0	0	0.0%
15.01	WC			1	10%					0	0	0	0	0	0	0	0	0	0	5,060	0	0	5,060	5,060	5,060	100.0%
15.02				1	10%					0	0	0	0	0	0	0	0	0	0	316	0	0	316	316	316	100.0%
15.04	Solar Hot Water Including Pump and Storage			1	10%					0	0	0	0	0	0	0	0	0	0	10.120	0	0	10.120	10.120	10.120	100.0%
10.01					10,0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	19,291	19,291	19,291	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			1	10%					0	0	0	0	0	0	25,300	0	0	0	101,200	25,300	25,300	50,600	101,200	25,300	400.0%
16.06	Ventilation - Wall Mounted Blower Fan			1	10%					0	0	0	0	0	0	0	0	0	0	6,072	0	6,072	0	6,072	6,072	100.0%
16.07	Ventilation - W/C Extract			1	10%					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	0.0%
16.00	Total Mechanical Services			1	10%					0	0	0	0	0	0	25,300	0	0	0	0	25,300	33,902	50,600	109,802	33,902	323.9%
17.00	Fire Services									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	Smoke Detection & Alarm Systems			1	10%					0	0	0	0	0	0	0	0	0	0	4,908	0	4,908	0	4,908	4,908	100.0%
17.02	Fire Detection & Alarm Systems			1	10%					0	0	0	0	0	0	0	0	0	0	4,908	0	4,908	0	4,908	4,908	100.0%
17.03	Fire Hose Reel			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,012	0.0%
17.04	9lb Carbon Dioxide Fire Extinguisher			1	10%					0	0	0	0	1,581	0	0	0	0	1,581	7,906	3,163	3,163	1,581	7,906	1,581	500.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			1	10%					0	0	0	0	1,581	0	0	0	0	1,581	0	3,163	12,979	1,581	17,723	12,410	142.8%
18.00	Electrical Services				100/					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.01	Distribution Boards			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,428	0.0%
18.02	Failer Dualus			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14 725	0.0%
18.04	General Power Outlet - Single			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	ů	0	0	354	0.0%
18.05	General Power Outlet - Double			1	10%	_				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6.780	0.0%
18.06	Power Supply - Hardwired			1	10%	_				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,164	0.0%
18.07	Lighting (Internal) - Incandescent			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	633	0.0%
18.08	Lighting (Internal) - Fluorescant - Single			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27,830	0.0%
18.09	Lighting (External) - Incandescent			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,265	0.0%
18.10	Lighting (External) - Fluorescant - Single			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,060	0.0%
18.11	Daylight Sensor Switch			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	759	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.00	Total Electrical Services			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66,792	0.0%



Campus: YAP CAMPUS, RUUL, YAP STATE

F - CLASSROOM BUILDING (NEW)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

						С	ondition Ga	iuge	٦																
			Condition Assessment	Condi	tion Grading	VG G	Α	P VF	1	2	3	4	5	6	7	8	9	10]		Asset Re	newal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-4 %	40-60 %	60-80 80-1 % %	00 201 (\$ US	3 2014 D) (\$ 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
19.00	Vertical Transportation								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.03	None			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	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			1	10%				0	0	0	0	0	0	0	0	0	0	9,816	0	9,816	0	9,816	9,816	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			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	9,816	0	9,816	9,816	100.0%
С	TOTAL BUILDING SERVICES			1	10%				0	0	0	0	1,581	0	25,300	0	0	1,581	156,632	28,463	56,697	71,473	156,632	142,211	110.1%
	TOTAL BUILDING			1	10%				0	0	0	0	1,581	0	25,300	0	1,025	1,581	384,449	29,487	94,755	260,207	384,449	1,028,547	37.4%
				-	-							-	29	,487	-		-	-				-			



