

Project: Petoskey District Library

Address: 500 East Mitchell Street
Petoskey, Michigan 49770

Date Prepared: 05/12/2022

Date Revised:



PETOSKEY DISTRICT LIBRARY

FACILITY ASSESSMENT	YEAR OF INSTALLATION	EQUIPMENT REPAIRED OR REPLACED	NUMBER OF UNITS		ACTUAL AGE	ESTIMATED ECONOMIC LIFE	PERCENTAGE DEPRECIATED	REPLACEMENT SCHEDULE	UNIT COST	REPLACEMENT COST	INITIAL DEPOSIT	NEAR TERM ANNUAL DEPOSIT: YEARS 1-5	LONG TERM ANNUAL DEPOSIT: YEARS 6-10	REMAINDER ANNUAL DEPOSIT: YEARS 11-15	NOTES
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SITE NARRATIVE

Sidewalk Paving (4" concrete)	2004		3000	SF	18	30	60%	12	\$8.00	\$24,000	\$14,400	\$927	\$1,231	\$1,710	
Stair railing and handrails	2004		18	EA	18	20	90%	2	\$750.00	\$13,500	See Note 2	See Note 2	See Note 2	See Note 2	Painting of existing stair handrail/guardrail
Accessible ADA Ramp	2004	2024	320	SF	18	30	60%	12	\$0.00	See Note 1	See Note 1	See Note 1	See Note 1	See Note 1	Rebuilt in 2024
Fence (42"H, Picket)	2004		1625	SF	18	20	90%	2	\$30.00	\$48,750	\$43,875	\$2,825	\$3,751	\$5,209	
Retaining Wall (4H @ sidewalk, w/Cast Stone Coping)	2004		160	LF	18	30	60%	12	\$225.00	\$36,000	\$21,600	\$1,391	\$1,847	\$2,564	
Pavers	2004		900	SF	18	25	72%	7	\$12.00	\$10,800	\$7,776	\$501	\$665	\$923	
Landscaping/Seeding	2004		1200	SY	18	50	36%	32	\$0.00	\$0	\$0	\$0	\$0	\$0	No Observed or Reported Concerns
Site Signage	2004		1	EA	18	25	72%	7	\$5,000.00	\$5,000	\$3,600	\$232	\$308	\$427	

The Basic Architecture Building Narrative

Foundation	2004		300	LF	18	75	24%	57	\$0.00	\$0	\$0	\$0	\$0	\$0	No Future costs within 15 year period - No Observed or Reported Concerns
Structural System	2004		9300	SF	18	75	24%	57	\$0.00	\$0	\$0	\$0	\$0	\$0	No Future costs within 15 year period - No Observed or Reported Concerns
Roof Structure	2004		11150	SF	18	75	24%	57	\$0.00	\$0	\$0	\$0	\$0	\$0	No Future costs within 15 year period - No Observed or Reported Concerns
Roof Covering - Shingle Roofing/Flashings/Ridge Vent/Etc	2004	2025	10700	SF	18	20	90%	2	\$30.00	\$321,000	\$288,900	\$18,602	\$24,701	\$34,299	
Roof Covering - Single Ply Membrane/Flashings/Copings/Etc.	2004	2025	450	SF	18	20	90%	2	\$30.00	\$13,500	\$12,150	\$782	\$1,039	\$1,442	
Internal Gutters	2004		150	LF	18	20	90%	2	\$20.00	See Note 1	See Note 1	See Note 1	See Note 1	See Note 1	
Roof Hatch	2004		1	EA	18	50	36%	32	\$0.00	\$0	\$0	\$0	\$0	\$0	No Future costs within 15 year period - No Observed or Reported Concerns
Cupola	2004		1	EA	18	50	36%	32	\$0.00	See Note 1	See Note 1	See Note 1	See Note 1	See Note 1	Add Destratification fan?? New glass
Exterior Common Doors	2004		6	EA	18	25	72%	7	\$1,250.00	\$7,500	\$5,400	\$348	\$462	\$641	
Exterior Walls - Brick	2004	2024	7600	SF	18	50	36%	32	\$35.00	See Note 1	See Note 1	See Note 1	See Note 1	See Note 1	Tuckpointing and repairs to existing brick veneer.
Exterior Walls - Stone banding/Accents	2004	2024	2300	SF	18	50	36%	32	\$45.00	See Note 1	See Note 1	See Note 1	See Note 1	See Note 1	Tuckpointing and repairs to existing limestone.
Entry Column/Pilaster	2004		8	EA	18	50	36%	32	\$0.00	\$0	\$0	\$0	\$0	\$0	No Future costs within 15 year period - No Observed or Reported Concerns
Aluminum Windows	2004		62	EA	18	30	60%	12	\$1,350.00	\$83,700	\$50,220	\$3,234	\$4,294	\$5,962	
Caulk Control Joints, Windows & Flashings	2004	2024	1	EA	18	15	100%	(3)	\$0.00	See Note 1	See Note 1	See Note 1	See Note 1	See Note 1	Remove and replace existing caulking and control joints.
Chemically Clean and Waterproof Exterior	2004		1		18	15	100%	(3)	\$5,000.00	\$5,000	\$5,000	\$386	\$513	\$712	
Elevator and Machinery	2004		1	EA	18	30	60%	12	\$65,000.00	\$65,000	\$39,000	\$2,511	\$3,335	\$4,630	Machine upgrades in future may occur - No Observed or Reported Concerns

