

Parking Operations



Capital Improvement Committee Update

June 2014



Facilities Condition Assessment Program—Parking Fund

Summary

DPW Facilities Development and Management (FDM) conducted the facilities condition assessment update on behalf of the DPW-Parking Fund. The review includes a 20-year capital expenditure analysis at five parking structures and other parking assets managed by the Parking Fund staff.

The FCAP analysis combines cost information and capital improvement planning from various sources. The parking fund staff provides recommendations for all non-parking structure anticipated capital improvement projects such as parking meter replacements, revenue control equipment, surface lot repaving, etc. The structural engineering staff of DPW-Infrastructure Services inspects and recommends structural repairs to the five parking structures for the upcoming six years. The facilities development and management staff of DPW infrastructure Services recommends electrical and mechanical projects. In addition, DPW -FDM provides the facility component analysis and recurrent useful life analysis for all anticipated projects beyond the initial six year plan.

The 20-year analysis organizes the data into two parts. The first is specific to each of the five parking structures, while the second part includes all other parking related capital projects.

Parking Structure	Year Built	20 Year Cost
2nd and Plankinton	1960	\$5,569,000
4th and Highland	1988	\$6,301,000
1000 North Water	1991	\$6,808,000
MacArthur Square	1965	\$11,011,000
Milwaukee and Michigan	1956	\$4,660,000

The parking garages are currently in good overall condition with respect to the magnitude of capital expenditures as indicated by the Facility Condition Index (FCI) and depicted below: The exception to the good overall condition is an isolated year (shown in purple above) that pertains to paint finish application at Milwaukee and Michigan Parking structure. Paint finish containing lead will require appropriate abatement.

Facility	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
2nd and Plankinton	Good	Good	Good	Good	Good	Good	Good	Good	Fair	Good	Good	Good	Fair	Fair	Good	Good	Good	Good	Good	Good
4th and Highland	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Poor	Good	Good	Good
1000 North Water	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good
MacArthur Square	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good
Milwaukee/Michigan	Good	Good	Good	Fair	Good	Fair	Fair	Good	Good	Good	Good	Fair	Good	Good	Good	Good	Good	Good	Fair	Good
All Parking Structures	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good

Scale
Good: 0-0.49
Fair: 0.5-.099
Poor: >0.099



Facilities Condition Assessment Program—Parking Fund

FCI variation occurs occur when a high-cost capital project or multiple capital projects are planned for a facility. The FCI is adjusted downward (towards zero) as projects are completed. Conversely, the FCI adjusts upward (away from zero) when projects are deferred. The long-term analysis for the overall combined portfolio for FCI is good overall.

The second data analysis pertains to capital expenditures projected for the upcoming six years for both parking structure and non-parking structure-specific projects. Most of the projects are planned capital improvements. The exception is the *parking facility maintenance* category which includes funds for all parking fund assets for unplanned emergencies and/or miscellaneous smaller projects that result in economies of scale when applied to multiple parking structures.

Miscellaneous Parking Capital	CRDM 2014	2015	2016	2017	2018	2019
Parking Facility Maintenance	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Surface & Tow Lot Repaving	\$55,000	\$40,000	\$55,000			
Multi-Space Meters						\$1,100,000
Single-Space Meter Mechs		\$675,000	\$650,000			
Revenue Control & Access Equipment, Specs			\$50,000			
Revenue Control & Access Equipment				\$1,500,000		
Total Costs	\$255,000	\$915,000	\$955,000	\$1,700,000	\$200,000	\$1,300,000