Campus: YAP CAMPUS, RUUL, YAP STATE

G - VOCATIONAL EDUCATION

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

						Cor	ndition Gaug	je	1																
		Condition	Assessment	Condi	ition Grading	VG G	Α	P VP	1	2	3	4	5	6	7	8	9	10	1		Asset Rer	ewal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 % %	0 40-60 60 %	0-80 <mark>80-100</mark> % %	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	Full Replace	% Full Replace
1.00	Sub-Structure								0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
1.01	Reinforced Concrete Foundations Beams	Not inspected	None	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37,634	0.0%
1.02	Reinforced Concrete Slab on Grade	Evidence of cracking,	Review by Structural Engineer; crack injection fill repair	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	56,925	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	94,559	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	Evidence of corrosion	Review by Structural Engineer; rust treat and repaint	5	90%				0	0	0	0	0	0	0	0	0	94,875	94,875	94,875	0	0	94,875	94,875	100.0%
	(Portal/ Huss/Columns/Beams, etc)								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	0	0	0	0	0	94,875	94,875	94,875	0	0	94,875	94,875	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	ОК	None	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,662	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	13,662	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	Timber Framed Upper Floor - Office	Evidence of decay	Review by Structural Engineer; repair locally	3	50%				0	0	0	0	0	0	0	0	0	0	30,834	0	0	30,834	30,834	30,834	100.0%
4.02	Timber Framed Upper Floor - Mezzanine	Evidence of decay	Review by Structural Engineer; repair locally	3	50%				0	0	0	0	0	0	0	0	0	0	19,766	0	0	19,766	19,766	19,766	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			3	50%				0	0	0	0	0	0	0	0	0	0	50,600	0	0	50,600	50,600	50,600	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 (daylight visible through cladding);	Replace	5	90%				0	0	55,360	0	0	0	0	0	0	0	55,360	55,360	0	0	55,360	55,360	100.0%
		severci y consider, nameane damage, etc							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	55,360	0	0	0	0	0	0	0	55,360	55,360	0	0	55,360	55,360	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	Profiled Metal Sheet Wall Cladding (Pre-Finished)	Evidence of leaks internally (daylight visible through cladding);	Replace	5	90%				0	0	51,055	0	0	0	0	0	0	0	51,055	51,055	0	0	51,055	51,055	100.0%
6.02	Profiled Metal Sheet Wall Cladding (Pre-Finished) - Canonies	Severely corroded; Hurricane damage, etc	Replace	5	90%				0	0	3,795	0	0	0	0	0	0	0	3,795	3,795	0	0	3,795	3,795	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			5	90%				0	0	54,850	0	0	0	0	0	0	0	54,850	54,850	0	0	54,850	54,850	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 Framed Windows & Doors	Evidence of decay, corroded fixings/hardware, poor workmanship (sealing), etc	Replace	5	90%				0	0	0	0	38,575	0	0	0	0	0	38,575	38,575	0	0	38,575	38,575	100.0%
7.02	Timber Doors (Solid/No Glazing)	Evidence of decay, corroded fixings/hardware, poor workmanship (sealing), etc	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 Window Shutters	Evidence of decay, corroded fixings/hardware	Replace	5	90%				0	0	0	0	253	0	0	0	0	0	253	253	0	0	253	253	100.0%
7.04	Metal Garage Door (Awning)	Severely corroded	Replace	5	90%				0	0	0	0	4,428	0	0	0	0	0	4,428	4,428	0	0	4,428	4,428	100.0%
7.05	Window Glazing Treatments	Evidence of delamination, peeling, tearing, general damage	Replace	5	90%				0	908	0	0	0	0	0	0	0	0	1,815	908	908	0	1,815	908	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			5	90%				0	908	0	0	45,153	0	0	0	0	0	46,968	46,060	908	0	46,968	46,060	102.0%
Α	TOTAL STRUCTURE			5	90%				0	908	110,209	0	45,153	0	0	0	0	94,875	302,652	251,144	908	50,600	302,652	409,965	73.8%
8.00	Stairs, Balustrades & Handrails								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.01	Timber Framed Stairs	ок	Check fixings and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	18,975	0	0	18,975	18,975	18,975	100.0%
8.02	Timber Framed Balustrades	ок	Check fixings and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	7,590	0	0	7,590	7,590	7,590	100.0%



Campus: YAP CAMPUS, RUUL, YAP STATE

G - VOCATIONAL EDUCATION

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

						Co	ondition Gauge																	_	
		Conditio	Assessment	Condi	ition Grading	VG G	A P	VP	1	2	3	4	5	6	7	8	9	10			Asset Ren	ewal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 %	0 40-60 60-1 % %	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	Full Replace	% Full Replace
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
8.00	Total Stairs Balustrades & Handrails			3	50%				0	0	0	0	0	0	0	0	0	0	26,565	0	0	26,565	26,565	26,565	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	Timber Framed Partition Walls	Not inspected	None	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,325	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			3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,325	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	Tired but functioning	Repair & repaint	4	70%				0	0	0	0	0	0	0	0	0	0	9,108	0	9,108	0	9,108	9,108	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		1	4	70%				0	0	0	0	0	0	0	0	0	0	9,108	0	9,108	0	9,108	9,108	100.0%
11.00	Floor Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.02	Vinyl Floor Finishes	Evidence of lifting, marks, tears, worn through	Replace	5	90%				0	19,734	0	0	0	0	0	0	0	0	39,468	19,734	0	19,734	39,468	19,734	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			5	90%				0	19,734	0	0	0	0	0	0	0	0	39,468	19,734	0	19,734	39,468	19,734	200.0%
12.00	Wall Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.02	Plywood Wall Linings with Painted Finishes	Evidence of impact damage, decay	Repair; paint; clean regularly	4	70%				0	0	0	0	0	0	0	0	0	0	15,028	0	15,028	0	15,028	15,028	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			4	70%				0	0	0	0	0	0	0	0	0	0	15,028	0	15,028	0	15,028	15,028	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	Evidence of warping, poor workmanship	Repair; paint; clean regularly	4	70%				0	0	0	0	0	0	0	0	0	0	11,100	0	11,100	0	11,100	11,100	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	0	0	0	0	0	0	11,100	0	11,100	0	11,100	11,100	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	ОК	None	3	50%				0	0	0	0	0	0	0	0	0	0	1,139	0	1,139	0	1,139	1,139	100.0%
14.02	Built-in Joinery - Bench Unit	ОК	None	3	50%				0	0	0	0	0	0	0	0	0	0	9,488	0	9,488	0	9,488	9,488	100.0%
14.03	Built-in Joinery - Shelving Unit	ок	None	3	50%				0	0	0	0	0	0	0	0	0	0	3,795	0	3,795	0	3,795	3,795	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	İ.	1	3	50%				0	0	0	0	0	0	0	0	0	0	14,421	0	14,421	0	14,421	14,421	100.0%
В	TOTAL INTERNAL FIT-OUT			4	70%				0	19,734	0	0	0	0	0	0	0	0	115,691	19,734	49,658	46,299	115,691	102,282	113.1%
15.00	Sanitary Plumbing								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	None			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing	İ.	1	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	Air-Conditioning - DX/Split System	ок		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%
16.02	Air-Conditioning - DX/Split System	Rust observed on Condensers		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	Air-Conditioning - Window Mounted Unit	Old and appears to be redundant	Remove	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
	(Neuridan)								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Total Mechanical Services	İ.	1	3	50%				0	0	0	13,283	8,855	0	0	0	0	0	88,550	22,138	44,275	22,138	88,550	22,138	400.0%
17.00	Fire Services	1	1		1				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
			I	1	1									1											4



