



Albemarle Charlottesville Regional Jail Facility Condition Assessment Report

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SECTION 1: INTRODUCTION

SCOPE OF SERVICES

Cardno GS, Inc. (Cardno) was contracted by Albemarle Charlottesville Regional Jail (ACRJ) to provide services for a Facility Condition Assessment (FCA). The Scope of Work (SOW) includes conducting an FCA for the facility to provide an estimate of the current condition and forecasted repair needs.

The purpose of this report is to provide a comprehensive FCA, corrective recommendations, budget estimates for recommended work, prioritization of projects, and long-range maintenance projections. The assessment is needed in order to evaluate, plan, and manage the future needs of the facility, as well as set a baseline for future facility planning.

FCAs are visual surveys intended to identify problems and general costs and are not intended to be an engineering analysis nor repair design documents of each separate system (e.g. structural systems, electrical, etc.). In this type of preliminary review, conditions may exist which would affect the value and/or performance of the facility, but they may not be discovered by this type of survey. Additional information provided through previous studies or interviews is used to supplement the visual surveys.

The Cardno Team, composed of assessors and a team lead, conducted an inventory of building components and an assessment of their physical condition. The team utilized PARAGON, a web-based application, to gather inventory data and assist in the evaluation and assessment of the systems for the building and associated site. This inventory is organized by the American Society for Testing and Materials (ASTM) E1557 Uniformat II. Because the assessment was visual and did not examine the internal mechanisms, some of the recommendations are based on the direct relationship between equipment age, effectiveness, and probability of failure. While equipment replacement may be deferrable with repair or simple monitoring for relatively long periods of time, prudent planning incorporates out-year budgeting for replacement based on age, remaining service life (RSL), and operational risk, not only to keep pace with changing technology and standards, but to also avoid catastrophic and cascading failures.

The FCA includes an assessment of the following building systems: roof systems, building exterior elements, structural systems, and interior finishes, as well as the mechanical/heating ventilation and air conditioning (HVAC), electrical, plumbing, and conveying systems. The condition and description of each system is provided in the Narratives Description in the PARAGON Asset Summary Report. The purpose of this assessment was also to identify Work Items and/or Work Packages in systems valued over \$3,000. Each Work Item and its respective solution is described and identified. An estimate of probable cost is provided for each Work Item. Cost estimates escalate by two percent per year for Work Items. In addition, PARAGON algorithms were used to develop a prioritized Maintenance Action Plan for the deferred maintenance items and forecast maintenance, repair, and renewal costs for a 10-year time scenario.

SECTION 2: METHODOLOGY

The Cardno Team conducted the condition assessment utilizing the following methodologies and technical approach.

PRE-MOBILIZATION DATA COLLECTION

Prior to mobilizing the FCA team to the field, Cardno conducted assessor calibration on the means, methods, approach, and documentation standards for collecting site infrastructure inventory and condition assessment data. Cardno also coordinated with ACRJ to obtain available drawings and related facility / planning information.

The intent of the calibration was to update the field staff on any requirements specific to the project and to review the step-by-step methodology for conducting the work. Calibration is part of Cardno's overall Quality Assurance/Quality Control program, and is conducted to ensure that field data is gathered and documented (1) consistently across the project, (2) in a form that supports the PARAGON data and format requirements, and (3) that supports the ability to generate project estimates.

INTERVIEWS

During the field data collection efforts, the Cardno Team members conducted interviews with the designated point of contact who may have knowledge about the maintenance or construction history of the property. The information gained in these interviews was considered "best available" unless our on-site observations directly revealed otherwise. The purpose of the interviews was to also identify the sources and locations of relevant background information regarding facility maintenance and operation.

SITE OBSERVATIONS

Document review and interviews were followed by visual inspections of the facilities by a diverse team of trained professionals including engineers, architects, and licensed trades persons of several different disciplines. The site walk-through was limited to readily accessible and visible areas. Necessary arrangements with the maintenance staff were made to provide the Cardno Team with access to required areas.

During the visual inspections, observations were made to note the materials of construction and type used and general condition of the facilities, equipment, and site construction features. In addition, obvious Work Items and problems were identified and defined as existing backlog projects. Observations for each major facility asset were recorded via tablet-based data collection.

DATA RECORDING

Data collection followed the standards set out in the "Standard Classification for Building Elements and Related Site work Unifomat II" which has been adopted by the ASTM and has been codified as standard ASTM E 1557-05.

DOCUMENT WORK ITEMS

The Cardno Team identified Work Items by documenting observed damage, distresses, and defects in the inspected infrastructure. From this data and the associated construction cost estimates to repair the Work Items, PARAGON generated a Facility Condition Index (FCI) for the applicable facility asset and associated sub-elements. FCI ratings were used as the basis for evaluation of assets against project criticality and direct condition rating to prepare project forecasts for scheduling component repair and replacement. It is important to note the Work Items are based on the existing buildings/infrastructure and do not include projected capital needs for new services or functions, increased space requirements, or additional functionality.

All of the Work Items identified during the site evaluation were entered into PARAGON Asset Management software. Additional data entered include a photograph of the Work Item and a cost estimate to repair or replace the deficient item. The direct costs were determined, and markups were applied to account for design, contractor overhead, profit, and inflation. A detailed summary of Work Items is presented in Appendix H – *Work Item Reports*.

CONDITION ASSESSMENT OF SITE INFRASTRUCTURE ASSETS

Because most site infrastructure assets are sub-surface and not visible without destructive or intrusive sampling techniques, Cardno assigned a condition rating to these assets using industry standard age-based assessment techniques. This assessment method generates condition based on asset type, age, and life cycle as determined by the Estimated Service Life (ESL) of the asset and its associated components. Unless otherwise modified, the ESL is predicted based on the age of the asset and assumes the performance life of the asset is equal to its design life.

DIRECT CONDITION RATING OF INVENTORY

The Direct Condition Rating (DCR) is a set of criteria utilized to classify the observed condition of each facility's (asset's) inventory, component and subcomponents, as applicable, relative to its state of deterioration, anticipated remaining service life, and expected reliability by each assessor. This metric offers a consistent methodology by the Cardno Team for evaluating the facilities assessed. The DCR rating was entered into PARAGON for use in the evaluation and prioritization process. Refer to Table 1 for the *DCR Ratings Table*.

Table 1: DCR Ratings Table

Rating	Sustainment Management System Needs	Rating Definitions
Green (+)	Possible preventive maintenance	Entire component-section or component-section sample free of observable or known distress.
Green	Possible preventive maintenance	No component-section or sample serviceability or reliability reduction. Some, but not all, minor (non-critical) subcomponents may suffer from slight degradation or few major (critical) subcomponents may suffer from slight degradation.
Green (-)	Possible preventive maintenance	Slight or no serviceability or reliability reduction overall to the component-section or sample. Some, but not all, minor (non-critical) subcomponents may suffer from minor degradation or more than one major (critical) subcomponent may suffer from slight degradation.
Yellow (+)	Restoration or minor repairs to several subcomponents	Component-section or sample serviceability or reliability is degraded but adequate. A very few major (critical) subcomponents may suffer from moderate deterioration with perhaps a few minor (non-critical) subcomponents suffer from severe deterioration.
Yellow	Restoration or minor repairs to several subcomponents	Component-section or sample serviceability or reliability is definitely impaired. Some but not a majority. Major (critical) subcomponents may suffer from moderate deterioration with perhaps many minor (non-critical) subcomponents suffering from severe deterioration.
Yellow (-)	Restoration or minor repairs to several subcomponents	Component-section or sample has significant serviceability or reliability loss. Most subcomponents may suffer from moderate degradation or a few major (critical) subcomponents may suffer from severe degradation.
Red (+)	Major repair, rehabilitation, or replacement	Significant serviceability or reliability reduction in component-section or sample. A majority of the subcomponents are severely degraded, and others may have varying degrees of degradation.
Red	Major repair, rehabilitation, or replacement	Severe serviceability or reliability reduction to the component-section on or sample such that it is barely able to perform. Most subcomponents are severely degraded.
Red (-)	Major repair, rehabilitation, or replacement	Overall component-section on degradation is total. Few, if any subcomponents salvageable. Complete loss of component-section or sample serviceability.

CALCULATION OF FACILITY CONDITION INDEX

Once the inventory and assessment data has been populated, the FCI is calculated. The FCI is defined as the sum of facility maintenance and repair costs (Work Items/Packages) divided by the Plant Replacement Value (PRV) of the asset.

$$FCI = \frac{\sum Work\ Item\ Costs}{Plant\ Replacement\ Value\ (PRV)}$$

The FCI is a numerical score from 0 to 1.0. Generally, the FCI values quantify asset condition as revealed in Table 2 below.

Table 2: FCI Rating Table

Asset Condition	FCI Condition Rating
Excellent	New
Good	< 0.05
Fair	0.05 - 0.10
Marginal	0.10 - 0.15
Poor	> 0.15

GENERATING WORK PACKAGES

After evaluating the condition assessment data and associated asset Work Items, the asset management tool, PARAGON, was used to prepare repair and replacement projects (Work Packages). Line item cost estimates were developed using local construction cost data and professional judgment. Work packages are groupings of similar Work Items and locations for action to obtain maximum economies of scale when contracting for repairs and replacements.

Each of the Work Items was assembled into a “Work Package” to group like items for a particular asset. The sum of estimated costs associated with the repair of these Work Items is referred to as “backlog of maintenance”. A detailed summary of Work Packages is presented in Appendix G – *Work Package Reports*.

COST ASSUMPTIONS

The cost estimates are planning level estimates, and taxes have not been included. Further assumptions regarding cost estimates and forecasting of costs are as follows (all estimating assumptions are adjustable in PARAGON):

- > Forecasting Assumptions
 - Inflation: 2.0% assumed
 - Maintenance Level Factors (percentage of replacement value, see Table 3)

Table 3: Maintenance Cost Level Factors

<i>Maintenance Level</i>	<i>Preventative Maintenance Cost Factor</i>
High	1.4%
Medium	1.0%
Low	0.8%
Very Low	0.5%
No Maintenance	0.0%

Annual preventative maintenance costs are a reflection of the annual cost to maintain facilities in good working condition. Annual maintenance costs are considered to be costs for:

- > Preventative maintenance, such as performing preventative maintenance on HVAC units (changing filters, lubricating, replacing belts, inspections of roofs and electrical components).
- > Minor corrective maintenance repairs that occur as part of “doing business” (fixing small damages and normal wear and tear items).

Table 4 provides the *Assigned Annual Maintenance Levels*.

Table 4: Assigned Annual Maintenance Levels

<i>Group Level (Uniformat II)</i>	<i>Maintenance Level</i>
A10-Foundations	No Maintenance
A20-Basement Construction	Very Low
B10-Superstructure	No Maintenance
B20-Exterior Enclosure	Low
B30-Roofing	Low
C10-Interior Construction	Very Low
C20-Stairs	No Maintenance
C30-Interior Finishes	Very Low
D10-Conveying	High
D20-Plumbing	Medium
D30-HVAC	High
D40-Fire Protection	Medium
D50-Electrical	Low
G20-Site Improvements	Low
G30-Site Civil/Mechanical Utilities	Medium
G40-Site Electrical Utilities	Low
G90-Other Site Construction	Low

- > Cost Estimating Assumptions
 - Contingencies: 12.0%
 - Contractor Profit: 10.0%
 - Contractor GA Overhead: 7.0%
 - Supervision Inspection and Overhead: 6.0%
 - Planning and Design: 7.0%
 - Contractor Mark-up: 10.0%

The opinion of value estimates and condition assessment provided herein are based on the assets continuing in use as they are currently maintained. The nature of the condition assessment was visual and non-invasive based on the opinions of industry professionals.

SECTION 3: SUMMARY OF CONDITION ASSESSMENT

As a result of this FCA, 45 Work Items were identified with an associated value or current year burdened cost of \$1,943,980. The Work Items have been grouped in 15 Work Packages for logical execution depending on budgetary constraints.

WORK ITEM ANALYSIS

Table 5 includes a summary of the numbers of Work Items and Work Packages identified.

Table 5: Facility Condition Comparison

<i>Area Evaluated</i>	<i>Size (sf)</i>	<i>No. Facilities</i>	<i>PRV</i>	<i>FCI</i>	<i>Work Items</i>	<i>Work Packages</i>	<i>Project Value</i>
ACRJ	123,578	1	\$36,308,576	0.057	45	15	\$1,943,980

FACILITY CONDITION ANALYSIS AND WORK OVERVIEW

The FCI is provided in Appendix A - *Condition Assessment Analysis*. As shown in Table 5, the calculated FCI is 0.057 for the asset included in this assessment. The current year forecasted work was also included in the FCI calculation. Although the FCI can be a useful metric in assessing the condition of the asset portfolio and to compare the condition of similar assets a 'fair' rating does not mean that there are not significant repair needs forecasted over the next 10 – years.

The Condition Index (CI) is a non-financial based condition metric that provides a condition metric that is based on the components observed condition. As this metric rolls up from the component level to the building level it is calculated as the cost weighted average of the direct condition rating and the replacement value. The CI is a consistent and objective measure of facility condition derived from inspector observations conducted at the component and subcomponent level during a FCA. For an older facility such as ACRJ that has been well maintained and yet has equipment that is becoming obsolete and yet still functional the CI is a better overall indication of facility condition.

Typical CI ranges as related to facility conditions are as follows:

- > 100–90 = Good
- > 89–80 = Adequate
- > 79–60 = Substandard
- > 59 and below = Inadequate

As shown in Table 6, the calculated CI is 69.5 for the asset included in this assessment.

Table 6: Condition Index (CI) Analysis

<i>Uniformat L2</i>	<i>Uniformat Name</i>	<i>Average of Rating (DCR)</i>	<i>CI</i>	<i>CI (1-100)</i>
A10	Superstructure/Foundations	0.70	0.70	70.0
A20	Superstructure/Basement Construction	0.70	0.70	70.0
B10	Shell/Superstructure	0.70	0.70	70.0
B20	Shell/Exterior Enclosure	0.71	0.76	76.3
B30	Shell/Roofing	0.62	0.60	60.1
C10	Interiors/Interior Construction	0.69	0.68	67.9
C20	Interiors/Stairs	0.67	0.69	68.6
C30	Interiors/Interior Finishes	0.68	0.66	65.8
D10	Services/Conveying	0.70	0.74	74.0
D20	Services/Plumbing	0.61	0.63	63.5
D30	Services/HVAC	0.60	0.52	52.3
D40	Services/Fire Protection	0.60	0.70	70.0
D50	Services/Electrical	0.59	0.72	71.7
ACRJ Total		0.65	0.69	69.5

Table 7 provides a 10-year Recommended Work Overview regarding deferred maintenance and forecasted work. The deferred maintenance spending is related to the Work Items discovered during the assessment. The forecasted work spending is related to the forecasted inventory that is expected to reach the end of its service life in a given year and require recapitalization.