INTERIOR FINISHES

FACILITY ASSESSMENT																
	YEAR OF INSTALLATION	EQUIPMENT REPAIRED OR REPLACED	NUMBER OF UNITS		ACTUAL AGE	ESTIMATED ECONOMIC LIFE	PERCENTAGE DEPRECIATED	REPLACEMENT SCHEDULE		UNIT COST	REPLACEMENT COST	INITIAL DEPOSIT	NEAR TERM ANNUAL DEPOSIT: YEARS 1-5	LONG TERM ANNUAL DEPOSIT: YEARS 6-10	REMAINDER ANNUAL DEPOSIT: YEARS 11-15	NOTES
Flooring																
Lower Level Carpet	2004		4600	SF	18	10	100%	(8)		\$6.00	\$27,600	\$27,600	\$3,199	\$4,248	\$5,898	Well Maintained but nearing end of useful life - 5 year replacements
Lower Level Terrazzo	2004		660	SF	18	25	72%	7		\$8.00	\$5,280	\$3,802	\$245	\$325	\$451	
Lower Level VCT	2004		1250	SF	18	20	90%	2		\$3.00	\$3,750	\$3,375	\$217	\$289	\$401	Well Maintained but nearing end of useful life - 5 year replacements
First Floor Carpet	2004		6000	SF	18	10	100%	(8)		\$6.00	\$36,000	\$36,000	\$4,172	\$5,540	\$7,693	Well Maintained but nearing end of useful life - 5 year replacements
First Floor Terrazzo	2004		2200	SF	18	25	72%	7		\$8.00	\$17,600	\$12,672	\$816	\$1,083	\$1,504	
First Floor VCT	2004		1800	SF	18	20	90%	2		\$3.00	\$5,400	\$4,860	\$313	\$416	\$577	Well Maintained but nearing end of useful life - 5 year replacements
Second Floor Terrazzo	2004		30	SF	18	25	72%	7		\$8.00	\$240	\$173	\$11	\$15	\$21	
Second Floor Carpet	2004		7900	SF	18	10	100%	(8)		\$6.00	\$47,400	\$47,400	\$5,494	\$7,295	\$10,129	Well Maintained but nearing end of useful life - 5 year replacements
Second Floor VCT	2004		1900	SF	18	20	90%	2		\$3.00	\$5,700	\$5,130	\$330	\$439	\$609	Well Maintained but nearing end of useful life - 5 year replacements
Ceramic tile	2004		500	SF	18	25	72%	7		\$10.00	\$5,000	\$3,600	\$232	\$308	\$427	
Sealed Concrete	2004		250	SF	18	25	72%	7		\$2.50	\$625	\$450	\$29	\$38	\$53	
Ceiling																
Acoustical ceiling tile and grid	2004		14500	SF	18	20	90%	2		\$5.00	\$72,500	\$65,250	\$4,201	\$5,579	\$7,747	Well Maintained but nearing end of useful life - 5 year replacements
Wood Veneer Panels (stair 4)	2004		400	SF	18	20	90%	2		\$18.00	\$7,200	\$6,480	\$417	\$554	\$769	
Gypsum board ceilings - Paint	2004		7800	SF	18	15	100%	(3)		\$2.50	\$19,500	\$19,500	\$1,507	\$2,001	\$2,778	Well Maintained but nearing end of useful life - 5 year replacements