Campus: YAP CAMPUS, RUUL, YAP STATE

G - VOCATIONAL EDUCATION

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

							Conditio	on Gauge		1																
		Condition	Assessment	Cond	lition Grading	VG	G	A P	VP	1	2	3	4	5	6	7	8	9	10]		Asset Rer	ewal Cost	·	1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20 %	0-40 40 %	0-60 60-80 % %	<mark>80-100</mark> %	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	None			0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
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	Operating - Note: Graded 4 in keeping with age of building and general appearance.	Review by Specialist Electrical Services Engineer in terms of functionality and H&S.	4	70%					0	0	0	0	0	0	0	0	0	0	4,428	0	4,428	0	4,428	4,428	100.0%
18.02	Electrical Wiring/Reticulation	Operating - Note: Graded 4 in keeping with age of building and general appearance.	Review by Specialist Electrical Services Engineer in terms of functionality and H&S.	4	70%					0	0	0	0	0	0	0	0	0	0	7,400	0	7,400	0	7,400	7,400	100.0%
18.03	General Power Outlets	Operating - Note: Graded 4 in keeping with age of building and general appearance.	Review by Specialist Electrical Services Engineer in terms of functionality and H&S.	4	70%					0	0	0	0	0	0	0	0	0	0	9,867	0	9,867	0	9,867	9,867	100.0%
18.04	Lighting (Internal) - Incandescent	Operating - Note: Graded 4 in keeping with age of building and general appearance.	Review by Specialist Electrical Services Engineer in terms of functionality and H&S.	4	70%					0	0	0	0	0	0	0	0	0	0	4,428	0	4,428	0	4,428	4,428	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.00	Total Electrical Services			4	70%					0	0	0	0	0	0	0	0	0	0	26,122	0	26,122	0	26,122	26,122	100.0%
19.00	Vertical Transportation									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.01	None			0	0%					0	0	0	0	0	0	0	0	0	0	0	0	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	Operating	None	3	50%					0	0	0	0	0	0	0	0	0	7,400	14,801	7,400	0	7,400	14,801	7,400	200.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	Ō	0	0	0.0%
20.00	Total Special Services			3	50%					0	0	0	0	0	0	0	0	0	7,400	14,801	7,400	0	7,400	14,801	7,400	200.0%
с	TOTAL BUILDING SERVICES			4	70%					0	0	0	13,283	8,855	0	0	0	0	7,400	129,473	29,538	70,397	29,538	129,473	55,660	232.6%
	TOTAL BUILDING			4	70%					0	20,642	110,209	13,283	54,008	0	0	0	0	102,275	547,815	300,416	120,962	126,437	547,815	567,907	96.5%
														300	0,416											



Campus: YAP CAMPUS, RUUL, YAP STATE

H - STUDENT OPEN LOUNGE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

						Con	ndition Gaug	e]																
		Condition	Assessment	Cond	ition Grading	VG G	A	P VP	1	2	3	4	5	6	7	8	9	10]		Asset Ren	ewal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 %	40-60 %	0-80 80-100 % %	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD) (\$	2017 USD) (\$	2018 5 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	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	None	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,286	0.0%
1.02	Reinforced Concrete Slab on Grade	Shrinkage cracks present	Epoxy fill cracks	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,023	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	19,309	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 (Truss)	OK. Needs repainting	Repaint and clean regularly	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,132	0.0%
2.02	Reinforced Concrete Columns & Beams with Painte	d OK	Clean regularly	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,867	0.0%
	1 11151								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	28,999	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	None	-	-	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			0	0%				0	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	0.0%
4.01	None	-	-	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
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)	Rust present on underside of roof cladding	Rust treat; repaint and clean regularly	4	70%				0	0	0	0	0	0	0	0	10,204	0	10,204	10,204	0	0	10,204	10,204	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	0	0	0	0	0	0	10,204	0	10,204	10,204	0	0	10,204	10,204	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	None	-	-	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
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			1					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	None	-	-	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.00	Total Windows & Doors	Ì		0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
A	TOTAL STRUCTURE			4	70%				0	0	0	0	0	0	0	0	10,204	0	10,204	10,204	0	0	10,204	58,512	17.4%
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	None	-	-	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
				1					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		<u> </u>	1					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.01	None	-	-	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
				-					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Total Internal Walls/Partitions		1	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
L				1						1														1	1



Campus: YAP CAMPUS, RUUL, YAP STATE

H - STUDENT OPEN LOUNGE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

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		Condition	Assessment	Condi	tion Grading	VG G	Α	P VP	1	2	3	4	5	6	7	8	9	10			Asset Ren	ewal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-4 %	0 40-60 60 %	-80 <mark>80-100</mark> %	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	Full Replace	% Full Replace
10.00	Internal Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	None	-	-	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
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	None	-	-	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00	Total Floor Finishes			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.00	Wall Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.01	None	-		0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.00	Total Wall Finishes			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.00	Ceiling Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.01	None	-	-	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.00	Total Ceiling Finishes			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
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	None	-	-	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
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%
В	TOTAL INTERNAL FIT-OUT			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Sanitary Plumbing								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	None	-	-	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
					•• ′				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing			0	0%				0	0	0	0 Ô	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Mechanical Services				00/				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	None	-	-	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	U	0	0	0	0.0%
16.00	Total Machanical Services			0	0%/				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00				Ű	0 76				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	None			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	ů	0	0	0	0.0%
17.01			-	0	078				0	0	0	0	0	0	0	0	0	0	0	0	ů	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	Floctrical Sonvices			0	0 76				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.01	Lighting (External) - Incondescent	Light bulb missing. Unsure if working	Test and replace light hulb	4	70%				0	0	0	0	0	0	0	0	0	0	316	0	316	0	316	316	100.0%
				-	10/0				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18 00	Total Electrical Services			4	70%				0	0	0	0	0	0	0	0	0	0	316	0	316	0	316	316	100.0%
19.00	Vertical Transportation			4	1 3 /0				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.00			-	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	۰ ۵	0	0	0	0.0%
13.01	INUNG			U	070				0	0	0	0	0	0	0	0	0	0	0	0	, v	о С	0	0	0.0%
									0	0	0	U U	0	5	0	U	0	U	0	U U	U U	U	0	0	0.0%