Table 7: Recommended Work Overview

<i>Year Recommended</i>	<i>Work Package - Deferred Maintenance</i>	<i>Inventory Recap - Forecasted Work</i>	<i>Grand Total</i>
2021	\$335,406	\$7,080	\$342,486
2022	\$577,341	\$0	\$577,341
2023	\$621,238	\$0	\$621,238
2024	\$204,050	\$16,309	\$220,359
2025	\$316,110	\$2,172	\$318,282
2026	\$0	\$33,757	\$33,757
2027	\$0	\$121,231	\$121,231
2028	\$0	\$30,402	\$30,402
2029	\$0	\$439,976	\$439,976
2030	\$0	\$569,688	\$569,688
Grand Total	\$2,054,145	\$1,220,615	\$3,274,760

SECTION 4: VALUATION

There are two different indicators predominately used by industry to estimate Replacement Value. The Detailed Replacement Value (DRV) is the sum of the replacement of all inventory items that are identified to comprise an asset. The Plant Replacement Value (PRV) represents the estimated cost to replace facilities assets using current construction costs and building standards and codes. It is typically calculated as a function of the current unit construction cost (e.g. dollars per area) for various types of facilities, multiplied by the total number of units of each type of facility. The PRV has been used to estimate the replacement value in this report.

SECTION 5: LIFE EXPECTANCY

The age of facilities is a key indicator of requirements for maintenance, repair, recapitalization, or replacement. As facilities age, their various components and systems experience increased wear and tear and begin to break down. The rate and onset of breakdown generally increases if preventative maintenance is not regularly performed. The result is that the operating reliability decreases. For this analysis, asset age was determined on-site from either discussions with the facility management staff, construction drawings, and/or estimated based upon professional opinion and records collected. Age was then used to estimate remaining service life based upon industry standard estimated service lives.

SECTION 6: MAINTENANCE ACTION PLAN

The evaluations made by each assessor for any Work Item are compiled by PARAGON algorithms and weighted numerical factors are automatically applied based on the Work Item's inherent risk to Mission, Safety, Environment, or Quality of Life. The result of the process is an assignment of a Work Item score to each Work Item. These scores are a measure of the relative importance of each particular Work Item. Refer to the matrices in Figure 1 for how the Work Item score is determined.

The Work Item scores are used as a metric to develop a Maintenance Action Plan for backlogged Work Items based on budget and priority, as well as accounting for the mission of the facility. Refer to Appendix A for the *Maintenance Action Plan*.

Figure 1: Work Item Scoring Matrices

MISSION Matrix For Classifying Deficiencies
Facility Operations Impact

Examples (Category I Failure Probability A):

1. Roof severely damaged and leaking over 50% of its surface
2. Electrical Main distribution panel with overloaded circuits, major violations of the National Electrical Code and Infra-red survey and load readings project an overloaded and overheating condition

Examples (Category II Failure Probability A):

1. Roof is leaking on one section less than 50% of its total area
2. One of three packaged Glycol HVAC systems used for equipment cooking is inoperative

Examples (Category III Failure Probability A):

1. One of several circulating pumps used for equipment cooling chilled water distribution system has failed

Deficiency Severity	Failure Probability	Subcategory A	Subcategory B	Subcategory C	Subcategory D	Critical Deferrable
		System is in a state of failure	Failure is predicted within a year after the inspection	Failure is likely to occur before next scheduled inspection (3yrs)	System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection	
		A	B	C	D	
Category I- Catastrophic The deficiency will result in the loss of 50% or more of the facility operations	I	9	9	5	3	
Category II- Critical The deficiency will result in a partial loss of facility operations (~50%)	II	9	7	5	3	
Category III- Marginal Will cause continued deterioration and property damage	III	7	5	3	1	
Category IV-Negligible Probably will not affect any mission aspect, but is nevertheless, in violation of a BOCA, NEC, or other National Standards	IV	5	3	1	1	

SAFETY Matrix for Classifying Deficiencies
Hazard Severity

Examples (Category I Failure Probability A):

1. The fire protection sprinkler heads are painted over throughout the facility
2. The fire escape is severely rusted and deteriorated depicting loss of structural integrity and metal fatigue

Examples (Category II Failure Probability A):

1. The stair treads servicing a facility are damaged or loose presenting the possibility of a trip hazard
2. The vent stack servicing a boiler is improperly sized or vented, presenting the possibility of carbon monoxide build up within a facility

Examples (Category III Failure Probability A):

1. The floor covering in a workspace or BEQ is deteriorated, torn or loose and buckled presenting the possibility of a trip hazard

Deficiency Severity	Failure Probability	Subcategory A	Subcategory B	Subcategory C	Subcategory D	Critical Deferrable
		System is in a state of failure	Failure is predicted within a year after the inspection	Failure is likely to occur before next scheduled inspection (3yrs)	System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection	
		A	B	C	D	
Category I- Catastrophic The hazard or deficiency may cause death or loss of facility	I	10	10	8	6	
Category II- Critical The deficiency may cause minor injury, severe occupational illness, or major property damage	II	10	8	6	4	
Category III- Marginal May cause minor injury, minor occupational illness, or minor property damage	III	8	6	4	2	
Category IV-Negligible Probably will not affect personal safety or health, but is nevertheless in violation of building codes and/ or Command goals	IV	6	4	2	2	

Figure 1: Work Item Scoring Matrices (continued)

ENVIRONMENTAL Matrix for Classifying Deficiencies
Environmental Impact

Examples (Category I Failure Probability A):

1. Deteriorated sprayed-on Asbestos inside a facility
2. Deteriorating Chlorine gas cylinders/systems servicing a swimming pool or refrigeration plant
3. Surface fuel spill greater than 25 gallons

Examples (Category II Failure Probability A):

1. Peeling interior lead paint
2. Friable asbestos
3. Fuel spill less than 25 gallons

Examples (Category III Failure Probability A):

1. Leaking Drain, Waste, and Vent piping system
2. Improperly vented sewage return

Deficiency Severity	Failure Probability	Subcategory A	Subcategory B	Subcategory C	Subcategory D	Critical Deferrable
		System is in a state of failure	Failure is predicted within a year after the inspection	Failure is likely to occur before next scheduled inspection (3yrs)	System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection	
		A	B	C	D	
Category I- Catastrophic The deficiency will cause immediate toxic pollution or result in a violation of statutory or regulatory requirements.	I	9.5	9.5	5.5	3.5	
Category II- Critical The deficiency may cause major property damage or result in severe local environmental degradation.	II	9.5	7.5	5.5	3.5	
Category III- Marginal May cause minor property damage and result in minor local environmental degradation.	III	7.5	5.5	3.5	1.5	
Category IV-Negligible Probably would not affect any environmental aspect, but is nevertheless, in violation of building codes and/ or Command goals.	IV	5.5	3.5	1.5	1.5	

QUALITY OF LIFE Matrix For Classifying Deficiencies
Quality of Life Impact

Examples (Category I Failure Probability A):

1. The HVAC system servicing a facility in ICN 15/16 has failed, or the condition of the equipment is in such deteriorated state that the failure is predicted within 12 months

Examples (Category II Failure Probability A):

1. The Steam piping system servicing a messing facility is deteriorated and leaking resulting in the loss of operation of the steam cooking kettles
2. Deteriorated windows and exterior surfaces are damaged to the extent that moisture infiltration, to interior surfaces is causing mold, peeling paint etc., in several areas of BEQ or workplace

Examples (Category III Failure Probability A):

1. An HVAC fan coil unit servicing a single room in a BQ is inoperative

Deficiency Severity	Failure Probability	Subcategory A	Subcategory B	Subcategory C	Subcategory D	Critical Deferrable
		System is in a state of failure	Failure is predicted within a year after the inspection	Failure is likely to occur before next scheduled inspection (3yrs)	System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection	
		A	B	C	D	
Category I- Catastrophic The deficiency will result in the loss of facility operations and/ or result in severe degradation of habitability of housing or other personnel support facilities	I	8.5	8.5	4.5	2.5	
Category II- Critical The deficiency will result in partial loss of the facility or in significant degradation of habitability of housing or other personnel support facilities. Additionally, the deficiency represents a severe degradation of habitability of the workspace	II	8.5	6.5	4.5	2.5	
Category III- Marginal Will cause continued deterioration and property damage or results in minor degradation of habitability.	III	6.5	4.5	2.5	1	
Category IV-Negligible Appearance Only: Does not adversely affect habitability of living/working spaces	IV	4.5	2.5	1.5	1	

SECTION 7: EXPECTED FACILITY MAINTENANCE AND RECAPITALIZATION

Facility maintenance for infrastructure items was forecasted over a 10-year period. The maintenance costs are generally a function of the Replacement Value (RV) of an inventory item. Annual maintenance costs are escalated each year to account for increasing value (RV) of the assets. These annual maintenance costs are summed to arrive at a total estimated maintenance cost for the 10-year analysis period at which time all of the recorded Work Items will have been corrected.

For out-year forecasting, as the age of an inventory item approaches the end of its Estimated Service Life (ESL), PARAGON asset management software assumes the inventory item will be renewed, which means being replaced in kind. The sum of the renewal costs, based upon inventory items reaching the end of their service life, is the recapitalization cost. The cost associated with this renewal is the RV of the inventory item at that time. This assumes full recapitalization of an inventory item at the estimated end of useful life for planning purposes. Refer to Appendix E: *Forecasted Work – Recapitalization* and Appendix F: *Estimated Maintenance* for a detailed breakdown of Forecasted Work – Recapitalization and Maintenance by building.

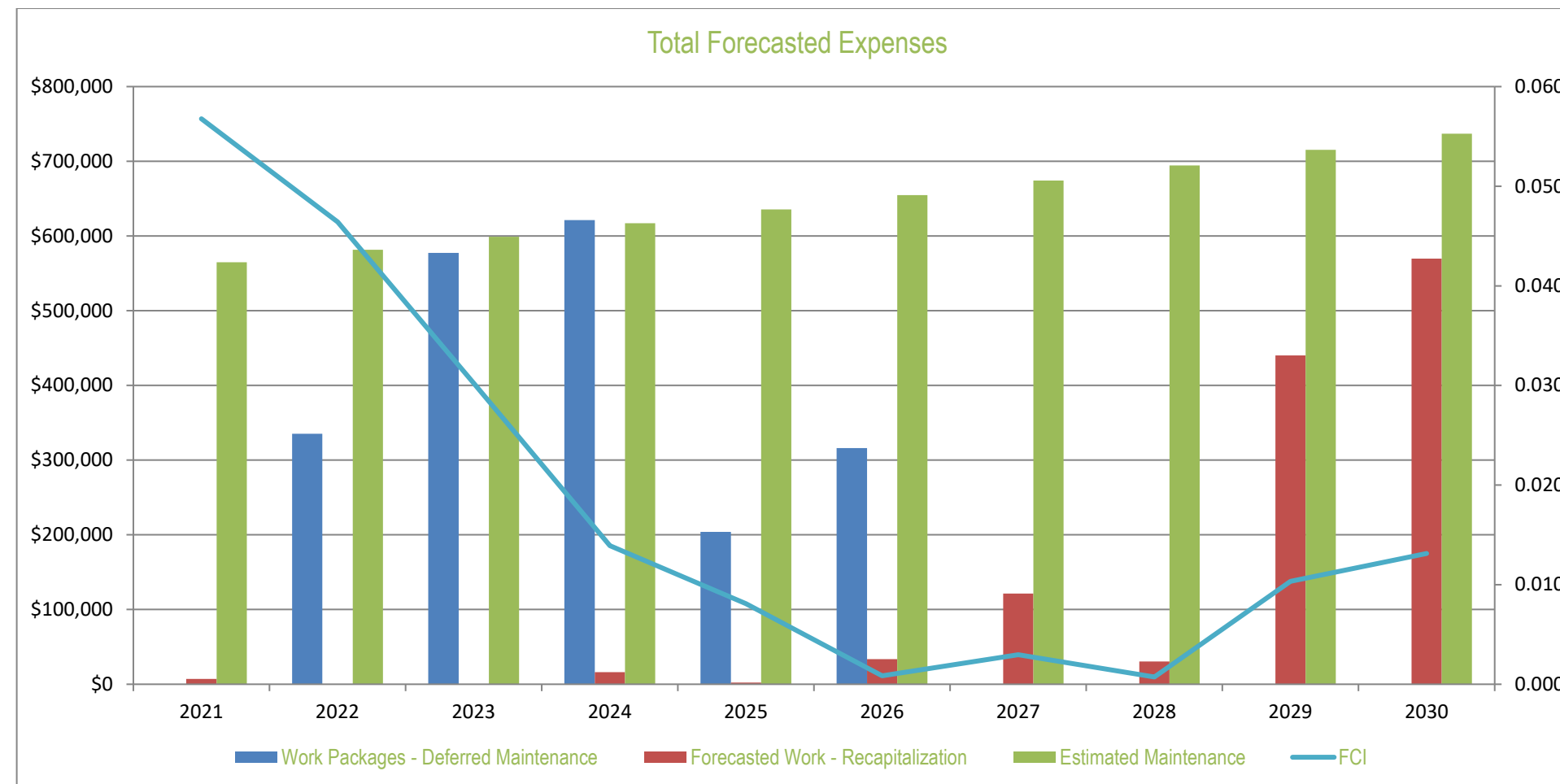
SECTION 8: MAINTENANCE AND RECAPITALIZATION PLAN

The total maintenance and recapitalization costs for the facility are a culmination of the respective costs forecasted for infrastructure assets and backlogged Work Items.

Refer to the tables and figures below for the overall 10-Year Maintenance and Recapitalization Plan for the various levels of assessment. Each plan comprises backlog projects (***Work Packages – Deferred Maintenance***), maintenance (***Estimated Maintenance***), and recapitalization (***Forecasted Work – Recapitalization***) costs over the defined timeframe.

Table 8: Overall Portfolio 10 Year Summary Maintenance and Recapitalization Plan

Total Forecasted Expenses										
Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Work Packages - Deferred Maintenance	\$335,406	\$577,341	\$621,238	\$204,050	\$316,110	\$0	\$0	\$0	\$0	\$0
Forecasted Work - Recapitalization	\$7,080	\$0	\$0	\$16,309	\$2,172	\$33,757	\$121,231	\$30,402	\$439,976	\$569,688
Estimated Maintenance	\$564,762	\$581,706	\$599,156	\$617,131	\$635,643	\$654,713	\$674,354	\$694,588	\$715,423	\$736,886
PRV	\$36,308,576	\$37,034,748	\$37,775,442	\$38,530,951	\$39,301,570	\$40,087,602	\$40,889,354	\$41,707,141	\$42,541,284	\$43,392,109
FCI	0.057	0.046	0.030	0.014	0.008	0.001	0.003	0.001	0.010	0.013
Total	\$907,248	\$1,159,047	\$1,220,394	\$837,490	\$953,925	\$688,470	\$795,585	\$724,990	\$1,155,399	\$1,306,574



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GLOSSARY

Facility Condition Index (FCI)

FCI is calculated in paragon by dividing the total value of deficiencies by the Plant Replacement Value of the asset. The ratio measures the condition of the facility or equipment item at a specific time. The higher the ratio, the worse the condition (one a scale of 0 to 1). FCI color coding in paragon helps quickly identify conditions of assets.

Burden Factors

Burden Factors are used to calculate the soft costs associated with repair and replacement work as part of a construction activity. Burden Factors are used to calculate the Current Replacement Value (CRV) of inventoried components shown in the Inventory detail form. Based on the definition of CRV, no inflation has been applied to the total cost. Burden Factors are also applied against cost estimates generated for Work Items, which are ultimately compiled to generate cost estimates for Work Packages.