Conclusions/Recommendations

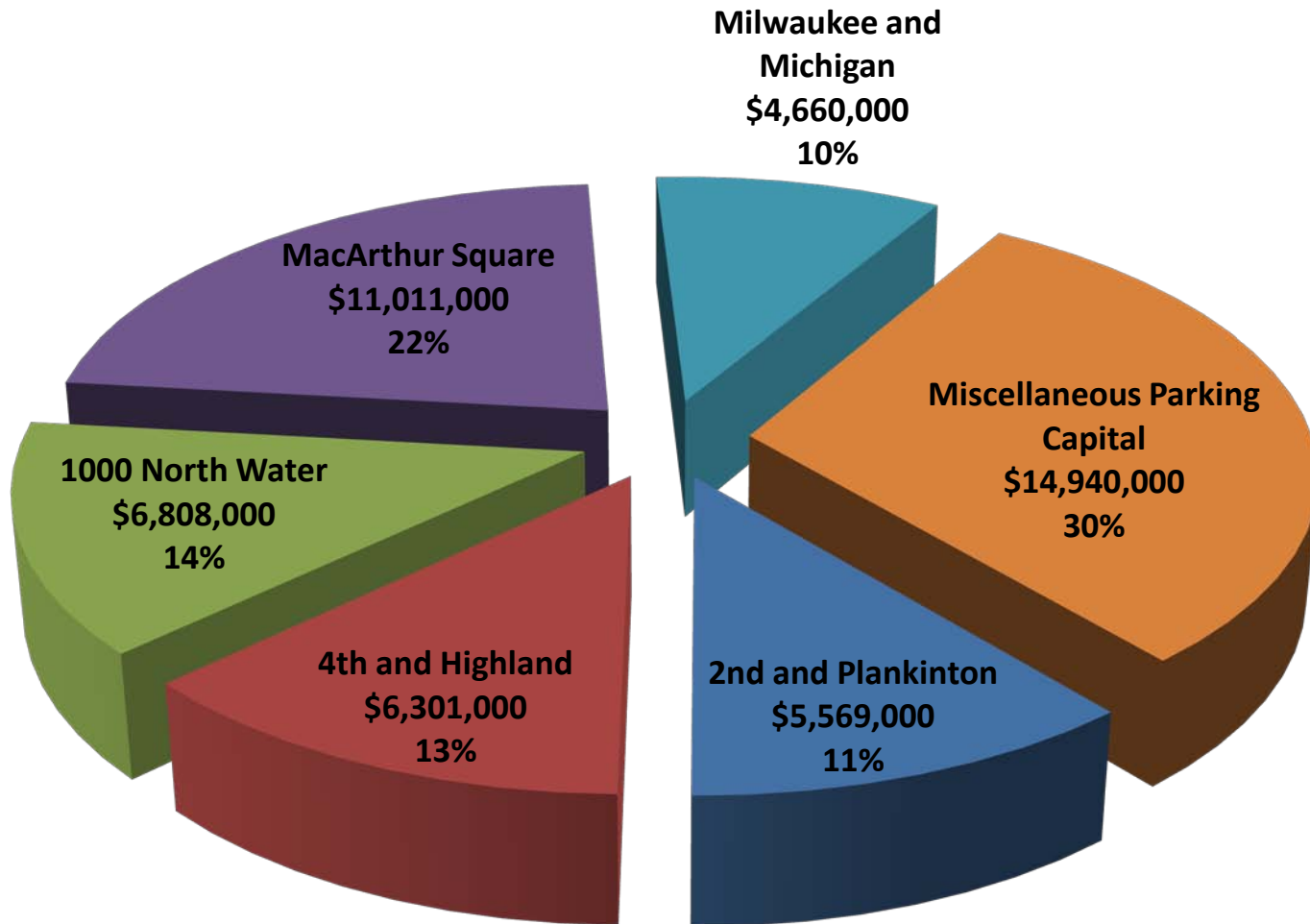
Parking Fund staff operates a capital improvement program that maintains the parking structures in good overall condition and plans for non-parking structure expenditures accordingly. Moreover, reliance on outside subject matter experts provides objective expert evaluations. Parking Fund staff should continue to maintain the capital improvement program as they have been doing.