Campus: YAP CAMPUS, RUUL, YAP STATE

H - STUDENT OPEN LOUNGE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

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		Conditio	n Assessment	Condi	tion Grading	VG	G	A	P VP	1	2	3	4	5	6		7	8	9	10			Asset Rei	newal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 %	20-40 %	40-60 60 %	0-80 <mark>80-10</mark> % %	0 201 (\$ U\$	13 2014 SD) (\$ US	201 D) (\$ US	5 20 D) (\$ U	16 201 SD) (\$ US	7 207 D) (\$ U	18 2 SD) (\$	019 2 USD) (\$	020 JSD) (\$	2021 S USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
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	C	0	0		0	0	0	0	0	0	0	0	0	0	0.0%
20.01	None	-	-	0	0%					0	0	0	C	0	0		0	0	0	0	0	0	0	0	0	0	0.0%
										0	0	0	C	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%
С	TOTAL BUILDING SERVICES			4	70%					0	0	0	0	0	0		0	0	0	0	316	0	316	0	316	316	100.0%
	TOTAL BUILDING			2	30%					0	0	0	0	0	0		0	0 1	0,204	0	10,520	10,204	316	0	10,520	58,828	17.9%
															10,204												



Campus: YAP CAMPUS, RUUL, YAP STATE

J - RESTROOM FACILITY

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

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		Condition	Assessment	Condit	tion Grading	VG G	Α	P VP	1	2	3	4	5	6	7	8	9	10			Asset Ren	ewal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 %	0 40-60 6 %	0-80 <mark>80-100</mark> % %	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	Full Replace	% Full Replace
1.00	Sub-Structure								0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
1.03	Reinforced Concrete Slab on Grade	Ground has scoured out beneath slab. Unsure of integrity of slab itself. No foundations evident (i.e. slab on ground)	Structural review required if keeping long term. Minor building	4	70%				0	0	0	0	0	0	0	0	0	0	3,507	0	0	3,507	3,507	3,507	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	3,507	0	0	3,507	3,507	3,507	100.0%
2.00	Frame								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.02	Timber Frame (Roof)	OK. New	None	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,989	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,989	0.0%
3.00	Structural Walls								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Reinforced Concrete Block Masonry Walls with Painted Finishes	ок	Clean regularly	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,026	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	14,026	0.0%
4.00	Upper Floors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.03	None	-	-	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	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)	OK. New	Clean regularly	1	10%				0	0	0	0	0	0	0	0	0	0	3,315	0	0	3,315	3,315	3,315	100.0%
F 00	T-1-1 D (10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	I OTAL ROOT			1	10%				0	U O	0	U	0	0	0	0	0	0	3,315	0	0	3,315	3,315	3,315	100.0%
6.01	External wails & Finishes			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0.0%
0.01	None		-	0	076				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0.0%
6.00	Total External Walls & Finishos			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	, 	0.0%
7.00	Windows & Doors			Ů	078				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	, 	0.0%
7.00	Timber Framed Windows & Doors	OK	Clean regularly	3	50%				0	0	0	0	0	0	0	0	0	0	4 301	0	0	4 301	4 301	4 301	100.0%
7.02	Timber Doors (Solid/No Glazing)	Doors are in contact with ground moisture and are deteriorating	Repair door by removing and cutting short (clear of ground)	4	70%				0	0	0	0	0	0	0	0	0	0	3 795	0	3 795	-,	3 795	3 795	100.0%
7.04	Mesh security Screens	ок	install SS bottom cap and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	506	0	0	506	506	506	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	8,602	0	3,795	4,807	8,602	8,602	100.0%
A	TOTAL STRUCTURE			3	50%				0	0	0	0	0	0	0	0	0	0	15,424	0	3,795	11,629	15,424	31,439	49.1%
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	None	-	-	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
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			l					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.05	None	-	-	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
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%
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Campus: YAP CAMPUS, RUUL, YAP STATE