Condition Index (CI)

CI is a non-financial based condition metric that provides a condition metric that is based on the components observed condition. As this metric rolls up from the component level to the building level it is calculated as the cost weighted average of the direct condition rating and the replacement value.

Direct Condition Rating (DCR)

The Direct Condition Rating is applied to the component and is the condition rating assigned by the field assessment. The DCR rating is associated with a numeric factor that is multiplied against the Estimated Service Life (ESL) to arrive at a Remaining Service Life (RSL) value.

Direct Replacement Value (DRV)

The Detailed Replacement Value (DRV) is the sum of the replacement of all inventory items that are identified to comprise an asset.

Impact Score

The Impact Score is the relative importance (prioritization) given to a specific deficiency (Work item) based on the Severity Levels and Failure Probabilities that can be graphically displayed in a matrix. The numbers shown in each box in the matrix is the Impact score for that combination of selections.

Plant Replacement Value (PRV)

The Plant Replacement Value (PRV) represents the estimated cost to replace facilities assets using current construction costs and building standards and codes. The PRV is calculated per Unified Facilities Criteria (UFC) Guidance as follows:

$$PRV = Q \times RUC \times ACF \times HF \times PD \times SIOH \times CF$$

Where:

PRV is plant replacement value

Q is facility quantity, in the same unit of measure as the RUC

RUC is replacement unit cost found in the UFC

ACF is area cost factor found in Table 4 of the UFC, to account for geographical differences in the costs of labor, materials and equipment

HF is an adjustment of 1.05 to account for increased costs for replacement of historical facilities or for construction in a historic district. If the facility does not qualify as "historical, this factor is 1".

PD is a factor to account for the planning and design of a facility; the current value of this factor is 1.09 for all but medical facilities, and 1.13 for medical facilities.

SIOH is the factor to account for the supervision, inspection, and overhead activities associated with the management of a construction project. The current value of the factor is 1.057 for facilities in the (CONUS), and 1.065 (USACE) or 1.062 (NAVFAC) for facilities in the (OCONUS).

CF is a factor of 1.05 to account for construction contingencies

Raw / Direct Cost

The cost to resolve a deficiency or a work package without markup (in \$USD per RS Means).

RS Means

North America's leading supplier of construction cost information.

UNIFORMAT II

A format for classifying building elements that is common to most buildings. UNIFORMAT II ensures consistency in the economic evaluation of building projects over time and from project to project.

Work Package

A number of deficiencies (work items) grouped in a logical way (example groupings may be by trade, work to be performed on the same level, etc.).

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APPENDIX A: CONDITION ASSESSMENT ANALYSIS

Condition Assessment Analysis				
<i>Hierarchy</i>	<i>Asset Name</i>	<i>Replacement Value</i>	<i>Current Backlog Impacting FCI</i>	<i>FCI</i>
Albemarle Charlottesville Regional Jail	Albemarle Charlottesville Regional Jail	\$36,308,576	\$1,815,118	0.0500
Albemarle Charlottesville Regional	Land - Albemarle	\$1,154,674	\$76,712	0.0664

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APPENDIX B: MAINTENANCE ACTION PLAN

Maintenance Action Plan				
<i>Asset Name</i>	<i>Recommended Year</i>	<i>Work Package Name</i>	<i>Building Component</i>	<i>Cost</i>
Albemarle Charlottesville Regional Jail	2021	Upgrade Electrical Panels	Electrical	\$255,223
Albemarle Charlottesville Regional Jail	2021	Replace Roof Top Unit	HVAC	\$80,182
Albemarle Charlottesville Regional Jail	2022	HVAC Replacement	HVAC	\$577,341
Albemarle Charlottesville Regional Jail	2023	HVAC Replacement 2	HVAC	\$621,238
Albemarle Charlottesville Regional Jail	2024	Reseal Windows	Exterior Enclosure	\$48,404
Albemarle Charlottesville Regional Jail	2024	Life Safety-Test Carbon Monoxide Sensors	Fire Protection	\$2,194
Albemarle Charlottesville Regional Jail	2024	Replace Elevator	Conveying	\$107,388
Albemarle Charlottesville Regional Jail	2024	Plumbing Repairs	Plumbing	\$46,064
Albemarle Charlottesville Regional Jail	2025	Repair Rigid Insulation	Roofing	\$15,674
Albemarle Charlottesville Regional Jail	2025	Replace Interior Fixtures	Electrical	\$42,807
Albemarle Charlottesville Regional Jail	2025	Replace Interior Finishes	Interior Finishes	\$127,851
Albemarle Charlottesville Regional Jail	2025	Replace Flooring	Interior Finishes	\$32,594
Albemarle Charlottesville Regional Jail	2025	Repair Cabinets	Interior Construction	\$9,948
Land - Albemarle Charlottesville Regional Jail	2025	Repair Security Gate	Site Improvements	\$14,212
Land - Albemarle Charlottesville Regional Jail	2025	Replace Exterior Light Fixtures	Site Electrical Utilities	\$73,025
Grand Total				\$2,054,145


APPENDIX C: ASSET SUMMARY REPORTS

Asset Summary and History Report

Albemarle Charlottesville Regional Jail

1 - Land - Albemarle Charlottesville Regional Jail



FAC Code and Description		9110-Government Owned land	
Year Built	1974	Asset Size/UOM	6 Acres
Floors Above Grade	0	Floors Below Grade	0
		Plant Replacement Value	\$0
		Detail Replacement Value	\$1,154,674
FCI 0.0664	Good 	FCI (100-1) 93	ACI Priority 1-Low
Active Work Items	2	Work Item Costs (incl. burden)	\$76,712
Geo Adj Region	Charlottesville	Regional Cost Factor	1.02

Location		Management	
160 Peregory Lane	Name Jeff Brill	Name William Thomas	
Charlottesville, Virginia 22906	Title/Role Business Manager	Title/Role POC	
United States	Company Albemarle Charlottesville Regional Jail	Company Albemarle Charlottesville Regional Jail	

Asset Summary

The land is served by local utilities for natural gas, electricity, water and sewer. The land has been improved with the following: asphalt driveways and parking in fair condition, concrete sidewalks in fair condition, concrete curb and gutter in fair condition, storm water system in fair condition, site lighting in fair condition, security fencing on good to fair condition.

Asset History

The land for the Albemarle-Charlottesville Regional Jail was developed as a result of the City of Charlottesville and the County of Albemarle deciding to build a new regional jail for housing local prisoners and closing the doors of their outdated jails. The staff from the city and county jails were combined and the name given to the facility was the Albemarle-Charlottesville Joint Security Complex. The name was later changed to the Albemarle-Charlottesville Regional Jail in 1996.

Additional Photos



Asset Summary and History Report

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



FAC Code and Description		7312-Prison/Confinement Facility	
Year Built	1978	Asset Size/UOM	123578 Square Feet
Floors Above Grade	3	Floors Below Grade	0
		Plant Replacement Value	\$36,308,576
		Detail Replacement Value	\$37,909,814
FCI 0.0475	Good	FCI (100-1) 95	ACI Priority 3-Relevant
Active Work Items	43	Work Item Costs (incl. burden)	\$1,723,728
Geo Adj Region	Charlottesville	Regional Cost Factor	1.02

Location		Management	
160 Peregrory Lane	Name Jeff Brill	Name William Thomas	
Charlottesville, Virginia 22906	Title/Role Business Manager	Title/Role POC	
United States	Company Albemarle Charlottesville Regional Jail	Company Albemarle Charlottesville Regional Jail	

Asset Summary

ACRJ is comprised of one Facility which is located at 160 Peregrory Lane, Charlottesville, VA 22902. The original jail facility was built in 1974; renovations and an addition to the original jail was accomplished in 1988, including ground floor housing and Eastside Recreation expansion and; in 1998 another addition including further housing units, Medical and Intake expansion was included in the current 123, 578 square feet of the current facility. Approximately 5,000 inmates are processed through the Facility each year. The facilities are aging, in need of more frequent repairs and, upgrades are becoming necessary.

Asset History

Construction of this building commenced in 1974, occupation in 1978. The first expansion of the building, in 1990, included the addition of the Eastside Gym, Offices, Classroom, 700 Cellblock, and 800 Cellblock. The 1990 expansion also included the transformation of two multipurpose rooms into Cellblocks GK and GL. The 1998-2001 expansion included the addition of the Intake/Sallyport, Medical, Work Release Offices, Housing Unit 1, Housing Unit 2, Housing Unit 3, Office Space, and the Laundry. Renovations that took place during the 1998-2001 expansion included the Kitchen, Finance Department, and the Eastside Classroom; also, converting some cellblocks into the Work Release Block, and adding FCU to provide air conditioning to all of the previously existing cellblocks.

Additional Photos



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APPENDIX D: ASSET NARRATIVES

Albemarle Charlottesville Regional Jail

1 - Land - Albemarle Charlottesville Regional Jail



G20 SITE IMPROVEMENTS

G20_1 OTHER SITE IMPROVEMENTS

The property has security fencing with man gates and sliding driveway gates that are in fair condition.

G20 SITE IMPROVEMENTS

G2010 ROADWAYS

The property has asphalt driveways that are in good to fair condition.

G20 SITE IMPROVEMENTS

G2020 PARKING LOTS

The property has asphalt parking areas that are in fair condition.

G20 SITE IMPROVEMENTS

G2030 PEDESTRIAN PAVING

The property has concrete sidewalks in good condition.

G30 SITE MECHANICAL UTILITIES

G3010 WATER SUPPLY

The property has local utility provided water connection.

G30 SITE MECHANICAL UTILITIES

G3020 SANITARY SEWER

The property has local utility provided sewer connection. The property has a sewer lift station.

G30 SITE MECHANICAL UTILITIES

G3030 STORM SEWER

The property has a storm water system that is in good to fair condition.

G40 SITE ELECTRICAL UTILITIES

G4010 ELECTRICAL DISTRIBUTION

The property is served by local electrical utility with overhead lines that are transferred to underground in the northeast corner of the property.

G40 SITE ELECTRICAL UTILITIES

G4020 SITE LIGHTING

The property has site lighting that is in fair condition.

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

This facilities foundation is a combination of deep foundations and slab on grade, which are in good condition.

A20 BASEMENT CONSTRUCTION

A2020 BASEMENT WALLS

This facilities basement walls are cast in place concrete, which are in good condition.

B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

This facilities superstructure is combination of steel and concrete columns with concrete floors on metal pan, which are in good condition.

B20 EXTERIOR ENCLOSURE

B2010 EXTERIOR WALLS

This facilities exterior walls are a combination of load bearing cast in place concrete, CMU with brick, EIFS veneer, which are in good condition.

B20 EXTERIOR ENCLOSURE

B2020 EXTERIOR WINDOWS

This facilities exterior windows are steel fixed, which are in fair condition.

B20 EXTERIOR ENCLOSURE

B2030 EXTERIOR DOORS

This facilities exterior doors are steel, which are in good condition.

B30 ROOFING

B3010 ROOF COVERINGS

This facilities roof is covered by rigid insulation and a membrane single-ply roof. The roof is in generally good to fair condition.

C10 INTERIOR CONSTRUCTION

C1010 PARTITIONS

This facilities partitions are a combination of CMU, metal stud with gypsum wallboard, which are in good condition.

C10 INTERIOR CONSTRUCTION

C1020 INTERIOR DOORS

This facilities interior doors are a combination of wood and steel doors, which are in good to fair condition.

C20 STAIRS

C2010 STAIR CONSTRUCTION

This facilities stairs are steel, which are in good to fair condition.

C30 INTERIOR FINISHES

C3010 WALL FINISHES

This facilities wall finishes are a combination of paint, epoxy, ceramic tile, which are in fair to good condition.

C30 INTERIOR FINISHES

C3020 FLOOR FINISHES

This facilities floor finishes are a combination of vinyl tile, sheet vinyl, rubber, carpeting, painted concrete, epoxy, which are in good to fair condition.

C30 INTERIOR FINISHES

C3030 CEILING FINISHES

This facilities ceiling finishes are a combination of painted, acoustic tile, epoxy, which are in good to fair condition.

D10 CONVEYING

D1010 ELEVATORS & LIFTS

This facility has hydraulic passenger elevators in good to poor condition.

D20 PLUMBING

D2010 PLUMBING FIXTURES

This facilities plumbing fixtures are a combination of ceramic and stainless steel, which are in good to poor condition.

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



D20 PLUMBING **D2020 DOMESTIC WATER DISTRIBUTION**

This facilities water distribution is a combination of copper and PVC piping. which is in good to poor condition.

D20 PLUMBING **D2030 SANITARY WASTE**

This facilities waste system is a combination of cast iron, PVC and a lift station, which is in good to fair condition.

D20 PLUMBING **D2040 RAIN WATER DRAINAGE**

This facilities rain water drainage is cast iron and has a sump pump, which are in good condition.

D30 HVAC **D3020 HEAT GENERATING SYSTEMS**

The facility has three boilers for heating and hot water, which are in fair condition. There are several unit heaters throughout the facility that are in good condition.

D30 HVAC **D3030 COOLING GENERATING SYSTEMS**

The facilities cooling is generated by two rotary-screw chillers which are in fair condition and two cooling towers which are in good condition. There are also several mini-split and split systems, which are in good condition.

D30 HVAC **D3040 DISTRIBUTION SYSTEMS**

The facilities conditioned air is distributed by ducting which appears to be in good condition. The conditioned air is circulated by a series of AHU and HV units, which are in fair to poor condition.

D30 HVAC **D3050 TERMINAL & PACKAGE UNITS**

The facility has five roof top units which are in good condition. There is one unit that has been abandoned in place.

D30 HVAC **D3060 CONTROLS & INSTRUMENTATION**

The facility has pneumatic controls, which are not currently functioning and are in poor condition.

D40 FIRE PROTECTION **D40_2 LIFE SAFETY**

The facility has a fire alarm system that is in good condition.

D40 FIRE PROTECTION **D4010 SPRINKLERS**

This facility has a wet sprinkler system with a 1250 GPM fire pump, which is in good condition.

D40 FIRE PROTECTION **D4020 STANDPIPE SYSTEMS**

This facility has a sprinkler standpipe, which is in good condition.

D50 ELECTRICAL **D50_2 EMERGENCY LIGHTING / POWER**

The facility has emergency lighting in poor to good condition. The facility has a diesel emergency generator in fair condition.

D50 ELECTRICAL **D5010 ELECTRICAL SERVICE & DISTRIBUTION**

The facility is served with a 2,000 Amp, 480/277 Volt, 3 Phase electrical serves that is fed underground to the switchgear. The electrical distribution system is in good to fair.

D50 ELECTRICAL **D5020 LIGHTING & BRANCH WIRING**

The facility has a majority of fluorescent fixtures that are being converted to LED as re-lamping is needed. The fixtures are in good to poor condition.

Narrative Descriptions

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



D50 ELECTRICAL

D5030 COMMUNICATIONS & SECURITY

The facility has a security system with monitors and cameras. The system is in good condition.

D50 ELECTRICAL

D5090 OTHER ELECTRICAL SERVICES

This facility has a lightning protection system which is in good condition.