Walls																
Painted gypsum board	2004		18000		18	15	100%	(3)		\$2.00	\$36,000	\$36,000	\$2,782	\$3,694	\$5,129	Well Maintained but nearing end of useful life - 5 year replacements
Ceramic Tile	2004		800	SF	18	25	72%	7		\$10.00	\$8,000	\$5,760	\$371	\$492	\$684	
Wainscot (from Interior Elevations)	2004		1650	SF	18	25	72%	7		\$6.00	\$9,900	\$7,128	\$459	\$609	\$846	
Toilet Partitions and Accessories	2004		4		18	25	72%	7		\$7,500.00	\$30,000	\$21,600	\$1,391	\$1,847	\$2,564	
Interior wood doors/hm frame	2004		29	EA	18	25	72%	7		\$650.00	\$18,850	\$13,572	\$874	\$1,160	\$1,611	
Interior hollow metal doors/frames	2004		26	EA	18	25	72%	7		\$850.00	\$22,100	\$15,912	\$1,025	\$1,360	\$1,889	
Interior Rolling Fire Door	2004		1	EA	18	25	72%	7		\$3,500.00	\$3,500	\$2,520	\$162	\$215	\$299	Currently non-operational
Interior Borrowed Lites (HM Frame)	2004		800	SF	18	25	72%	7		\$65.00	\$52,000	\$37,440	\$2,411	\$3,201	\$4,445	
Interior casework	2004		350	LF	18	20	90%	2		\$50.00	\$17,500	\$15,750	\$1,014	\$1,347	\$1,870	
Lockers (2High)	2004		8	EA	18	25	72%	7		\$350.00	\$2,800	\$2,016	\$130	\$172	\$239	
Interior Composite Columns (10'-6"H, at Rotunda)	2004		18	EA	18	25	72%	7		\$400.00	\$7,200	\$5,184	\$334	\$443	\$615	
Interior Stair Railings/Handrails - Wood	2004		200	LF	18	25	72%	7		\$75.00	\$15,000	\$10,800	\$695	\$923	\$1,282	
Interior Stair Railings/Handrails - Aluminum	2004		300	LF	18	25	72%	7		\$50.00	\$15,000	\$10,800	\$695	\$923	\$1,282	
Kitchen/workroom appliances																
Microwave	2004		1		18	12	100%	(6)		\$300.00	\$300	\$300	\$29	\$38	\$53	Well Maintained but nearing end of useful life
Dishwasher	2004		1		18	12	100%	(6)		\$800.00	\$800	\$800	\$77	\$103	\$142	Well Maintained but nearing end of useful life
Range	2004		1		18	20	90%	2		\$1,200.00	\$1,200	\$1,080	\$70	\$92	\$128	Well Maintained but nearing end of useful life
Refrigerator	2004		1		18	12	100%	(6)		\$1,800.00	\$1,800	\$1,800	\$174	\$231	\$321	Well Maintained but nearing end of useful life
Elevator Cab/Doors Finishes	2004		1		18	30	60%	12		\$16,000.00	\$16,000	\$9,600	\$618	\$821	\$1,140	Update cab finishes for future operations.