J - RESTROOM FACILITY

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

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10.0.1		Conditio		Condi	ition Grading	VG G	A		1	2	3	4	5	6	/	8	9 10	0 Tutul	Maria	Asse	Renewal Cost	1 Oracia	5.0	0(E-11
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Grade	% Deterioration	% %	0 40-60 %	% 80-1 % %	(\$ USI	D) (\$ USD	2015) (\$ USD)	2016 (\$ USD)	(\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	(\$ USD) (\$ US	SD) (\$ USE) Total	Total	20 Year 21-3 Total	Renewal	Replace	% Full Replace
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	ок	Clean regularly	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	0.0%
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	0.0%
11.05	Tiled Floor Finishes	OK but need thorough clean. Grout is dirty	Clean regularly	3	50%				0	0	0	0	0	0	0	0	0 0	5,738	0	5,738	0	5,738	5,738	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	0	0	0	0 0	5,738	0	5,738	0	5,738	5,738	100.0%
12.00	Wall Finishes								0	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0.0%
12.03	Solid Plaster Wall Lining with Painted Finishes	Marked but OK	Clean regularly	3	50%				0	0	0	0	0	0	0	0	0 0	4,305	0	4,305	0	4,305	4,305	100.0%
12.04	Tiled Wall Finishes	OK but need thorough clean. Grout is dirty	Clean regularly	3	50%				0	0	0	0	0	0	0	0	0 0	7,598	0	7,598	0	7,598	7,598	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	11,903	0	11,903	0	11,903	11,903	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	MDF Ceiling Lining with Painted Finishes	OK. MDF needs refixing to framing	Repair, repaint and clean regularly	3	50%				0	0	0	0	0	0	0	0	0 0	2,710	0	2,710	0	2,710	2,710	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	2,710	0	2,710	0	2,710	2,710	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 Roll Holder	ОК	None	3	50%				0	0	0	0	114	0	0	0	0 0	342	114	114	114	342	114	300.0%
									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	114	0	0	0	0 0	342	114	114	114	342	114	300.0%
В	TOTAL INTERNAL FIT-OUT			3	50%				0	0	0	0	114	0	0	0	0 0	23,728	114	20,464	3,150	23,728	23,500	101.0%
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	ок	Clean regularly	3	50%				0	0	0	0	0	0	0	0	0 0	9,488	0	9,488	0	9,488	9,488	100.0%
15.02	Urinal (Stall)	Not in operation (Plastic cover installed)	Replace	5	90%		_		0	0	2,277	0	0	0	0	0	0 0	2,277	2,277	0	0	2,277	2,277	100.0%
15.03	WHB (Single)	ок	Clean regularly	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%
15.00	Total Sanitary Plumbing			4	70%				0	0	2,277	0	0	0	0	0	0 0	17,45	2,277	15,180	0	17,457	17,457	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	None	-	-	0	0%				0	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0.0%
				-					0	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0.0%
16.00	l otal Mechanical Services			0	0%				0	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0.0%
17.00	hire Services				00/				0	0	0	0	0	0	U	0	0 0	0	0	0	0	0	0	0.0%
17.01	None	-	-	U	0%				0	0	0	0	0	0	0	U	0 0	0	0	0	0	0	0	0.0%
47.00	Testal File Semilere				001				0	0	0	Ű	0	Ű	0	0	0 0	0	0	0	0	0	0	0.0%
17.00	I otal Fife Services			U	U%				Ű	Ű	0	Û	0	Ű	U	U	U 0	0	0	0	0	0	0	0.0%
10.00		Links by the minsion	Paslage		E00/				0	0	0	0	0	0	0	U	0 0	0	0	0	0	0	0	0.0%
ıö.U1	Lighting (internal) - Incandescent		керіасе	3	50%				0	0	0	0	0	Ű	0	U	0 0	633	0	633	0	633	633	100.0%
				-					0	0	0	0	0	0	U	0	0 0	0	0	0	0	0	0	0.0%
18.00	I otal Electrical Services			3	50%				0	0	0	°	0	0	0	0	0 0	633	0	633	0	633	633	100.0%



Campus: YAP CAMPUS, RUUL, YAP STATE

J - RESTROOM FACILITY

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

						Cor	ndition Gau	ige	ר ר																
			Condition Assessment	Condi	ition Grading	VG G	Α	P VP	1	2	3	4	5	6	7	8	9	10			Asset Ren	newal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 %	40-60 %	60-80 % 80-10 %	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
19.00	Vertical Transportation								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.01	None	-	-	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	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	None	-	-	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
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%
С	TOTAL BUILDING SERVICES			4	70%				0	0	2,277	0	0	0	0	0	0	0	18,090	2,277	15,813	0	18,090	18,090	100.0%
	TOTAL BUILDING			3	50%				0	0	2,277	0	114	0	0	0	0	0	57,242	2,391	40,072	14,779	57,242	73,029	78.4%
-				-	-							-	2,:	391	-		-	-		-		-			