Attachments

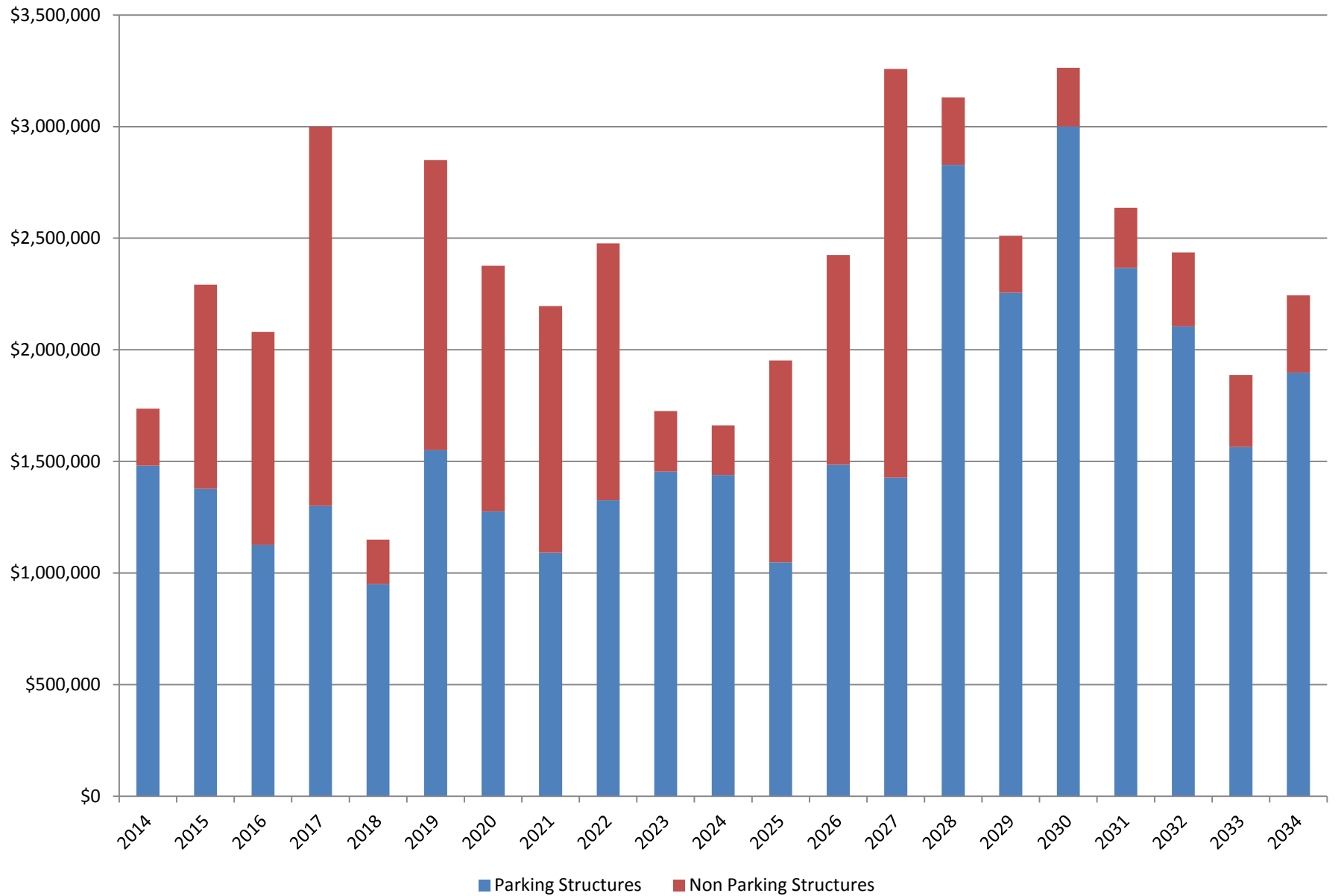
The attachments include various project funding schedules and graphs. However, budgeted costs are subject to change as the actual project scopes are refined annually based upon regular inspections.