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LIFE SAFETY																
Fire Suppression Systems	2004		1		18	50	36%	32	\$0.00	See Note 1	See Note 1	See Note 1	See Note 1	See Note 1	No observed or reported problems but testing of heads should begin.	
Emergency / Egress Lighting	2004		50	EA	18	15	100%	(3)	\$0.00	See Note 1	See Note 1	See Note 1	See Note 1	See Note 1	Remove EBU's, install LED luminaires with battery backup	
Fire Alarm Panel	2004		1		18	20	90%	2	\$65,000.00	\$65,000	\$58,500	\$3,767	\$5,002	\$6,945	Plan for replacement of the fire alarm system in the next 10 years.	
Fire Alarm Pull Station	2004		11	EA	18	20	90%	2	\$650.00	\$7,150	\$6,435	\$414	\$550	\$764	Plan for replacement of the fire alarm system in the next 10 years.	
Fire Alarm Horn/Strobe Combination	2004		12	EA	18	20	90%	2	\$650.00	\$7,800	\$7,020	\$452	\$600	\$833	Plan for replacement of the fire alarm system in the next 10 years.	
Fire Alarm Strobe	2004		1	EA	18	20	90%	2	\$600.00	\$600	\$540	\$35	\$46	\$64	Plan for replacement of the fire alarm system in the next 10 years.	
Fire Alarm Horn	2004		1	EA	18	20	90%	2	\$600.00	\$600	\$540	\$35	\$46	\$64	Plan for replacement of the fire alarm system in the next 10 years.	
Fire Extinguishers	2004		6	EA	5	10	50%	5	\$500.00	\$3,000	\$1,500	\$348	\$462	\$641	No Observed or Reported Concerns and have current tags.	
Mechanical / Plumbing																
Furnaces (Attic Space)	2004		14	EA	18	15	100%	(3)	\$7,500.00	\$105,000	\$105,000	\$8,113	\$10,773	\$14,959	See Design Recommendation for a new replacement system & cost	
Condensing Units (on roof)	2004		13	EA	18	15	100%	(3)	\$4,000.00	\$52,000	\$52,000	\$4,018	\$5,335	\$7,408	See Design Recommendation for a new replacement system & cost	
FP Riser	2004		1	EA	18	50	36%	32	\$5,500.00	\$5,500	\$1,980	\$127	\$169	\$235		
Snow melt Boilers	2004		1	EA	18	20	90%	2	\$20,000.00	\$20,000	\$18,000	\$1,159	\$1,539	\$2,137		
Snowmelt Pumps	2004		1	EA	18	15	100%	0	\$15,000.00	\$15,000	\$15,000	\$1,159	\$1,539	\$2,137		
Diffusers/Grilles	2004		130	EA	18	50	36%	1	\$350.00	\$45,500	\$16,380	\$1,055	\$1,400	\$1,945		
Exhaust Fans	2004		6	EA	18	15	100%	1	\$1,250.00	\$7,500	\$7,500	\$580	\$770	\$1,069		
Plumbing Distribution	2004		1	EA	18	50	36%	32	\$0.00	\$0	\$0	\$0	\$0	\$0	No Future costs within 15 year period - No Observed or Reported Concerns	
Plumbing Drainage	2004		1	EA	18	50	36%	32	\$0.00	\$0	\$0	\$0	\$0	\$0	No Future costs within 15 year period - No Observed or Reported Concerns	
Electric Unit Heater	2004		3	EA	18	25	72%	7	\$4,000.00	\$12,000	\$8,640	\$556	\$739	\$1,026		
Wall Hydrant	2004		1	EA	18	50	36%	32	\$0.00	\$0	\$0	\$0	\$0	\$0	No Future costs within 15 year period - No Observed or Reported Concerns	
Water Heater	2004		3	EA	18	20	90%	2	\$5,000.00	\$15,000	\$13,500	\$869	\$1,154	\$1,603		
Mop Sink	2004		1	EA	18	30	60%	12	\$1,400.00	\$1,400	\$840	\$54	\$72	\$100		
Water Closets	2004		7	EA	18	20	90%	2	\$1,100.00	\$7,700	\$6,930	\$446	\$593	\$823		
Lavatories	2004		14	EA	18	25	72%	7	\$800.00	\$11,200	\$8,064	\$519	\$689	\$957		
Lavatory Faucets	2004		14	EA	18	20	90%	2	\$250.00	\$3,500	\$3,150	\$203	\$269	\$374		
Urinals	2004		2	EA	18	25	72%	7	\$1,400.00	\$2,800	\$2,016	\$130	\$172	\$239		
Water Coolers	2004	2015	2	EA	7	20	35%	13	\$2,400.00	\$4,800	\$1,680	\$278	\$369	\$513		
Electrical Systems																
Building Service	2004		1	EA	18	40	45%	22	\$0.00	\$0	\$0	\$0	\$0	\$0	No Future costs within 15 year period - No Observed or Reported Concerns	
General Power	2004		1	EA	18	40	45%	22	\$0.00	\$0	\$0	\$0	\$0	\$0	No Future costs within 15 year period - No Observed or Reported Concerns	
Snow-Melt/Anti-Ice System (Raychem Electric)	2004	2024	3	EA	18	40	45%	2	\$0.00	See Note 1	See Note 1	See Note 1	See Note 1	See Note 1	Remove and replace gutter heat trace	
Exterior Bldg. Mounted Lighting	2004		30	EA	18	20	90%	2	\$1,500.00	\$45,000	\$40,500	\$2,608	\$3,463	\$4,808	Building mounted lighting will need to be replaced in the near future	
Interior Lighting	2004		145	EA	18	20	90%	2	\$500.00	\$72,500	\$65,250	\$4,201	\$5,579	\$7,747		
Exit Signs	2004		15	EA	18	20	90%	2	\$300.00	\$4,500	\$4,050	\$261	\$346	\$481		