Campus: YAP CAMPUS, RUUL, YAP STATE

SITE INFRASTRUCTURE

Document CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

						Cor	dition Gaug	je																	
		Condition	Assessment	Conditio	on Grading	VG G	Α	P VP	1	2	3	4	5	6	7	8	9	10			Asset Ren	ewal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deter.	0-20 20-40 % %	40-60 60 %	0-80 <mark>80-10</mark> % %	0 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	Poor	Import, spread and compact new gravel	4	70%				0	1,265	0	0	0	0	1,265	0	0	0	6,325	2,530	2,530	1,265	6,325	1,265	500.0%
1.02	Asphalt Concrete Roads - resurfacing	ок	Maintain	2	30%				0	0	0	0	0	0	0	0	0	0	6,362	0	6,362	0	6,362	6,362	100.0%
1.03	Asphalt Concrete Roads - rebuild pavement	ок	Maintain	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,907	0.0%
1.04	Reinforced Concrete Roads	ок	Maintain	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25,150	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Roading			3	50%				0	1,265	0	0	0	0	1,265	0	0	0	12,687	2,530	8,892	1,265	12,687	41,685	30.4%
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	Poor	Import, spread and compact new gravel	4	70%				0	633	0	0	0	0	633	0	0	0	3,163	1,265	1,265	633	3,163	633	500.0%
2.02	Asphalt Concrete Car Parks - resurface	ок	Maintain	2	30%				0	0	0	0	0	0	0	0	0	0	22,643	0	22,643	0	22,643	22,643	100.0%
2.02	Asphalt Concrete Car Parks - resbuild pavement	ок	Maintain	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31,700	0.0%
2.03	Reinforced Concrete Kerbs & Channels	Damaged	Repair or consider replacement	4	70%				0	0	0	0	0	0	0	0	0	0	3,743	0	0	3,743	3,743	3,743	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Car Parks			3	50%				0	633	0	0	0	0	633	0	0	0	29,548	1,265	23,908	4,375	29,548	58,718	50.3%
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	Reinforced Concrete Foot Paths & Circulation Areas	ок	Maintain	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,537	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			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,537	0.0%
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	ок	Maintain	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,746	0.0%
4.02	Reinforced Block Masonry Fences	ок	Maintain	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,846	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Fences & Gates			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,592	0.0%
5.00	Structures								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01	Green House (Local Unsawn Timber Framed with	ок	Maintain	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33,396	0.0%
5.02	Work Shed (Masonry Construction on RC Slab with	Poor	Repair or consider replacement	4	70%				0	0	0	0	0	0	0	0	0	0	44,275	0	0	44,275	44,275	44,275	100.0%
5.03	Storage Shed (Container Building on RC Slab with	Good (new)	Maintain	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	71,726	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	44,275	0	0	44,275	44,275	149,397	29.6%
6.00	Retaining Walls								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.06	None			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.00	Total Retaining Walls			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.00	Site Drainage		1						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Swales	Assumed operating satisfactorily	Maintain	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,325	0.0%
7.02	Soak Pits	Assumed operating satisfactorily	Maintain	3	50%				0	0	0	0	12,650	0	0	0	0	0	37,950	12,650	12,650	12,650	37,950	12,650	300.0%
7.03	Manholes	Assumed operating satisfactorily	Maintain	3	50%				0	0	0	0	0	0	0	0	0	0	25,300	0	0	25,300	25,300	25,300	100.0%
7.05	Inground Piped Sewer Drainage	Assumed operating satisfactorily	Maintain	3	50%				0	0	0	0	0	0	0	0	0	0	50,600	0	0	50,600	50,600	50,600	100.0%
7.06	Sceptic Tanks	Assumed operating satisfactorily	Maintain	3	50%				0	0	0	0	0	0	0	0	0	0	22,770	0	0	22,770	22,770	22,770	100.0%
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Campus: YAP CAMPUS, RUUL, YAP STATE

SITE INFRASTRUCTURE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

							Condition	Gauge		٦																
		Condition	n Assessment	Conditio	on Grading	VG	G A	Р	VP	1	2	3	4	5	6	7	8	9	10			Asset Rer	newal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	n % Deter	0-20 %	20-40 40-6	0 60-80	0 80-100	0 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	Full Replace	% Full Replace
7.07	Pumps	Assumed operating satisfactorily	Maintain	3	50%	70	/0 /0	70	78	0	0	0	0	0	0	0	0	0	6,325	12,650	6,325	0	6,325	12,650	6,325	200.0%
										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	12,650	0	0	0	0	6,325	149,270	18,975	12,650	117,645	149,270	123,970	120.4%
8.00	Electrical Infrastructure									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.01	Transformers	Assumed operating satisfactorily	Maintain	3	50%					0	0	0	0	0	0	0	0	0	0	44,275	0	44,275	0	44,275	44,275	100.0%
8.02	HV/LV Electrical Reticulation	Assumed operating satisfactorily	Maintain	3	50%					0	0	0	0	0	0	0	0	0	0	75,900	0	75,900	0	75,900	75,900	100.0%
8.03	Lighting Poles	Assumed operating satisfactorily	Maintain	3	50%					0	0	0	0	0	0	0	0	0	0	10,120	0	10,120	0	10,120	10,120	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.00	Total Electrical Infrastructure			3	50%					0	0	0	0	0	0	0	0	0	0	130,295	0	130,295	0	130,295	130,295	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	Assumed operating satisfactorily	Maintain	3	50%					0	0	0	0	0	0	0	0	0	0	25,300	0	0	25,300	25,300	25,300	100.0%
9.02	Water Reticulation	Assumed operating satisfactorily	Maintain	3	50%					0	0	0	0	0	0	0	0	0	0	20,240	0	0	20,240	20,240	20,240	100.0%
9.03	Meters	Assumed operating satisfactorily	Maintain	3	50%					0	0	0	0	0	0	0	0	0	0	12,650	0	0	12,650	12,650	12,650	100.0%
9.04	Water Storage Tanks	Assumed operating satisfactorily	Maintain	3	50%					0	0	0	0	0	0	0	0	0	0	18,975	0	0	18,975	18,975	18,975	100.0%
9.05	Pumps	Assumed operating satisfactorily	Maintain	3	50%					0	0	0	0	0	0	0	0	0	12,650	25,300	12,650	0	12,650	25,300	12,650	200.0%
9.06	Hydrants	Assumed operating satisfactorily	Maintain	3	50%					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	0.0%
9.00	Total Water Services			3	50%					0	0	0	0	0	0	0	0	0	12,650	108,790	12,650	0	96,140	108,790	96,140	113.2%
10.00	Site Furniture									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	Site Furniture Generally	ОК	Maintain	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	0.0%
10.00	Total Site Furniture			3	50%					0	0	0	0	0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	100.0%
	TOTAL SITE INFRASTRUCTURE									0	1,898	0	0	12,650	0	1,898	0	0	18,975	481,190	35,420	182,070	263,700	481,190	631,658	76.2%
		-	·											35	5,420											