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APPENDIX E: FORECASTED WORK - RECAPITALIZATION

Renewal Cost Forecast	Year								
Asset Name	2021	2024	2025	2026	2027	2028	2029	2030	Grand Total
Albemarle Charlottesville Regional Jail	\$7,080	\$16,309	\$2,172	\$33,757	\$121,231	\$30,402	\$414,048	\$569,688	\$1,194,687
Electrical	\$7,080						\$140,017		\$147,097
Interior Lighting, CFL	\$7,080								\$7,080
Interior Lighting, FL - 2 Lamp T12							\$101,442		\$101,442
Interior Exit Lighting							\$6,837		\$6,837
Interior Lighting, High Intensity - High Pressure Sodium							\$9,607		\$9,607
Main Lugs, 277/480 V, 600 amp							\$15,083		\$15,083
Exterior Lighting - Metal halide, wall pack, > 250 W							\$7,048		\$7,048
HVAC								\$380,285	\$380,285
Kitchen Exhaust/Make-Up Air - 5,000 CFM								\$78,700	\$78,700
Roof Exhaust Fan, 1 HP, 2,240 CFM								\$104,933	\$104,933
Central Station - 10,000 CFM, VAV								\$136,215	\$136,215
Two Pipe Fan Coil Units - 1 ton								\$60,437	\$60,437
Interior Construction								\$148,870	\$148,870
Aluminum Balcony Rail								\$16,983	\$16,983
Security Gate (4'0" X 8'0")								\$122,404	\$122,404
Toilet Partition, Wall Hung Plastic Laminate								\$9,483	\$9,483
Interior Finishes		\$16,309	\$2,172	\$33,757	\$116,803		\$274,031		\$443,072
Carpet Squares			\$2,172	\$10,619					\$12,791
Commercial Grade Carpeting, 35oz Nylon		\$16,309							\$16,309
Epoxy Floor Coating on Concrete				\$6,450					\$6,450
Paint Finish on Concrete Floor				\$16,688					\$16,688
Paint to Walls, 2 Coats Using Roller					\$51,455		\$83,268		\$134,723
Vinyl Tile 1/8" X 12" X 12"							\$106,354		\$106,354
Wood Paneling Sheet Wall Covering							\$6,688		\$6,688
Paint Exposed Steel Joists & Roof Deck					\$65,348		\$59,454		\$124,802
Special Epoxy Wall Coating							\$18,267		\$18,267
Plumbing					\$4,428	\$30,402		\$40,533	\$75,363
Water Booster Pump, 20HP								\$40,533	\$40,533
Water Booster Pump, 15HP						\$30,402			\$30,402
Shower Head w/Control Valves					\$4,428				\$4,428
Land - Albemarle Charlottesville Regional Jail							\$25,928		\$25,928
Interior Construction							\$25,928		\$25,928
Security Gate (4'0" X 8'0")							\$25,928		\$25,928
Grand Total	\$7,080	\$16,309	\$2,172	\$33,757	\$121,231	\$30,402	\$439,976	\$569,688	\$1,220,615

APPENDIX F: ESTIMATED MAINTENANCE

Maintenance Cost Forecast	Year										
Asset Name	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Grand Total
Albemarle Charlottesville Regional Jail	\$540,316	\$556,526	\$573,227	\$590,417	\$608,129	\$626,372	\$645,164	\$664,521	\$684,456	\$704,989	\$6,194,112
Conveying	\$18,034	\$18,575	\$19,132	\$19,706	\$20,297	\$20,906	\$21,534	\$22,180	\$22,845	\$23,530	\$206,739
Electrical	\$70,650	\$72,769	\$74,952	\$77,201	\$79,517	\$81,902	\$84,360	\$86,890	\$89,497	\$92,182	\$809,920
Exterior Enclosure	\$176,496	\$181,791	\$187,245	\$192,862	\$198,648	\$204,607	\$210,745	\$217,068	\$223,580	\$230,287	\$2,023,329
HVAC	\$105,337	\$108,498	\$111,753	\$115,105	\$118,558	\$122,115	\$125,778	\$129,552	\$133,438	\$137,442	\$1,207,576
Interior Construction	\$55,480	\$57,145	\$58,859	\$60,625	\$62,444	\$64,317	\$66,246	\$68,234	\$70,281	\$72,389	\$636,020
Plumbing	\$74,368	\$76,599	\$78,897	\$81,263	\$83,701	\$86,212	\$88,799	\$91,463	\$94,207	\$97,033	\$852,542
Roofing	\$6,961	\$7,170	\$7,385	\$7,606	\$7,834	\$8,069	\$8,311	\$8,561	\$8,818	\$9,082	\$79,797
Fire Protection	\$32,990	\$33,979	\$34,999	\$36,049	\$37,130	\$38,244	\$39,391	\$40,573	\$41,790	\$43,044	\$378,189
Land - Albemarle Charlottesville Regional Jail	\$24,446	\$25,180	\$25,934	\$26,714	\$27,514	\$28,341	\$29,190	\$30,067	\$30,967	\$31,897	\$280,250
Interior Construction	\$205	\$211	\$217	\$224	\$230	\$237	\$244	\$252	\$259	\$267	\$2,346
Site Improvements	\$18,016	\$18,557	\$19,113	\$19,687	\$20,277	\$20,886	\$21,512	\$22,158	\$22,822	\$23,507	\$206,535
Site Civil/Mechanical Utilities	\$2,594	\$2,672	\$2,752	\$2,835	\$2,920	\$3,008	\$3,098	\$3,191	\$3,286	\$3,385	\$29,741
Site Electrical Utilities	\$3,631	\$3,740	\$3,852	\$3,968	\$4,087	\$4,210	\$4,336	\$4,466	\$4,600	\$4,738	\$41,628

APPENDIX G: WORK PACKAGE REPORTS

Work Package Detail

Albemarle Charlottesville Regional Jail

1 - Land - Albemarle Charlottesville Regional Jail



Work Package Number	Work Package Title	Work Package Links	
G20-97293	Repair Security Gate	Project ID	-
Primary Work Classification	G20-Site Improvements	CMMS ID	
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Other ID	
Work Execution Method	Contractor	Average Priority Ratings	
Work Execution Status	Active - Pre Work Reception Board	Priority Rating	4.00
Work Execution Status Date	06/01/2020	Impact Score	2.50
Oldest Work Item Observed	2020	Risk Reduction Index	2.45
Estimated ROI	-1.7 %		

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
G204001003-105149	Repair Security Gate	2020	\$7,811.00	\$12,497.00	\$12,497.00
Total Work Package Cost			\$7,811.00	\$12,497.00	\$12,497.00

Work Package Detail

Albemarle Charlottesville Regional Jail

1 - Land - Albemarle Charlottesville Regional Jail



Work Package Number	Work Package Title	Work Package Links	
G40-97294	Replace Exterior Light Fixtures	Project ID	-
Primary Work Classification	G40-Site Electrical Utilities	CMMS ID	
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Other ID	
Work Execution Method	Contractor	Average Priority Ratings	
Work Execution Status	Active - Pre Work Reception Board	Priority Rating	4.00
Work Execution Status Date	06/04/2020	Impact Score	2.50
Oldest Work Item Observed	2020	Risk Reduction Index	4.58
Estimated ROI	-0.7 %		

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
G402006032-105171	Replace Exterior Light Fixtures	2020	\$40,134.00	\$64,214.00	\$64,214.00
Total Work Package Cost			\$40,134.00	\$64,214.00	\$64,214.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number B20-97258	Work Package Title Reseal Windows	Work Package Links	
Primary Work Classification	B20-Exterior Enclosure	Project ID	-
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	CMMS ID	
Work Execution Method	Contractor	Other ID	
Work Execution Status	Active - Pre Work Reception Board	Average Priority Ratings	
Work Execution Status Date	05/18/2020	Priority Rating	4.00
Oldest Work Item Observed	2020	Impact Score	2.50
Estimated ROI	0.6 %	Risk Reduction Index	5.83

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
B202001011-105071	Reseal Windows	2020	\$27,135.00	\$43,415.00	\$43,415.00
Total Work Package Cost			\$27,135.00	\$43,415.00	\$43,415.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number B30-97265	Work Package Title Repair Rigid Insulation	Work Package Links	
Primary Work Classification	B30-Roofing	Project ID	-
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	CMMS ID	
Work Execution Method	Contractor	Other ID	
Work Execution Status	Active - Pre Work Reception Board	Average Priority Ratings	
Work Execution Status Date	05/18/2020	Priority Rating	4.00
Oldest Work Item Observed	2020	Impact Score	2.50
Estimated ROI	2.8 %	Risk Reduction Index	5.83

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
B301003001-105072	Repair Rigid Insulation	2020	\$8,614.00	\$13,782.00	\$13,782.00
Total Work Package Cost			\$8,614.00	\$13,782.00	\$13,782.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number C10-97264	Work Package Title Repair Cabinets	Work Package Links	
Primary Work Classification	C10-Interior Construction	Project ID	-
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	CMMS ID	
Work Execution Method	Contractor	Other ID	
Work Execution Status	Active - Pre Work Reception Board	Average Priority Ratings	
Work Execution Status Date	05/18/2020	Priority Rating	3.00
Oldest Work Item Observed	2020	Impact Score	2.50
Estimated ROI	0.7 %	Risk Reduction Index	4.69

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
C103009001-105069	Repair Cabinets	2020	\$5,468.00	\$8,748.00	\$8,748.00
Total Work Package Cost			\$5,468.00	\$8,748.00	\$8,748.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number C30-97263	Work Package Title Replace Interior Finishes	Work Package Links	
Primary Work Classification	C30-Interior Finishes	Project ID	
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	CMMS ID	
Work Execution Method	Contractor	Other ID	
Work Execution Status	Active - Pre Work Reception Board	Average Priority Ratings	
Work Execution Status Date	06/04/2020	Priority Rating	3.25
Oldest Work Item Observed	2020	Impact Score	2.50
Estimated ROI	-0.7 %	Risk Reduction Index	4.69

Package Description

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
C303004001-105066	Replace Acoustic Ceiling Tile	2020	\$583.00	\$932.00	\$932.00
C302007001-105067	Refinish Concrete Floor	2020	\$707.00	\$1,132.00	\$1,132.00
C302004001-105068	Replace Vinyl Tile	2020	\$67,124.00	\$107,399.00	\$107,399.00
C302004002-105070	Replace Sheet Vinyl	2020	\$1,852.00	\$2,964.00	\$2,964.00
Total Work Package Cost			\$70,266.00	\$112,427.00	\$112,427.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number C30-97296	Work Package Title Replace Flooring	Work Package Links	
Primary Work Classification	C30-Interior Finishes	Project ID	
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	CMMS ID	
Work Execution Method	Contractor	Other ID	
Work Execution Status	Active - Pre Work Reception Board	Average Priority Ratings	
Work Execution Status Date	06/04/2020	Priority Rating	3.50
Oldest Work Item Observed	2020	Impact Score	2.50
Estimated ROI	-0.6 %	Risk Reduction Index	4.12

Package Description

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
C302005001-105172	Replace Carpet Flooring	2020	\$3,253.00	\$5,205.00	\$5,205.00
C302007001-105173	Refinish Concrete Floor	2020	\$14,660.00	\$23,456.00	\$23,456.00
Total Work Package Cost			\$17,913.00	\$28,661.00	\$28,661.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number D10-97262	Work Package Title Replace Elevator	Work Package Links	
Primary Work Classification	D10-Conveying	Project ID	
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	CMMS ID	
Work Execution Method	Contractor	Other ID	
Work Execution Status	Active - Pre Work Reception Board	Average Priority Ratings	
Work Execution Status Date	06/04/2020	Priority Rating	3.00
Oldest Work Item Observed	2020	Impact Score	9.00
Estimated ROI	-0.2 %	Risk Reduction Index	5.83

Package Description

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D101002002-105064	Elevator Replacement	2020	\$60,200.00	\$96,320.00	\$96,320.00
Total Work Package Cost			\$60,200.00	\$96,320.00	\$96,320.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number D20-97261	Work Package Title Plumbing Repairs	Work Package Links	
Primary Work Classification	D20-Plumbing	Project ID	
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	CMMS ID	
Work Execution Method	Contractor	Other ID	
Work Execution Status	Active - Pre Work Reception Board	Average Priority Ratings	
Work Execution Status Date	06/04/2020	Priority Rating	4.00
Oldest Work Item Observed	2020	Impact Score	9.00
Estimated ROI	-0.7 %	Risk Reduction Index	5.52

Package Description

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D202001001-104905	Repair Copper Water Pipe	2020	\$8,693.00	\$13,908.00	\$13,908.00
D202003003-104906	Replace Heat Exchanger Tank	2020	\$17,130.00	\$27,408.00	\$27,408.00
Total Work Package Cost			\$25,823.00	\$41,316.00	\$41,316.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number	Work Package Title	Work Package Links	
D30-97259	HVAC Replacement	Project ID	
Primary Work Classification	D30-HVAC	CMMS ID	
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Other ID	
Work Execution Method	Contractor	Average Priority Ratings	
Work Execution Status	Active - Pre Work Reception Board	Priority Rating	4.40
Work Execution Status Date	06/05/2020	Impact Score	7.70
Oldest Work Item Observed	2020	Risk Reduction Index	6.29
Estimated ROI	-0.5 %		

Package Description

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D306004001-104900	Replace Compressor	2020	\$5,147.00	\$8,235.00	\$8,235.00
D304008008-104902	Replace HV-1	2020	\$60,525.00	\$96,840.00	\$96,840.00
D306001001-104903	Replace HVAC Controls	2020	\$147,060.00	\$235,296.00	\$235,296.00
D304008009-104904	Replace AHU-5	2020	\$61,997.00	\$99,195.00	\$99,195.00
D304008009-104907	Replace AHU-1	2020	\$61,997.00	\$99,195.00	\$99,195.00
Total Work Package Cost			\$336,726.00	\$538,761.00	\$538,761.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number D30-97297	Work Package Title Replace Roof Top Unit	Work Package Links	
Primary Work Classification	D30-HVAC	Project ID	-
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	CMMS ID	
Work Execution Method	Contractor	Other ID	
Work Execution Status	Active - Pre Work Reception Board	Average Priority Ratings	
Work Execution Status Date	06/04/2020	Priority Rating	5.00
Oldest Work Item Observed	2020	Impact Score	9.50
Estimated ROI	-0.5 %	Risk Reduction Index	7.07

Package Description

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Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D303002009-105174	Replace Roof Top Unit	2020	\$47,700.00	\$76,320.00	\$76,320.00
Total Work Package Cost			\$47,700.00	\$76,320.00	\$76,320.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number	Work Package Title	Work Package Links	
D30-97306	D30 - Deficiency Repairs/Replacements	Project ID	-
Primary Work Classification	D30-HVAC	CMMS ID	
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Other ID	
Work Execution Method	Contractor	Average Priority Ratings	
Work Execution Status	Active - Pre Work Reception Board	Priority Rating	3.83
Work Execution Status Date	06/22/2020	Impact Score	2.50
Oldest Work Item Observed	2020	Risk Reduction Index	6.74
Estimated ROI	-0.7 %		