Appendix D

Energy Use Analysis



調 Beca	Project: College of Microne Yap Campus	sia		Date of Inspect Report by: JGB	ion: April 2013		
Stor MCRONER		HVAC System	AC	Split-Units to prov	ide cooling. No extract or supply system. Na	atural ventilation by open window	vs/spaces.
	Building System Descriptions	Plumbing System	м	etered connection	to town water main, cold water only with f	ew buildings using solar hot water	r heating.
		Electrical System		Over head ar	nd underground metered connection to tov	vn main. 3 Phase and single phase	L.
Plant Item	Description	Location	Operation	Condition	Current maintenance	Recommendations	Current Operational Status
			Mec	hanical Systems			
AC Unit	Split-type 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.	
AC Unit	Split-type 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.	
General AC Units	Some outdoor units have debris in their filters.	External		Poor		These units require immediate filter cleaning.	
General AC Units	Some outdoor units are heavily rusting.	н		Poor		Consider replacing old/damaged units with more efficient ones.	
General AC Units	Dirty outdoor units	External		Poor		Wipe down to avoid excess dirt getting into filters.	
Lighting	Internal lighting	Internal		Good		Turn off lights when not required or room not in use.	
General	Room infiltration	All areas		Poor		Properly seal all holes into the building.	
General	Louvered windows left open or have louvers missing completely.			Poor		Ensure that these are not near AC units. If they are they should be closed/fixed	
General	Roof Insulation			Average		Replace where missing	
General	Closed curtains/blinds during daylight hours.	Internal		Average		Open curtains to increase natural lighting.	
General	Air circulation	Internal		Good		Arrange furniture and storage to promote better airflow	



謂 Beca	Project: College of Micronesia Yap Campus			Date of Inspection: April 2013 Report by: JGB			
ST CROWN		HVAC System		AC Split-Units to provide cooling	No extract or supply system. Natural w	entilation by open windows/spaces.	
	Building System Descriptions	Plumbing System		Metered connection to town wa	ter main, cold water only with few built	dings using solar hot water heating.	
		Electrical System		Over head and undergro	ound metered connection to town main	. 3 Phase and single phase.	
Plant Item	Description	Location	Operation	Condition	Current maintenance	Recommendations	Current Operational Status
			Α(both Admin buildings)		1 1	
AC Units	Split-units	Internal	Manual Operation	Poor	Monthly filter cleaning, quarterly condenser unit cleaning	Replace damaged units with higher efficiency units.	
AC Units	Split-units	Internal	Manual Operation	Average	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units 24degC.	
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation. Daylight sensors.	Good	To replace magnetic ballast fluorescent fixtures with electronic	Turn off lights when not in use.	
General	Roof insulation	Internal	-	Good	-	Add insulation where missing.	
General	Room infiltration	Internal	-	Average	-	Repair Gaps in walls	
				B Computer Lab			
AC Units	Split-units	Internal	Manual Operation	Good	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units 24degC.	
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Good	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use.	
General	Roof insulation	Internal	-	Average	-	Add insulation where missing.	
General	Room infiltration	Internal	-	Poor	-	Install self closing mechanism on doors to AC spaces	\bigcirc
		<u> </u>	Cu	ind Grant Research Lab			
AC Units	Split-units	Internal	Manual Operation	Poor	Monthly filter cleaning, quarterly condenser unit cleaning	Replace damaged units with higher efficiency units.	
AC Units	Split-units	Internal	Manual Operation	Average	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units 24degC.	
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Average	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use	
General	Roof insulation	Internal	-	Average	-	Add insulation where missing.	
General	Room infiltration	Internal	-	Poor	-	Repair door frame and install self closing mechanism on doors to AC spaces	
Electrical	Exposed wiring	Internal	-	Poor	-	Replace or fix wiring.	•
				D Science Lab			
AC Units	Split-units	Internal	Manual Operation	Good	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units 24degC.	
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Average	To replace magnetic ballast fluorescent fixtures with electronic	Turn off lights when not in use	
General	Roof insulation	Internal	-	Good	-	Add insulation where missing.	
Electrical	Appliance standby	Internal	manual operation	Average		Replace office equipment with low standby power requirement and switch off after hours	
General	Room infiltration	Internal	-	Average		Install self closing mechanism on doors	\bigcirc
				E Student Centre			
AC Units	Split-units	-	-	Good	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.	0
General	Roof insulation	Internal	-	Good	-	Replace insulation where missing	
				New Student Centre			
AC Units	Split-units	Internal	Manual Operation	Good	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units to 24degC.	
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Average	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use.	
			G	Vocational Education			
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.	Ŏ
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Average	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use. Consider Sun-Tube	
General	Roof insulation	Internal	-	Poor	-	Install and replace insulation as needed	
Electrical	Exposed wiring	Internal	-	Poor	-	Replace or fix wiring.	•
				H Student Lounge			
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.	



調Beca

Project: College of Micronesia - FSM

Yap Campus



Date of Inspection: April 2013 **Report by: JGB**

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Campus Summary:

www.beca.com

The Yap campus is using slightly more energy than average across the sites based on the energy readings from 2011 /12 provided. It is not possible to see a long term trend in annual usage from this data, but it is noted that the computer lab and faculty office account for almost 50% of the electricity usage on site. Energy saving measures should begin with these areas.

Energy Efficiency Recommendations:

a) Adjust the set point control of the AC units to 24 or 25°c

b) Turn units off when spaces are un-occupied

c) Ensure units are free from obstructions, filters are clean, and pipework runs are straight to reduce loads on units

d) Close windows when systems are operating

e) Seal holes and penetrations from conditioned areas to outside or non-air conditioned areas

f) Keep doors leading to AC spaces closed

g) Turn off lights when leaving a room - consider installing occupancy sensors

h) Replace ceiling insulation where missing

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.