Package Description

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Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D305003003-105255	Replace Fan Coils	2020	\$95,970.00	\$153,553.00	\$153,553.00
D304008009-105256	Replace AHU-2	2020	\$61,997.00	\$99,195.00	\$99,195.00
D304008009-105257	Replace AHU-3	2020	\$61,997.00	\$99,195.00	\$99,195.00
D302002002-105258	Replace Boiler-1	2020	\$46,018.00	\$73,630.00	\$73,630.00
D302002002-105259	Replace Boiler-2	2020	\$46,018.00	\$73,630.00	\$73,630.00
D302002002-105260	Replace Boiler-3	2020	\$46,018.00	\$73,630.00	\$73,630.00
Total Work Package Cost			\$358,018.00	\$572,833.00	\$572,833.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number D40-97260	Work Package Title Life Safety-Test Carbon Monoxide Sensors	Work Package Links	
Primary Work Classification	D40-Fire Protection	Project ID	
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	CMMS ID	
Work Execution Method	Contractor	Other ID	
Work Execution Status	Active - Pre Work Reception Board	Average Priority Ratings	
Work Execution Status Date	05/18/2020	Priority Rating	5.00
Oldest Work Item Observed	2020	Impact Score	10.00
Estimated ROI	-0.9 %	Risk Reduction Index	7.07

Package Description

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D409001001-104901	Life Safety-Test Carbon Monoxide Sensors	2020	\$1,230.00	\$1,968.00	\$1,968.00
Total Work Package Cost			\$1,230.00	\$1,968.00	\$1,968.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number	Work Package Title	Work Package Links	
D50-97257	Upgrade Electrical Panels	Project ID	
Primary Work Classification	D50-Electrical	CMMS ID	
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Other ID	
Work Execution Method	Contractor	Average Priority Ratings	
Work Execution Status	Active - Pre Work Reception Board	Priority Rating	5.06
Work Execution Status Date	06/04/2020	Impact Score	5.82
Oldest Work Item Observed	2020	Risk Reduction Index	6.85
Estimated ROI	2.5 %		

Package Description

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D501003012-104890	Maintenance of Switchgear	2020	\$1,633.00	\$2,613.00	\$2,613.00
D502001001-104891	Corroded Conduit	2020	\$2,562.00	\$4,099.00	\$4,099.00
D502002013-105019	Replace light fixtures in Inmate exercise area	2020	\$95,458.00	\$152,733.00	\$152,733.00
D501005005-105022	Life Safety- Panel 3X has Exceeded its Serviceable Life	2020	\$5,228.00	\$8,365.00	\$8,365.00
D501005005-105023	Life Safety- Panel 2X has Exceeded its Serviceable Life	2020	\$5,228.00	\$8,365.00	\$8,365.00
D501005005-105024	Life Safety- Panel X has Exceeded its Serviceable Life	2020	\$5,228.00	\$8,365.00	\$8,365.00
D501005005-105025	Life Safety- Panel IX has Exceeded its Serviceable Life	2020	\$5,228.00	\$8,365.00	\$8,365.00
D501005005-105026	Life Safety- Panel B has Exceeded its Serviceable Life	2020	\$5,228.00	\$8,365.00	\$8,365.00
D501005005-105027	Life Safety- Panel A has Exceeded its Serviceable Life	2020	\$5,228.00	\$8,365.00	\$8,365.00
D501005005-105028	Life Safety- Panel G has Exceeded its Serviceable Life	2020	\$5,228.00	\$8,365.00	\$8,365.00
D501005005-105029	Life Safety- Panel E has Exceeded its Serviceable Life	2020	\$5,228.00	\$8,365.00	\$8,365.00
D501005005-105030	Life Safety- Panel C has Exceeded its Serviceable Life	2020	\$5,228.00	\$8,365.00	\$8,365.00
D501005002-105031	Life Safety- Panel 100 Amp has Exceeded its Serviceable Life	2020	\$1,164.00	\$1,862.00	\$1,862.00
D501005002-105032	Life Safety- Panel F has Exceeded its Serviceable Life	2020	\$1,164.00	\$1,862.00	\$1,862.00
D501005002-105033	Life Safety- Panel H has Exceeded its Serviceable Life	2020	\$1,164.00	\$1,862.00	\$1,862.00
D501005002-105034	Life Safety- Panel D has Exceeded its Serviceable Life	2020	\$1,164.00	\$1,862.00	\$1,862.00
D502001001-105065	Life Safety, Missing Conduit Covers	2020	\$470.00	\$752.00	\$752.00
Total Work Package Cost			\$151,831.00	\$242,930.00	\$242,930.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number D50-97295	Work Package Title Replace Interior Fixtures	
Primary Work Classification	D50-Electrical	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	06/04/2020	Average Priority Ratings
Oldest Work Item Observed	2020	Priority Rating 4.00
Estimated ROI	-0.6 %	Impact Score 2.50
		Risk Reduction Index 5.83

Package Description

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Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D502002026-105175	Replace Interior Fixtures	2020	\$23,527.00	\$37,643.00	\$37,643.00
Total Work Package Cost			\$23,527.00	\$37,643.00	\$37,643.00

APPENDIX H: WORK ITEM REPORTS

Work Item Detail

Albemarle Charlottesville Regional Jail

1 - Land - Albemarle Charlottesville Regional Jail



Work Item Number G204001003-105149	Work Item Name Repair Security Gate	Year Observed 2020
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Inventory Classification	G204001003 - Security Fence, 10' High, Galv W/3 Strands Barb Wire
Description	
Section	-
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	G20-97293
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR G

Estimated Improved DCR G-

Priority Rating 4-Necessary, Not Yet Critical

Impact Type Deferable

Severity Deferable

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 1-Low

SCI Priority 2 - Moderate

DCR Priority 1-Low

Risk Reduction Index 2.45

Recommend Full Component Replacement No

Impact Score 2.5 **High Emphasis** No

Problem Statement

There are some areas where the upper security gate has been repaired that additional repair is needed.

Code Reference

Solution Statement

Repair and replace deteriorated gate materials and coat with galvanized paint.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Repair sliding gate	1	Opng.	\$224.00	\$0.00	\$652.00	\$0.00	\$526.00	\$1,402.00	
Clean and paint, galvanized coating	72	Ea.	\$1,513.00	\$0.00	\$126.00	\$0.00	\$984.00	\$2,622.00	
Replace frame members, cantilever slide gate	2	Opng.	\$335.00	\$0.00	\$4,960.00	\$0.00	\$3,177.00	\$8,472.00	
Total Cost with Burden								\$12,496.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

1 - Land - Albemarle Charlottesville Regional Jail



Work Item Number G402006032-105171	Work Item Name Replace Exterior Light Fixtures	Year Observed 2020
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Inventory Classification	G402006032 - 1000W High Pressure sodium light fixture
Description	Fixtures are being converted to LED as old lamps and ballast fail.
Section	-
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Status Active	Assigned to Work Package? Yes
Current DCR Y+	Work Package ID G40-97294
Estimated Improved DCR G+	Budget Category/Account Sustainment-Deficiency Repairs/Replacements

Priority Rating 4-Necessary, Not Yet Critical	Recommend Full Component Replacement Yes
Impact Type Deferable	Impact Score 2.5 High Emphasis No
Severity Deferable	
Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).	
ACI Priority 1-Low	SCI Priority 4 - Significant DCR Priority 2-Moderate Risk Reduction Index 4.58

Problem Statement

The exterior lighting is deteriorated and inefficient.

Code Reference

Solution Statement

Replace the exterior lighting fixtures.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace exterior fixtures	23	EA	\$16,800.00	\$2,400.00	\$20,934.00	\$0.00	\$24,080.00	\$64,214.00	
Total Cost with Burden								\$64,214.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number B202001011-105071	Work Item Name Reseal Windows	Year Observed 2020
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Inventory Classification	B202001011 - Steel Fixed Window (3' X 5') Dbl Pane (1/4")
Description	-
Section	-
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	B20-97258
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	Y-
Estimated Improved DCR	G

Priority Rating	4-Necessary, Not Yet Critical	Recommend Full Component Replacement	No
Impact Type	Deferable	Impact Score	2.5
Severity	Deferable	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	3-Relevant	SCI Priority	4 - Significant
DCR Priority	3-Relevant	Risk Reduction Index	5.83

Problem Statement

50% of the window seals are leaking in the housing area.

Code Reference

Solution Statement

Reseal and weatherproof 78 windows.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Repair 2'-0" x 3'-0" aluminum window - 3rd floor	78	Ea.	\$13,393.00	\$0.00	\$4,992.00	\$0.00	\$11,031.00	\$29,416.00	
Daily use of crane, portal to portal, 40-ton	5	Day	\$2,375.00	\$6,375.00	\$0.00	\$0.00	\$5,250.00	\$14,000.00	
Total Cost with Burden								\$43,416.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail
2 - Albemarle Charlottesville Regional Jail



Work Item Number B301003001-105072	Work Item Name Repair Rigid Insulation	Year Observed 2020
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Inventory Classification	B301003001 - Rigid Insulation, 2" Thick
Description	black
Section	2008
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Status	Active
Assigned to Work Package?	Yes
Current DCR	Y-
Work Package ID	B30-97265
Estimated Improved DCR	G
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Priority Rating	4-Necessary, Not Yet Critical	Recommend Full Component Replacement	No
Impact Type	Deferable	Impact Score	2.5 High Emphasis No
Severity	Deferable		
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	3-Relevant	SCI Priority	4 - Significant DCR Priority 3-Relevant Risk Reduction Index 5.83

Problem Statement

Some of the rigid insulation has deteriorated and standing water is present.

Code Reference

Solution Statement

Repair 25 SQ of rigid roof insulation.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Minor replacement, 25% of roof area, thermoset	25	Sq.	\$5,077.00	\$838.00	\$2,700.00	\$0.00	\$5,168.00	\$13,784.00	
Total Cost with Burden								\$13,784.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail
2 - Albemarle Charlottesville Regional Jail



Work Item Number C103009001-105069	Work Item Name Repair Cabinets	Year Observed 2020
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Inventory Classification	C103009001 - Wood Base Cabinet w/ doors
Description	
Section	FL3 Housing 1998
Distress Type	Missing
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	C10-97264
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	Y
Estimated Improved DCR	G

Priority Rating	3-Recommended	Recommend Full Component Replacement	No
Impact Type	Deferable	Impact Score	2.5 High Emphasis No
Severity	Deferable		
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	3-Relevant	SCI Priority	2 - Moderate DCR Priority 3-Relevant Risk Reduction Index 4.69

Problem Statement

Approximately 20 percent of the cabinet doors are missing. Approximately 30 percent of the pulls are missing

Code Reference

Solution Statement

Repair and replace missing doors and pulls.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace Pulls, Selective demolition, millwork and trim, wood base cabinets	25	L.F.	\$210.00	\$0.00	\$0.00	\$0.00	\$126.00	\$336.00	
Replace doors, casework, wall cabinets, laminated plastic	15	L.F.	\$848.00	\$0.00	\$4,410.00	\$0.00	\$3,155.00	\$8,413.00	
Total Cost with Burden								\$8,749.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail
2 - Albemarle Charlottesville Regional Jail



Work Item Number C302004001-105068	Work Item Name Replace Vinyl Tile	Year Observed 2020
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Inventory Classification	C302004001 - Vinyl Tile 1/8" X 12" X 12"
Description	
Section	FL4 Intake 1998
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Status	Active
Assigned to Work Package?	Yes
Current DCR	Y
Work Package ID	C30-97263
Estimated Improved DCR	G+
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Priority Rating	3-Recommended	Recommend Full Component Replacement	No
Impact Type	Deferable	Impact Score	2.5
Severity	Deferable	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	3-Relevant	SCI Priority	2 - Moderate
DCR Priority	3-Relevant	Risk Reduction Index	4.69

Problem Statement

The vinyl flooring is deteriorated and worn.

Code Reference

Solution Statement

Replace the vinyl tile flooring.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace vinyl tile flooring	914	S.Y.	\$43,516.00	\$0.00	\$10,118.00	\$0.00	\$32,180.00	\$85,814.00	
Bulk asbestos removal, remove VAT and mastic from floor by hand, includes disposable tools & 2 suits & 1 respirator filter/day/worker	8226	S.F.	\$12,915.00	\$0.00	\$576.00	\$0.00	\$8,094.00	\$21,586.00	
Total Cost with Burden								\$107,400.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail
2 - Albemarle Charlottesville Regional Jail



Work Item Number C302004002-105070	Work Item Name Replace Sheet Vinyl	Year Observed 2020
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Inventory Classification	C302004002 - Sheet Vinyl Flooring
Description	-
Section	FL0 Housing 1998
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	

Status Active	Assigned to Work Package? Yes
Current DCR Y-	Work Package ID C30-97263
Estimated Improved DCR G	Budget Category/Account Sustainment-Deficiency Repairs/Replacements

Priority Rating 4-Necessary, Not Yet Critical	Recommend Full Component Replacement No
Impact Type Deferable	Impact Score 2.5 High Emphasis No
Severity Deferable	
Failure Probability Subcategory B-Failure is predicted within a year after the inspection.	
ACI Priority 3-Relevant	SCI Priority 2 - Moderate DCR Priority 3-Relevant Risk Reduction Index 4.69

Problem Statement

Approximately 90 percent of the vinyl flooring is significantly damaged, worn, or missing.

Code Reference

Solution Statement

Replace the sheet vinyl flooring.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Flooring demolition, minimum labor/equipment charge	1	Job	\$76.00	\$0.00	\$0.00	\$0.00	\$45.00	\$122.00	
Resilient flooring, adhesive cement, 1 gallon per 200 - 300 S.F.	1	Gal.	\$0.00	\$0.00	\$32.00	\$0.00	\$19.00	\$51.00	
Resilient flooring, vinyl sheet goods, backed, .125" thick, max	164	S.F.	\$300.00	\$0.00	\$1,445.00	\$0.00	\$1,047.00	\$2,792.00	
Total Cost with Burden								\$2,965.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number C302005001-105172	Work Item Name Replace Carpet Flooring	Year Observed 2020
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Inventory Classification	C302005001 - Commercial Grade Carpeting, 35oz Nylon
Description	-
Section	FL4 1972
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	C30-97296
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR Y+

Estimated Improved DCR G+

Priority Rating 3-Recommended

Impact Type Deferable

Severity Deferable

Failure Probability Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.

ACI Priority 3-Relevant **SCI Priority** 2 - Moderate **DCR Priority** 2-Moderate **Risk Reduction Index** 4.12

Recommend Full Component Replacement Yes

Impact Score 2.5 **High Emphasis** No

Problem Statement

The carpet in the FL4 areas is worn and deteriorated.

Code Reference

Solution Statement

Replace 100 SYDS of carpet.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace carpeting	100	SY	\$1,440.00	\$0.00	\$1,813.00	\$0.00	\$1,952.00	\$5,205.00	
Total Cost with Burden								\$5,205.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number C302007001-105067	Work Item Name Refinish Concrete Floor	Year Observed 2020
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Inventory Classification	C302007001 - Paint Finish on Concrete Floor
Description	
Section	FL4 Intake 1998
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	C30-97263
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR Y

Estimated Improved DCR G

Priority Rating 3-Recommended

Impact Type Deferable

Severity Deferable

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 3-Relevant

SCI Priority 2 - Moderate

DCR Priority 3-Relevant

Risk Reduction Index 4.69

Recommend Full Component Replacement Yes

Impact Score 2.5 **High Emphasis** No

Problem Statement

The concrete floor finish is deteriorated.