2. Maximize Equipm Efficiency

- 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.
- **Evaluate** 2 Maximize Equipment Efficiency 3. Renewable Energy 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





5: Refer to Pohnpei Campus summary for details of energy usage

Appendix E

Planting Palette



The 'Planting Palette' information below has been kindly compiled by:

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	Botanical name	Commonly known as
Feature trees	1. Calophyllum inophyllum	Beach Mahogany
	2. Albizia saman	Monkey pod
	3. Sweetenia macrophylla	Mahogany
Secondary trees	1. Artocarpus altilis	Breadfruit
	2. Areca catechu	Betelnut
	3. Cocos nucifera	Coconut
	4. Citrus spp	Tangerines, Limes, Oranges
Hedge planting	1. Codiaeum variegatum	Croton
	2. Gardenia jasminoides	Gardenia
	3. Hibiscus rosa sinensis	Hibiscus
Garden planting	1. Caladium spp.	Caladium
	2. Rosa sp.	Rose
	3. Ixora spp.	Ixora

A.1 Feature Trees

1. Calophyllum inophyllum:

http://selectree.calpoly.edu/treedetail.lasso?rid=246&-session=selectree:77FC78BA1b52927E63TTu187642E



2. Albizia saman

http://worldagroforestrycentre.org/sea/Products/AFDbases/af/asp/SpeciesInfo.asp?SpID=180


3. Sweetenia macrophylla

http://www.worldagroforestry.org/treedb2/speciesprofile.php?Spid=1566



A.2 Secondary Trees

1. Artocarpus altilis

http://www.agroforestry.net/scps/Breadfruit_specialty_crop.pdf



2. Areca catechu

http://www.agroforestry.net/tti/Areca-catechu-betel-nut.pdf http://university.uog.edu/cals/people/



3. Cocos nucifera

http://selectree.calpoly.edu/treedetail.lasso?rid=380&session=selectree:77FC78BA1b52927E63TTu187642E http://www.agroforestry.net/scps/Coconut_specialty_crop.pdf



4. Citrus spp.

http://www.agroforestry.net/tti/Citrus-citrus.pdf



A.3 Hedge planting

1. Codiaeum variegatum

http://www.floridata.com/ref/c/codi_var.cfm http://hort.ufl.edu/database/documents/pdf/shrub_fact_sheets/codvara.pdf





2. Gardenia jasminoides

http://www.missouribotanicalgarden.org/PlantFinder/PlantFinderDetails.aspx?kempercode=b555 http://www.desert-tropicals.com/Plants/Rubiaceae/Gardenia_jasminoides.html http://www.backyardgardener.com/plantname/pd_d8c4.html



3. Hibiscus rosa sinensis

http://www.floridata.com/ref/h/hibisc_r.cfm

http://www.missouribotanicalgarden.org/PlantFinder/PlantFinderDetails.aspx?kempercode=b557



A.4 Garden Planting

1. Caladium spp.

http://www.botany.com/caladium.htm http://www.southernliving.com/home-garden/gardens/how-to-grow-caladiums-00417000073783/



2. Rosa sp. (Family Rosaceae)

http://www.botany.com/rose.html

http://www.theflowerexpert.com/content/mostpopularflowers/rose



3. Ixora spp

http://www.floridata.com/ref/i/ixor_coc.cfm http://www.south-florida-plant-guide.com/ixora.html



A.5 College of Micronesia-FSM, Yap Campus Soil Information (from NRCS Study)

Soil Name: Gitam Series

Classification: Very-fine, mixed, isohyperthermicAquollicHapludalfs

A.5.1 General description:

1to 15 centimetres; dark brown, interior very gravelly silty clay loam; strong very fine granular structure; friable, slightly sticky, slightly plastic; many very fine and fine roots and common medium and coarse roots; many very fine interstitial pores; moderately acid, pH 6.0, clear smooth boundary.

15 to 36 centimetres; yellowish brown, interior silty clay; 30 per cent fine distinct reddish yellow, 30 per cent fine prominent greenish grey, strong medium sub angular blocky structure; firm, moderately sticky, moderately plastic; many very fine and fine roots and few medium and coarse roots; many very fine and fine tubular and few very fine and fine interstitial pores; moderately acid, pH 5.8, clear irregular boundary.

36 to 89 centimetres; greenish grey, interior silty clay; 11 per cent medium prominent strong brown, strong medium and coarse sub angular blocky structure; firm, slightly sticky, moderately plastic; common very fine and fine roots and few coarse roots; common fine tubular and many very fine interstitial and tubular pores; 15 per cent faint, moist, manganese or iron-manganese stains and 55 per cent, moist, pressure faces; moderately acid, pH 5.8, abrupt irregular boundary.

89 to 109 centimetres; greenish grey, interior silty clay; firm, slightly sticky, slightly plastic; strongly acid, pH 5.2

Moist bulk density (g/cm3) - 0.90 - 1.10 (0.15 cm); 1.00 - 1.20 (15-36 cm); 1.10 - 1.30 (36-89 cm)

Permeability (cm/hr.) - 0.2 - 0.5 (0-15 cm); <0.2 (15-36 cm); <0.2 (36-89 cm)

A.5.2 Description of the soil map unit based on NRCS study Map Unit Number: 509 – Gitam very gravelly silty clay loam, 2 to 6 per cent slopes

This moderately deep, somewhat poorly drained soil on the toe slopes and upland plains. It formed in residuum derived dominantly from green, chlorite and talc schist. Slopes are plane or slightly concave. Areas are irregular in shape. Typically 80 per cent of the surface is covered with gravel. The surface layer is dark brown, very gravelly silty clay loam 15 cm thick. The subsoil is mottled, yellowish brown silty clay, 21 cm thick. The substratum to a depth of 89 cm is greenish grey silty clay. Soft, weathered schist is at a depth of 60 to 100 cm. Permeability of Gitam soil is very low. Effective rooting depth is 60 to 100 cm for water tolerant plants but is limited to depths between 30 and 60 cm, for plants that are not tolerant. Runoff is slow. Water is perched above the bedrock year-round during most years.