Code Reference

Solution Statement

Refinish the concrete floor.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Refinish concrete floor finished	1	C.S.F.	\$502.00	\$86.00	\$118.00	\$0.00	\$424.00	\$1,130.00	
Total Cost with Burden								\$1,130.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number C302007001-105173	Work Item Name Refinish Concrete Floor	Year Observed 2020
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Inventory Classification	C302007001 - Paint Finish on Concrete Floor
Description	-
Section	FL4 1972
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	C30-97296
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	Y+
Estimated Improved DCR	G

Priority Rating	4-Necessary, Not Yet Critical	Recommend Full Component Replacement	No
Impact Type	Deferable	Impact Score	2.5 High Emphasis No
Severity	Deferable		
Failure Probability	Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.		
ACI Priority	3-Relevant	SCI Priority	2 - Moderate DCR Priority 2-Moderate Risk Reduction Index 4.12

Problem Statement

The concrete floor finish is deteriorated and worn.

Code Reference

Solution Statement

Refinish the concrete floor on the FL4 and FL4 intake areas.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Refinish concrete flooring	11168	SF	\$4,800.00	\$1,260.00	\$8,600.00	\$0.00	\$8,796.00	\$23,456.00	
Total Cost with Burden								\$23,456.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number C303004001-105066	Work Item Name Replace Acoustic Ceiling Tile	Year Observed 2020
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Inventory Classification	C303004001 - Fiberglass Acoustic Ceiling Tile (2'X2' or 2'X4')
Description	-
Section	FL0 Housing 1998
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	C30-97263
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR Y-

Estimated Improved DCR G+

Priority Rating 3-Recommended

Impact Type Deferable

Severity Deferable

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 3-Relevant **SCI Priority** 2 - Moderate **DCR Priority** 3-Relevant **Risk Reduction Index** 4.69

Recommend Full Component Replacement No

Impact Score 2.5 **High Emphasis** No

Problem Statement

Much of the tile is stained, deteriorated or missing.

Code Reference

Solution Statement

Replace the ceiling tile.

Location Details

Floor(s)	Room(s)	Area Description						
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace acoustic tile ceiling, non fire-rated	1	C.S.F.	\$334.00	\$0.00	\$249.00	\$0.00	\$350.00	\$933.00
Total Cost with Burden								\$933.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number D101002002-105064	Work Item Name Elevator Replacement	Year Observed 2020
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Inventory Classification	D101002002 - Hydraulic Passenger Elevators - 3000 lb, 2 floors
Description	Service Elevator
Section	1972
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D10-97262
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	R
Estimated Improved DCR	G+

Priority Rating	3-Recommended	Recommend Full Component Replacement	Yes
Impact Type	Mission	Impact Score	9.0
Severity	Category I - Catastrophic	High Emphasis	No
Failure Probability	Subcategory B-Failure is predicted within a year after the inspection.		
ACI Priority	3-Relevant	SCI Priority	3 - Relevant
DCR Priority	4-Significant	Risk Reduction Index	5.83

Problem Statement

The elevator has exceeded its serviceable life.

Code Reference

Solution Statement

Replace the elevator and controls.

Location Details

Floor(s)	Room(s)	Area Description		1972					
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Hydraulic passenger elevators, base unit, standard finish, 1,500 lb, 100 fpm, 2 stop	1	Ea.	\$13,700.00	\$0.00	\$40,800.00	\$0.00	\$32,700.00	\$87,200.00	
Elevator options, passenger, automatic controls, 2 car group	1	Ea.	\$2,075.00	\$0.00	\$3,625.00	\$0.00	\$3,420.00	\$9,120.00	
Total Cost with Burden								\$96,320.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number D202001001-104905	Work Item Name Repair Copper Water Pipe	Year Observed 2020
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Inventory Classification	D202001001 - Copper Domestic Water Piping
Description	
Section	-
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D20-97261
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	Y-
Estimated Improved DCR	G-

Priority Rating	3-Recommended	Recommend Full Component Replacement	No
Impact Type	Mission	Impact Score	9.0 High Emphasis No
Severity	Category I - Catastrophic		
Failure Probability	Subcategory B-Failure is predicted within a year after the inspection.		
ACI Priority	3-Relevant	SCI Priority	3 - Relevant
DCR Priority	3-Relevant	Risk Reduction Index	5.20

Problem Statement

The copper water pipe is moderately deteriorated.

Code Reference

Solution Statement

Repair 200 LF is recommended.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Tee, copper, wrought, copper x copper, 1"	1	Ea.	\$0.00	\$0.00	\$16.00	\$0.00	\$9.00	\$26.00	
Pipe, copper, tubing, solder, 1-1/2" diameter, type K, includes coupling & clevis hanger assembly 10' O.C.	1	L.F.	\$0.00	\$0.00	\$20.00	\$0.00	\$12.00	\$32.00	
Selective demolition, rubbish handling, 100' haul, load, haul to chute and dumping into chute, cost to be added to demolition cost.	1	C.Y.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Selective demolition, rubbish handling, dumpster, 10 C.Y., 4 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost.	1	Week	\$0.00	\$0.00	\$525.00	\$0.00	\$315.00	\$840.00	
Pipe, metal pipe, to 1-1/2" diam., selective demolition	1	L.F.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Selective demolition, rubbish handling, dumpster, 10 C.Y., 4 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost.	1	Week	\$0.00	\$0.00	\$525.00	\$0.00	\$315.00	\$840.00	
Pipe, metal pipe, to 1-1/2" diam., selective demolition	1	L.F.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Tee, copper, wrought, copper x copper, 1"	1	Ea.	\$0.00	\$0.00	\$16.00	\$0.00	\$9.00	\$26.00	
Elbow, 90 Deg., copper, wrought, copper x	1	Ea.	\$0.00	\$0.00	\$16.00	\$0.00	\$10.00	\$26.00	

copper, 1-1/2"									
Elbow, 90 Deg., copper, wrought, copper x copper, 1"	1	Ea.	\$0.00	\$0.00	\$7.00	\$0.00	\$4.00	\$11.00	
Pipe, copper, tubing, solder, 1" diameter, type K, includes coupling & clevis hanger assembly 10' O.C.	1	L.F.	\$0.00	\$0.00	\$12.00	\$0.00	\$7.00	\$19.00	
Pipe, copper, tubing, solder, 1-1/2" diameter, type K, includes coupling & clevis hanger assembly 10' O.C.	1	L.F.	\$0.00	\$0.00	\$20.00	\$0.00	\$12.00	\$32.00	
Selective demolition, rubbish handling, 100' haul, load, haul to chute and dumping into chute, cost to be added to demolition cost.	1	C.Y.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Elbow, 90 Deg., copper, wrought, copper x copper, 1-1/2"	1	Ea.	\$0.00	\$0.00	\$16.00	\$0.00	\$10.00	\$26.00	
Elbow, 90 Deg., copper, wrought, copper x copper, 1"	1	Ea.	\$0.00	\$0.00	\$7.00	\$0.00	\$4.00	\$11.00	
Pipe, copper, tubing, solder, 1" diameter, type K, includes coupling & clevis hanger assembly 10' O.C.	1	L.F.	\$0.00	\$0.00	\$12.00	\$0.00	\$7.00	\$19.00	
Pipe, brass, plain end, regular weight, 3/4" diameter, field threaded, includes coupling & clevis hanger assembly 10' OC	200	L.F.	\$2,240.00	\$0.00	\$2,190.00	\$0.00	\$2,658.00	\$7,088.00	
Elbow, 90 Deg., brass, rough bronze, threaded, standard weight, 3/4"	10	Ea.	\$470.00	\$0.00	\$300.00	\$0.00	\$462.00	\$1,232.00	
Pipe, copper, tubing, solder, 3/4" diameter, type L, includes coupling & clevis hanger assembly 10' OC	200	L.F.	\$1,360.00	\$0.00	\$942.00	\$0.00	\$1,381.00	\$3,683.00	
Total Cost with Burden								\$13,911.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number D202003003-104906	Work Item Name Replace Heat Exchanger Tank	Year Observed 2020
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Inventory Classification	D202003003 - Hot Water Storage Tank w/ Heat Exchanger - 1000 gal
Description	
Section	-
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D20-97261
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	R+
Estimated Improved DCR	G

Priority Rating	5-Potentially Critical	Recommend Full Component Replacement	Yes
Impact Type	Mission	Impact Score	9.0
Severity	Category I - Catastrophic	High Emphasis	No
Failure Probability	Subcategory B-Failure is predicted within a year after the inspection.		
ACI Priority	3-Relevant	SCI Priority	3 - Relevant
DCR Priority	4-Significant	Risk Reduction Index	5.83

Problem Statement

The heat exchanger tank is severely deteriorated.

Code Reference

Solution Statement

Replacement is recommended.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Heat Exchanger, tank, selective demolition	1	Ea.	\$2,025.00	\$0.00	\$0.00	\$0.00	\$1,215.00	\$3,240.00	
Heat Exchanger, tank, piping	1	Ea.	\$605.00	\$0.00	\$14,500.00	\$0.00	\$9,063.00	\$24,168.00	
Total Cost with Burden								\$27,408.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number D302002002-105258	Work Item Name Replace Boiler-1	Year Observed 2020
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Inventory Classification	D302002002 - 500-999 MBH, Hot Water Boilers
Description	Gas
Section	B-1
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D30-97306
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	R+
Estimated Improved DCR	G+

Priority Rating	4-Necessary, Not Yet Critical	Recommend Full Component Replacement	Yes
Impact Type	Deferable	Impact Score	2.5 High Emphasis No
Severity	Deferable		
Failure Probability	Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.		
ACI Priority	3-Relevant	SCI Priority	5 - Critical DCR Priority 4-Significant Risk Reduction Index 7.07

Problem Statement

The boiler is deteriorated.

Code Reference

Solution Statement

Replace the boiler.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace boiler system components	1	Ea.	\$494.00	\$0.00	\$6,975.00	\$0.00	\$4,481.00	\$11,950.00	
Replace boiler, gas, 2000 MBH	1	Ea.	\$10,450.00	\$0.00	\$23,300.00	\$0.00	\$20,250.00	\$54,000.00	
Selective Demo, Remove boiler, gas, 2000 MBH	1	Ea.	\$1,227.00	\$0.00	\$3,572.00	\$0.00	\$2,880.00	\$7,678.00	
Total Cost with Burden								\$73,628.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number D302002002-105259	Work Item Name Replace Boiler-2	Year Observed 2020
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Inventory Classification	D302002002 - 500-999 MBH, Hot Water Boilers
Description	Gas
Section	B-2
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D30-97306
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	R+
Estimated Improved DCR	G+

Priority Rating	4-Necessary, Not Yet Critical	Recommend Full Component Replacement	Yes
Impact Type	Deferable	Impact Score	2.5 High Emphasis No
Severity	Deferable		
Failure Probability	Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.		
ACI Priority	3-Relevant	SCI Priority	5 - Critical DCR Priority 4-Significant Risk Reduction Index 7.07

Problem Statement

The boiler is deteriorated.

Code Reference

Solution Statement

Replace the boiler.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace boiler system components	1	Ea.	\$494.00	\$0.00	\$6,975.00	\$0.00	\$4,481.00	\$11,950.00	
Replace boiler, gas, 2000 MBH	1	Ea.	\$10,450.00	\$0.00	\$23,300.00	\$0.00	\$20,250.00	\$54,000.00	
Selective Demo, Remove boiler, gas, 2000 MBH	1	Ea.	\$1,227.00	\$0.00	\$3,572.00	\$0.00	\$2,880.00	\$7,678.00	
Total Cost with Burden								\$73,628.00	

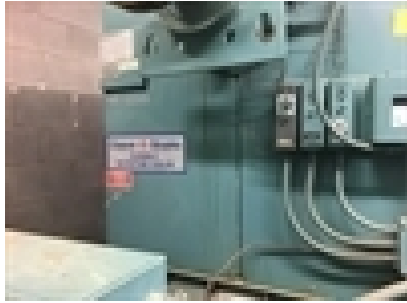
Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail
2 - Albemarle Charlottesville Regional Jail



Work Item Number D302002002-105260	Work Item Name Replace Boiler-3	Year Observed 2020
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Inventory Classification	D302002002 - 500-999 MBH, Hot Water Boilers
Description	Watertube
Section	B-3
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D30-97306
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	R+
Estimated Improved DCR	G+

Priority Rating	4-Necessary, Not Yet Critical	Recommend Full Component Replacement	Yes
Impact Type	Deferable	Impact Score	2.5 High Emphasis No
Severity	Deferable		
Failure Probability	Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.		
ACI Priority	3-Relevant	SCI Priority	5 - Critical DCR Priority 4-Significant Risk Reduction Index 7.07

Problem Statement

The boiler is deteriorated.

Code Reference

Solution Statement

Replace the boiler.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace boiler system components	1	Ea.	\$494.00	\$0.00	\$6,975.00	\$0.00	\$4,481.00	\$11,950.00	
Replace boiler, gas, 2000 MBH	1	Ea.	\$10,450.00	\$0.00	\$23,300.00	\$0.00	\$20,250.00	\$54,000.00	
Selective Demo, Remove boiler, gas, 2000 MBH	1	Ea.	\$1,227.00	\$0.00	\$3,572.00	\$0.00	\$2,880.00	\$7,678.00	
Total Cost with Burden								\$73,628.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number D303002009-105174	Work Item Name Replace Roof Top Unit	Year Observed 2020
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Inventory Classification	D305006032 - Packaged DX Refrigerant System - Air Cooled, 30 ton
Description	RTU-Eastside Gym
Section	-
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D30-97297
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	R-
Estimated Improved DCR	G+

Priority Rating	5-Potentially Critical	Recommend Full Component Replacement	Yes
Impact Type	Environmental	Impact Score	9.5
Severity	Category I - Catastrophic	High Emphasis	No
Failure Probability	Subcategory A-System is in a state of failure.		
ACI Priority	3-Relevant	SCI Priority	4 - Significant
DCR Priority	5-High	Risk Reduction Index	7.07

Problem Statement

The RTU-Eastside Gym is severely deteriorated.

Code Reference

Solution Statement

Replace the roof top unit.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace roof top unit.	1	EA	\$21,800.00	\$4,800.00	\$19,800.00	\$1,300.00	\$28,620.00	\$76,320.00	
Total Cost with Burden								\$76,320.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number D304008008-104902	Work Item Name Replace HV-1	Year Observed 2020
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Inventory Classification D304008008 - Central Station - 10,000 CFM

Description

Section HV-1

Distress Type Deteriorated

Work Category -

Green Opportunity

Green Evaluation

Status Active

Assigned to Work Package? Yes

Current DCR R

Work Package ID D30-97259

Estimated Improved DCR G+

Budget Category/Account Sustainment-Deficiency Repairs/Replacements

Priority Rating 5-Potentially Critical

Recommend Full Component Replacement Yes

Impact Type Mission

Impact Score 9.0 **High Emphasis** No

Severity Category II - Critical

Failure Probability Subcategory A-System is in a state of failure.

ACI Priority 3-Relevant **SCI Priority** 4 - Significant **DCR Priority** 4-Significant **Risk Reduction Index** 6.40

Problem Statement

The unit is severely deteriorated.

Code Reference

Solution Statement

Replacement is recommended.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace central station H.V.U., 10,000 CFM	1	Ea.	\$7,525.00	\$0.00	\$53,000.00	\$0.00	\$36,315.00	\$96,840.00	
Total Cost with Burden								\$96,840.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

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Work Item Number D304008009-104904	Work Item Name Replace AHU-5	Year Observed 2020
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Inventory Classification	D304008009 - Central Station - 10,000 CFM, VAV
Description	
Section	AHU-5
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D30-97259
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	Y-
Estimated Improved DCR	G-

Priority Rating	3-Recommended	Recommend Full Component Replacement	Yes
Impact Type	Quality	Impact Score	4.5 High Emphasis No
Severity	Category I - Catastrophic		
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	3-Relevant	SCI Priority	4 - Significant DCR Priority 3-Relevant Risk Reduction Index 5.83

Problem Statement

AHU-5 is moderately deteriorated.

Code Reference

Solution Statement

Repair is recommended.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Repair central station A.H.U., 16,000 CFM	1	Ea.	\$297.00	\$0.00	\$1,175.00	\$0.00	\$883.00	\$2,355.00	
Replace central station A.H.U., 16,000 CFM	1	Ea.	\$7,525.00	\$0.00	\$53,000.00	\$0.00	\$36,315.00	\$96,840.00	
Total Cost with Burden								\$99,195.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number D304008009-104907	Work Item Name Replace AHU-1	Year Observed 2020
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Inventory Classification	D304008009 - Central Station - 10,000 CFM, VAV
Description	
Section	AHU-1
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D30-97259
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	R+
Estimated Improved DCR	G+

Priority Rating	5-Potentially Critical	Recommend Full Component Replacement	Yes
Impact Type	Mission	Impact Score	9.0
		High Emphasis	No
Severity	Category I - Catastrophic		
Failure Probability	Subcategory B-Failure is predicted within a year after the inspection.		
ACI Priority	3-Relevant	SCI Priority	4 - Significant
DCR Priority	4-Significant	Risk Reduction Index	6.40

Problem Statement

AHU-1 is severely deteriorated.

Code Reference

Solution Statement

Replacement is recommended.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Repair central station A.H.U., 16,000 CFM	1	Ea.	\$297.00	\$0.00	\$1,175.00	\$0.00	\$883.00	\$2,355.00	
Replace central station A.H.U., 16,000 CFM	1	Ea.	\$7,525.00	\$0.00	\$53,000.00	\$0.00	\$36,315.00	\$96,840.00	
Total Cost with Burden								\$99,195.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

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Work Item Number D304008009-105256	Work Item Name Replace AHU-2	Year Observed 2020
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Inventory Classification	D304008009 - Central Station - 10,000 CFM, VAV
Description	-
Section	AHU-2
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D30-97306
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	R+
Estimated Improved DCR	G+

Priority Rating	4-Necessary, Not Yet Critical	Recommend Full Component Replacement	Yes
Impact Type	Deferable	Impact Score	2.5 High Emphasis No
Severity	Deferable		
Failure Probability	Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.		
ACI Priority	3-Relevant	SCI Priority	4 - Significant DCR Priority 4-Significant Risk Reduction Index 6.40

Problem Statement

AHU-2 is deteriorated.

Code Reference

Solution Statement

Replace AHU-2.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Repair central station A.H.U., 16,000 CFM	1	Ea.	\$297.00	\$0.00	\$1,175.00	\$0.00	\$883.00	\$2,355.00	
Replace central station A.H.U., 16,000 CFM	1	Ea.	\$7,525.00	\$0.00	\$53,000.00	\$0.00	\$36,315.00	\$96,840.00	
Total Cost with Burden								\$99,195.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

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Work Item Number D304008009-105257	Work Item Name Replace AHU-3	Year Observed 2020
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Inventory Classification	D304008009 - Central Station - 10,000 CFM, VAV
Description	-
Section	AHU-3
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Status	Active
Assigned to Work Package?	Yes
Current DCR	R+
Work Package ID	D30-97306
Estimated Improved DCR	G+
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Priority Rating	4-Necessary, Not Yet Critical	Recommend Full Component Replacement	Yes
Impact Type	Deferable	Impact Score	2.5 High Emphasis No
Severity	Deferable		
Failure Probability	Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.		
ACI Priority	3-Relevant	SCI Priority	4 - Significant
DCR Priority	4-Significant	Risk Reduction Index	6.40

Problem Statement

AHU-3 is deteriorated.

Code Reference

Solution Statement

Replace AHU-3.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Repair central station A.H.U., 16,000 CFM	1	Ea.	\$297.00	\$0.00	\$1,175.00	\$0.00	\$883.00	\$2,355.00	
Replace central station A.H.U., 16,000 CFM	1	Ea.	\$7,525.00	\$0.00	\$53,000.00	\$0.00	\$36,315.00	\$96,840.00	
Total Cost with Burden								\$99,195.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail
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Work Item Number D305003003-105255	Work Item Name Replace Fan Coils	Year Observed 2020
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Inventory Classification	D305003006 - Two Pipe Fan Coil Units - 2 ton
Description	-
Section	Cell Block
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	

Status Active	Assigned to Work Package? Yes
Current DCR R+	Work Package ID D30-97306
Estimated Improved DCR G+	Budget Category/Account Sustainment-Deficiency Repairs/Replacements

Priority Rating 3-Recommended	Recommend Full Component Replacement Yes
Impact Type Deferable	Impact Score 2.5 High Emphasis No
Severity Deferable	
Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).	
ACI Priority 3-Relevant	SCI Priority 4 - Significant DCR Priority 4-Significant Risk Reduction Index 6.40

Problem Statement

The fan coils in the dorm areas are deteriorated.

Code Reference

Solution Statement

Replace 29 fan coil units.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace fan coil units.	29	EA	\$26,552.00	\$500.00	\$68,919.00	\$0.00	\$57,582.00	\$153,554.00	
Total Cost with Burden								\$153,554.00	

Additional Photos



Work Item Detail

Albemarle Charlottesville Regional Jail

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Work Item Number D306001001-104903	Work Item Name Replace HVAC Controls	Year Observed 2020
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Inventory Classification	D306003001 - Pneumatic Control for Single Unit
Description	HVAC Controls
Section	-
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D30-97259
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	R+
Estimated Improved DCR	G+

Priority Rating	5-Potentially Critical	Recommend Full Component Replacement	Yes
Impact Type	Mission	Impact Score	7.0 High Emphasis
Severity	Category II - Critical		No
Failure Probability	Subcategory B-Failure is predicted within a year after the inspection.		
ACI Priority	3-Relevant	SCI Priority	4 - Significant
DCR Priority	4-Significant	Risk Reduction Index	6.40

Problem Statement

The controls are severely deteriorated.

Code Reference

Solution Statement

Replace the HVAC control system.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
HVAC, selective demolition, minimum labor/equipment charge	4	Job	\$1,960.00	\$0.00	\$0.00	\$0.00	\$1,176.00	\$3,136.00	
Control components/DDC system, subcontractor's quote incl. material & labor, host computer (average 50' run in conduit), package complete with PC, keyboard, printer, monitor & basic software	4	Ea.	\$12,600.00	\$0.00	\$6,300.00	\$0.00	\$11,340.00	\$30,240.00	
Control components/DDC system, front end costs, engineering labor, excl. drafting	123578	SF	\$76,400.00	\$0.00	\$49,800.00	\$0.00	\$75,720.00	\$201,920.00	
Total Cost with Burden								\$235,296.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail
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Work Item Number D306004001-104900	Work Item Name Replace Compressor	Year Observed 2020
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Inventory Classification	D306004001 - Controls, Air Compressor
Description	
Section	-
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D30-97259
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	R+
Estimated Improved DCR	G+

Priority Rating	4-Necessary, Not Yet Critical	Recommend Full Component Replacement	Yes
Impact Type	Mission	Impact Score	9.0 High Emphasis No
Severity	Category I - Catastrophic		
Failure Probability	Subcategory B-Failure is predicted within a year after the inspection.		
ACI Priority	3-Relevant	SCI Priority	4 - Significant
DCR Priority	4-Significant	Risk Reduction Index	6.40

Problem Statement

The compressor is severely deteriorated and replacement is recommended.

Code Reference

Solution Statement

Replace the compressor.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace compressor, system	1	Ea.	\$129.00	\$0.00	\$5,018.00	\$0.00	\$3,088.00	\$8,235.00	
Total Cost with Burden								\$8,235.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

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Work Item Number D409001001-104901	Work Item Name Life Safety-Test Carbon Monoxide Sensors	Year Observed 2020
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Inventory Classification	D409001001 - Carbon Dioxide Detector System
Description	
Section	-
Distress Type	Insufficient Capacity
Work Category	Life Safety
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D40-97260
Budget Category/Account	Maintenance-Unscheduled Maintenance

Status	Active
Current DCR	R+
Estimated Improved DCR	G

Priority Rating	5-Potentially Critical	Recommend Full Component Replacement	No
Impact Type	Safety	Impact Score	10.0
Severity	Category IV - Negligible	High Emphasis	Yes
Failure Probability	Subcategory B-Failure is predicted within a year after the inspection.		
ACI Priority	3-Relevant	SCI Priority	5 - Critical
DCR Priority	4-Significant	Risk Reduction Index	7.07

Problem Statement

The sensor is recommended for testing annually.

Code Reference

Solution Statement

Schedule and maintain testing.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Test to confirm operation	1	Ea.	\$1,200.00	\$0.00	\$0.00	\$0.00	\$720.00	\$1,920.00	
Inspect system	1	Ea.	\$30.00	\$0.00	\$0.00	\$0.00	\$18.00	\$48.00	
Total Cost with Burden								\$1,968.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

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Work Item Number D501003012-104890	Work Item Name Maintenance of Switchgear	Year Observed 2020
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Inventory Classification	D501003012 - Switchboard - 600 V, 2000 Amp
Description	MSBA
Section	-
Distress Type	Deteriorated
Work Category	Maintenance
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D50-97257
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	Y-
Estimated Improved DCR	G-

Priority Rating	4-Necessary, Not Yet Critical	Recommend Full Component Replacement	No
Impact Type	Mission	Impact Score	5.0 High Emphasis No
Severity	Category II - Critical		
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	3-Relevant	SCI Priority	5 - Critical
DCR Priority	3-Relevant	Risk Reduction Index	6.56

Problem Statement

The switchgear has not been maintained and needs servicing.

Code Reference

Solution Statement

Have switchgear serviced.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Repair switchgear 2000 A mainframe	1	Ea.	\$409.00	\$0.00	\$1,175.00	\$0.00	\$950.00	\$2,534.00	
Maintenance and inspection switchgear, mainframe	1	Ea.	\$49.00	\$0.00	\$0.00	\$0.00	\$29.00	\$78.00	
Total Cost with Burden								\$2,612.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

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Work Item Number D501005002-105031	Work Item Name Life Safety- Panel 100 Amp has Exceeded its Serviceable Life	Year Observed 2020
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Inventory Classification	D501005002 - Main Lugs, 120/208/240 V, 125 amp, three phase
Description	100 Amp
Section	1972
Distress Type	Deteriorated
Work Category	Life Safety
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D50-97257
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	R
Estimated Improved DCR	G+

Priority Rating	5-Potentially Critical	Recommend Full Component Replacement	Yes
Impact Type	Mission	Impact Score	5.0
Severity	Category I - Catastrophic	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	3-Relevant	SCI Priority	5 - Critical
DCR Priority	4-Significant	Risk Reduction Index	7.07

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement

Replace the panel with a new panel.

Location Details

Floor(s)	FL 1	Room(s)	Kitchen	Area Description	1972 Section				
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Maintenance and inspection lighting panel, indoor	1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00	
Replace load center, 100 A	1	Ea.	\$610.00	\$0.00	\$159.00	\$0.00	\$461.00	\$1,230.00	
Replace safety switch, 240 V, 3 pole	1	Ea.	\$233.00	\$0.00	\$132.00	\$0.00	\$219.00	\$584.00	
Total Cost with Burden								\$1,864.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

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Work Item Number D501005002-105032	Work Item Name Life Safety- Panel F has Exceeded its Serviceable Life	Year Observed 2020
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Inventory Classification	D501005002 - Main Lugs, 120/208/240 V, 125 amp, three phase
Description	F
Section	1972
Distress Type	Deteriorated
Work Category	Life Safety
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D50-97257
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	R
Estimated Improved DCR	G+

Priority Rating	5-Potentially Critical	Recommend Full Component Replacement	Yes
Impact Type	Mission	Impact Score	5.0
Severity	Category I - Catastrophic	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	3-Relevant	SCI Priority	5 - Critical
DCR Priority	4-Significant	Risk Reduction Index	7.07

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement

Replace the panel with a new panel.

Location Details

Floor(s)	Room(s)	Area Description							
FL 1	Boiler	1972 Section							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Maintenance and inspection lighting panel, indoor	1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00	
Replace load center, 125 A	1	Ea.	\$610.00	\$0.00	\$159.00	\$0.00	\$461.00	\$1,230.00	
Replace safety switch, 240 V, 3 pole	1	Ea.	\$233.00	\$0.00	\$132.00	\$0.00	\$219.00	\$584.00	
Total Cost with Burden								\$1,864.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

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Work Item Number D501005002-105033	Work Item Name Life Safety- Panel H has Exceeded its Serviceable Life	Year Observed 2020
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Inventory Classification	D501005002 - Main Lugs, 120/208/240 V, 125 amp, three phase
Description	H
Section	1972
Distress Type	Deteriorated
Work Category	Life Safety
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D50-97257
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	R
Estimated Improved DCR	G+

Priority Rating	5-Potentially Critical	Recommend Full Component Replacement	Yes
Impact Type	Mission	Impact Score	5.0
Severity	Category I - Catastrophic	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	3-Relevant	SCI Priority	5 - Critical
DCR Priority	4-Significant	Risk Reduction Index	7.07

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement

Replace the panel with a new panel.

Location Details

Floor(s)	FL 1	Room(s)	Janitor Closet	Area Description	1972 Section				
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Maintenance and inspection lighting panel, indoor	1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00	
Replace load center, 125 A	1	Ea.	\$610.00	\$0.00	\$159.00	\$0.00	\$461.00	\$1,230.00	
Replace safety switch, 240 V, 3 pole	1	Ea.	\$233.00	\$0.00	\$132.00	\$0.00	\$219.00	\$584.00	
Total Cost with Burden								\$1,864.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

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Work Item Number D501005002-105034	Work Item Name Life Safety- Panel D has Exceeded its Serviceable Life	Year Observed 2020
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Inventory Classification	D501005002 - Main Lugs, 120/208/240 V, 125 amp, three phase
Description	D
Section	1972
Distress Type	Deteriorated
Work Category	Life Safety
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D50-97257
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	R
Estimated Improved DCR	G+

Priority Rating	5-Potentially Critical	Recommend Full Component Replacement	Yes
Impact Type	Mission	Impact Score	5.0
Severity	Category I - Catastrophic	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	3-Relevant	SCI Priority	5 - Critical
DCR Priority	4-Significant	Risk Reduction Index	7.07

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement

Replace the panel with a new panel.

Location Details

Floor(s)	FL 1	Room(s)	Janitor Closet	Area Description	1972 Section				
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Maintenance and inspection lighting panel, indoor	1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00	
Replace load center, 125 A	1	Ea.	\$610.00	\$0.00	\$159.00	\$0.00	\$461.00	\$1,230.00	
Replace safety switch, 240 V, 3 pole	1	Ea.	\$233.00	\$0.00	\$132.00	\$0.00	\$219.00	\$584.00	
Total Cost with Burden								\$1,864.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

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Work Item Number D501005005-105022	Work Item Name Life Safety- Panel 3X has Exceeded its Serviceable Life	Year Observed 2020
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Inventory Classification	D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase
Description	Panel 3X
Section	1972
Distress Type	Deteriorated
Work Category	Life Safety
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D50-97257
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	R
Estimated Improved DCR	G+

Priority Rating	5-Potentially Critical	Recommend Full Component Replacement	Yes
Impact Type	Mission	Impact Score	5.0
Severity	Category I - Catastrophic	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	3-Relevant	SCI Priority	5 - Critical
DCR Priority	4-Significant	Risk Reduction Index	7.07

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement

Replace the panel with a new panel.

Location Details

Floor(s)	Room(s)	Area Description							
FL 1	Mechanical	1972 Section							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace switchgear, 225 A	1	Ea.	\$1,073.00	\$0.00	\$4,125.00	\$0.00	\$3,119.00	\$8,317.00	
Maintenance and inspection switchgear, indoor, less than 600 V	1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00	
Total Cost with Burden								\$8,367.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

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Work Item Number D501005005-105023	Work Item Name Life Safety- Panel 2X has Exceeded its Serviceable Life	Year Observed 2020
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Inventory Classification	D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase
Description	Panel 2X
Section	1972
Distress Type	Deteriorated
Work Category	Life Safety
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D50-97257
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	R
Estimated Improved DCR	G+

Priority Rating	5-Potentially Critical	Recommend Full Component Replacement	Yes
Impact Type	Mission	Impact Score	5.0
Severity	Category I - Catastrophic	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	3-Relevant	SCI Priority	5 - Critical
DCR Priority	4-Significant	Risk Reduction Index	7.07

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement

Replace the panel with a new panel.

Location Details

Floor(s)	FL 1	Room(s)	Mechanical	Area Description	1972 Section				
Cost Description		Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace switchgear, 225 A		1	Ea.	\$1,073.00	\$0.00	\$4,125.00	\$0.00	\$3,119.00	\$8,317.00
Maintenance and inspection switchgear, indoor, less than 600 V		1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00
Total Cost with Burden									\$8,367.00

Additional Photos

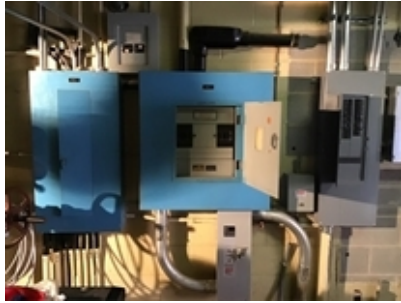
Work Item Detail

Albemarle Charlottesville Regional Jail

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Work Item Number D501005005-105024	Work Item Name Life Safety- Panel X has Exceeded its Serviceable Life	Year Observed 2020
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Inventory Classification	D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase
Description	X
Section	1972
Distress Type	Deteriorated
Work Category	Life Safety
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D50-97257
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	R
Estimated Improved DCR	G+

Priority Rating	5-Potentially Critical	Recommend Full Component Replacement	Yes
Impact Type	Mission	Impact Score	5.0
Severity	Category I - Catastrophic	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	3-Relevant	SCI Priority	5 - Critical
DCR Priority	4-Significant	Risk Reduction Index	7.07

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement

Replace the panel with a new panel.

Location Details

Floor(s)	FL 1	Room(s)	Boiler	Area Description	1972 Section				
Cost Description		Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace switchgear, 225 A		1	Ea.	\$1,073.00	\$0.00	\$4,125.00	\$0.00	\$3,119.00	\$8,317.00
Maintenance and inspection switchgear, indoor, less than 600 V		1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00
Total Cost with Burden									\$8,367.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

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Work Item Number D501005005-105025	Work Item Name Life Safety- Panel IX has Exceeded its Serviceable Life	Year Observed 2020
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Inventory Classification	D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase
Description	IX
Section	1972
Distress Type	Deteriorated
Work Category	Life Safety
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D50-97257
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	R
Estimated Improved DCR	G+

Priority Rating	5-Potentially Critical	Recommend Full Component Replacement	Yes
Impact Type	Mission	Impact Score	5.0
Severity	Category I - Catastrophic	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	3-Relevant	SCI Priority	5 - Critical
DCR Priority	4-Significant	Risk Reduction Index	7.07

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement

Replace the panel with a new panel.

Location Details

Floor(s)	FL 1	Room(s)	Boiler	Area Description	1972 Section				
Cost Description		Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace switchgear, 225 A		1	Ea.	\$1,073.00	\$0.00	\$4,125.00	\$0.00	\$3,119.00	\$8,317.00
Maintenance and inspection switchgear, indoor, less than 600 V		1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00
Total Cost with Burden									\$8,367.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

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Work Item Number D501005005-105026	Work Item Name Life Safety- Panel B has Exceeded its Serviceable Life	Year Observed 2020
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Inventory Classification	D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase
Description	B
Section	1972
Distress Type	Deteriorated
Work Category	Life Safety
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D50-97257
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	R
Estimated Improved DCR	G+

Priority Rating	5-Potentially Critical	Recommend Full Component Replacement	Yes
Impact Type	Mission	Impact Score	5.0
Severity	Category I - Catastrophic	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	3-Relevant	SCI Priority	5 - Critical
DCR Priority	4-Significant	Risk Reduction Index	7.07

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement

Replace the panel with a new panel.

Location Details

Floor(s)	FL 1	Room(s)	Kitchen Store	Area Description	1972 Section				
Cost Description		Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace switchgear, 225 A		1	Ea.	\$1,073.00	\$0.00	\$4,125.00	\$0.00	\$3,119.00	\$8,317.00
Maintenance and inspection switchgear, indoor, less than 600 V		1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00
Total Cost with Burden									\$8,367.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

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Work Item Number D501005005-105027	Work Item Name Life Safety- Panel A has Exceeded its Serviceable Life	Year Observed 2020
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Inventory Classification	D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase
Description	A
Section	1972
Distress Type	Deteriorated
Work Category	Life Safety
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D50-97257
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	R
Estimated Improved DCR	G+

Priority Rating	5-Potentially Critical	Recommend Full Component Replacement	Yes
Impact Type	Mission	Impact Score	5.0
Severity	Category I - Catastrophic	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	3-Relevant	SCI Priority	5 - Critical
DCR Priority	4-Significant	Risk Reduction Index	7.07

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement

Replace the panel with a new panel.

Location Details

Floor(s)	FL 1	Room(s)	Kitchen	Area Description	1972 Section				
Cost Description		Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace switchgear, 225 A		1	Ea.	\$1,073.00	\$0.00	\$4,125.00	\$0.00	\$3,119.00	\$8,317.00
Maintenance and inspection switchgear, indoor, less than 600 V		1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00
Total Cost with Burden									\$8,367.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

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Work Item Number D501005005-105028	Work Item Name Life Safety- Panel G has Exceeded its Serviceable Life	Year Observed 2020
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Inventory Classification	D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase
Description	G
Section	1972
Distress Type	Deteriorated
Work Category	Life Safety
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D50-97257
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR R

Estimated Improved DCR G+

Priority Rating 5-Potentially Critical

Impact Type Mission

Severity Category I - Catastrophic

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 3-Relevant **SCI Priority** 5 - Critical **DCR Priority** 4-Significant **Risk Reduction Index** 7.07

Recommend Full Component Replacement Yes

Impact Score 5.0 **High Emphasis** No

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement

Replace the panel with a new panel.

Location Details

Floor(s) FL 1 **Room(s)** Boiler **Area Description** 1972 Section

Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace switchgear, 225 A	1	Ea.	\$1,073.00	\$0.00	\$4,125.00	\$0.00	\$3,119.00	\$8,317.00
Maintenance and inspection switchgear, indoor, less than 600 V	1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00
Total Cost with Burden								\$8,367.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

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Work Item Number D501005005-105029	Work Item Name Life Safety- Panel E has Exceeded its Serviceable Life	Year Observed 2020
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Inventory Classification	D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase
Description	E
Section	1972
Distress Type	Deteriorated
Work Category	Life Safety
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D50-97257
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR R

Estimated Improved DCR G+

Priority Rating 5-Potentially Critical

Impact Type Mission

Severity Category I - Catastrophic

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 3-Relevant **SCI Priority** 5 - Critical **DCR Priority** 4-Significant **Risk Reduction Index** 7.07

Recommend Full Component Replacement Yes

Impact Score 5.0 **High Emphasis** No

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement

Replace the panel with a new panel.

Location Details

Floor(s) FL 1 **Room(s)** Mechanical **Area Description** 1972 Section

Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace switchgear, 225 A	1	Ea.	\$1,073.00	\$0.00	\$4,125.00	\$0.00	\$3,119.00	\$8,317.00
Maintenance and inspection switchgear, indoor, less than 600 V	1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00
Total Cost with Burden								\$8,367.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

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Work Item Number D501005005-105030	Work Item Name Life Safety- Panel C has Exceeded its Serviceable Life	Year Observed 2020
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Inventory Classification	D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase
Description	C
Section	1972
Distress Type	Deteriorated
Work Category	Life Safety
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D50-97257
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR R

Estimated Improved DCR G+

Priority Rating 5-Potentially Critical

Impact Type Mission

Severity Category I - Catastrophic

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 3-Relevant **SCI Priority** 5 - Critical **DCR Priority** 4-Significant **Risk Reduction Index** 7.07

Recommend Full Component Replacement Yes

Impact Score 5.0 **High Emphasis** No

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement

Replace the panel with a new panel.

Location Details

Floor(s) FL 1 **Room(s)** Mechanical **Area Description** 1972 Section

Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace switchgear, 225 A	1	Ea.	\$1,073.00	\$0.00	\$4,125.00	\$0.00	\$3,119.00	\$8,317.00
Maintenance and inspection switchgear, indoor, less than 600 V	1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00
Total Cost with Burden								\$8,367.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

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Work Item Number D502001001-104891	Work Item Name Corroded Conduit	Year Observed 2020
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Inventory Classification	D502001001 - Branch Wiring
Description	-
Section	1998 IRM
Distress Type	Deteriorated
Work Category	Life Safety
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D50-97257
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	G
Estimated Improved DCR	G+

Priority Rating	5-Potentially Critical	Recommend Full Component Replacement	Yes
Impact Type	Safety	Impact Score	10.0
Severity	Category II - Critical	High Emphasis	No
Failure Probability	Subcategory A-System is in a state of failure.		
ACI Priority	3-Relevant	SCI Priority	4 - Significant
DCR Priority	1-Low	Risk Reduction Index	5.10

Problem Statement

The conduit in the main electrical room is severely corroded.

Code Reference

Solution Statement

Replace 30' of emt codiut.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace branch wiring with junction box	0	M.L.F.	\$296.00	\$0.00	\$53.00	\$0.00	\$209.00	\$558.00	
Replace EMT conduit, 1" diameter	0	M.L.F.	\$1,424.00	\$0.00	\$764.00	\$0.00	\$1,313.00	\$3,501.00	
Maintenance and inspection circuit breaker, enclosed, 240 V, 3 pole	1	Ea.	\$25.00	\$0.00	\$0.00	\$0.00	\$15.00	\$40.00	
Total Cost with Burden								\$4,099.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

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Work Item Number D502001001-105065	Work Item Name Life Safety, Missing Conduit Covers	Year Observed 2020
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Inventory Classification	D502001001 - Branch Wiring
Description	-
Section	1972
Distress Type	Missing
Work Category	Life Safety
Green Opportunity	
Green Evaluation	
Status	Active
Assigned to Work Package?	Yes
Current DCR	Y
Work Package ID	D50-97257
Estimated Improved DCR	G-
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Priority Rating	6-Currently Critical	Recommend Full Component Replacement	No
Impact Type	Mission	Impact Score	9.0
Severity	Category I - Catastrophic	High Emphasis	No
Failure Probability	Subcategory A-System is in a state of failure.		
ACI Priority	3-Relevant	SCI Priority	4 - Significant
DCR Priority	3-Relevant	Risk Reduction Index	5.83

Problem Statement

Conduit LB covers are missing on the exterior wall of the boiler room.

Code Reference

Solution Statement

Install 2 conduit covers on 4" LB's on exterior wall of 1972 boiler room.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Maintenance and inspection	1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00	
Repair conduit cover	1	Ea.	\$95.00	\$0.00	\$345.00	\$0.00	\$264.00	\$704.00	
Total Cost with Burden								\$754.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

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Work Item Number D502002013-105019	Work Item Name Replace light fixtures in Inmate exercise area	Year Observed 2020
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Inventory Classification	D502002013 - Interior Lighting, FL - 2 Lamp T8
Description	Surface Mount Vapor Tight Fixture
Section	1998 Housing
Distress Type	Broken
Work Category	Repairs and Replacements
Green Opportunity	Energy Efficiency
Green Evaluation	Lighting
Assigned to Work Package?	Yes
Work Package ID	D50-97257
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status	Active
Current DCR	R-
Estimated Improved DCR	G+

Priority Rating	6-Currently Critical	Recommend Full Component Replacement	Yes
Impact Type	Safety	Impact Score	10.0
Severity	Category III - Marginal	High Emphasis	Yes
Failure Probability	Subcategory A-System is in a state of failure.		
ACI Priority	3-Relevant	SCI Priority	4 - Significant
DCR Priority	5-High	Risk Reduction Index	7.07

Problem Statement

The vapor tight fixtures are not vandal resistant and the fixture lenses and lamps have been broken and are missing.

Code Reference

Solution Statement

Replace light fixtures with damp location security correctional style light fixtures.

Location Details

Floor(s) FL1, FL3, FL5 **Room(s)** Exercise 115, 315, 515 **Area Description** Inmate Exercise Area

Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Maintenance and repair breaker, molded case, 480 V, 2 pole	82	Ea.	\$4,469.00	\$0.00	\$0.00	\$0.00	\$2,681.00	\$7,150.00
Replace Surface Mount Vapor Tight Fixture	82	Ea.	\$18,009.00	\$0.00	\$72,980.00	\$0.00	\$54,593.00	\$145,582.00
Total Cost with Burden								\$152,732.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

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Work Item Number D502002026-105175	Work Item Name Replace Interior Fixtures	Year Observed 2020
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Inventory Classification	D502002026 - Interior Lighting, CFL
Description	Compact Fluorescent Jar Fixture with Guard
Section	1972
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	

Status Active	Assigned to Work Package? Yes
Current DCR Y-	Work Package ID D50-97295
Estimated Improved DCR G+	Budget Category/Account Sustainment-Deficiency Repairs/Replacements

Priority Rating 4-Necessary, Not Yet Critical	Recommend Full Component Replacement Yes
Impact Type Deferable	Impact Score 2.5 High Emphasis No
Severity Deferable	
Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).	
ACI Priority 3-Relevant	SCI Priority 4 - Significant DCR Priority 3-Relevant Risk Reduction Index 5.83

Problem Statement

The interior light fixtures are deteriorated.

Code Reference

Solution Statement

Replace 73 interior fixtures.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace interior fixtures.	73	EA	\$9,000.00	\$0.00	\$14,527.00	\$0.00	\$14,116.00	\$37,643.00	
Total Cost with Burden								\$37,643.00	

Additional Photos

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