Parking Fund 20 Years Capital Expenditures



Combined Funding - Parking Structures and Non-Parking Structures



**2nd and Plankinton
Parking Structure**

	Quantity	Units	2014 Unit Cost	2014 Capital Cost	20 Year Total Cost	UL	RUL	First Year Funds Requested	CRDM 2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Structural Components																			
Concrete, On-Grade, Partial Replacements	1	LS	\$20,000	\$20,000	\$53,000	90+	4	2018					\$22,000						
Concrete, Surface Repairs	1	LS	\$312,000	\$312,000	\$430,000	15	12	2026											
Epoxy Overlay, Helical Ramps	1	LS	\$230,000	\$230,000	\$908,000	6	4	2018					\$256,000						\$300,000
Expansion Joints, Replacement	1	LS	\$60,000	\$60,000	\$83,000	15	12	2026											
Façade, Concrete and Masonry Repairs	1	LS	\$140,000	\$140,000	\$378,000	15	3	2017				\$152,000							
Façade, EIFS, Paint Finish and Repairs	1	LS	\$137,000	\$137,000	\$342,000	10	3	2017				\$148,000							
Façade, Examination	1	LS	\$18,000	\$18,000	\$76,000	5	8	2022									\$22,000		
Membrane Application, Entrance Ramps 1-3	1	LS	\$150,000	\$150,000	\$207,000	15	12	2026											
Membrane Application, Entrance Ramps 4-8 + Misc.	1	LS	\$550,000	\$550,000	\$681,000	15	8	2022									\$681,000		
Paint Finish Application (Interior)	1	LS	\$427,000	\$427,000	\$1,054,000	15	0	2014	\$450,000										
Pavement Markings	1	LS	\$20,000	\$20,000	\$79,000	6	4	2018					\$22,000						\$26,000
Services Components																			
Electrical, Secondary Distribution	1	LS	\$110,000	\$110,000	\$178,000	45	18	2032											
Electrical, Branch Circuits and Panels	1	LS	\$85,000	\$85,000	\$114,000	25	11	2025											
Elevator, Modernization, 2nd Street	1	EA	\$265,000	\$265,000	\$272,000	45	1	2015		\$272,000									
Light Fixtures, Helix/Stairwells, Replacement	121	EA	\$260	\$31,460	\$38,000	25	7	2021								\$38,000			
Light Fixtures, Parking Ramp, Replacement (2011)	224	EA	\$260	\$58,240	\$94,000	25	18	2032											
Light Poles and Fixtures, 8th Floor	17	EA	\$3,500	\$59,500	\$76,000	35	9	2023										\$76,000	
Security System	1	LS	\$32,000	\$32,000	\$141,000	12	8	2022									\$40,000		
Finishes Components																			
Lobby/Offices, Renovation	1	LS	\$20,000	\$20,000	\$25,000	30	8	2022									\$25,000		
Roofs, Replacement	70	SQ	\$1,775	\$124,250	\$340,000	20	1	2015		\$128,000									
Total 20 Year Cost					\$5,569,000	Annual Cost			\$450,000	\$400,000	\$0	\$300,000	\$300,000	\$0	\$0	\$38,000	\$768,000	\$76,000	\$326,000
Comments				PV	\$4,322,838	PV			\$450,000	\$389,484	\$0	\$276,955	\$269,674	\$0	\$0	\$31,535	\$620,580	\$59,797	\$249,754
a) UL is Useful Life and RUL is Remaining Useful Life				CRV			\$10,040,393	\$10,311,484	\$10,589,894	\$10,875,821	\$11,169,468	\$11,471,044	\$11,780,762	\$12,098,842	\$12,425,511	\$12,761,000	\$13,105,547		
b) The annual building materials inflation rate estimate is estimated at 2.70%				FCI			0.045	0.039	0.000	0.028	0.027	0.000	0.000	0.003	0.062	0.006	0.025		
c) CRV is the Current Replacement Value																			
d) CRDM is Capital Repair/Deferred Maintenance																			
e) Structural Engineering provided information																			

**2nd and Plankinton
Parking Structure**

	Quantity	Units	2014 Unit Cost	2014 Capital Cost	20 Year Total Cost	UL	RUL	First Year Funds Requested	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Structural Components																		
Concrete, On-Grade, Partial Replacements	1	LS	\$20,000	\$20,000	\$53,000	90+	4	2018						\$31,000				
Concrete, Surface Repairs	1	LS	\$312,000	\$312,000	\$430,000	15	12	2026		\$430,000								
Epoxy Overlay, Helical Ramps	1	LS	\$230,000	\$230,000	\$908,000	6	4	2018						\$352,000				
Expansion Joints, Replacement	1	LS	\$60,000	\$60,000	\$83,000	15	12	2026		\$83,000								
Façade, Concrete and Masonry Repairs	1	LS	\$140,000	\$140,000	\$378,000	15	3	2017								\$226,000		
Façade, EIFS, Paint Finish and Repairs	1	LS	\$137,000	\$137,000	\$342,000	10	3	2017			\$194,000							
Façade, Examination	1	LS	\$18,000	\$18,000	\$76,000	5	8	2022			\$25,000					\$29,000		
Membrane Application, Entrance Ramps 1-3	1	LS	\$150,000	\$150,000	\$207,000	15	12	2026		\$207,000								
Membrane Application, Entrance Ramps 4-8 + Misc.	1	LS	\$550,000	\$550,000	\$681,000	15	8	2022										
Paint Finish Application (Interior)	1	LS	\$427,000	\$427,000	\$1,054,000	15	0	2014			\$604,000							
Pavement Markings	1	LS	\$20,000	\$20,000	\$79,000	6	4	2018						\$31,000				
Services Components																		
Electrical, Secondary Distribution	1	LS	\$110,000	\$110,000	\$178,000	45	18	2032								\$178,000		
Electrical, Branch Circuits and Panels	1	LS	\$85,000	\$85,000	\$114,000	25	11	2025	\$114,000									
Elevator, Modernization, 2nd Street	1	EA	\$265,000	\$265,000	\$272,000	45	1	2015										
Light Fixtures, Helix/Stairwells, Replacement	121	EA	\$260	\$31,460	\$38,000	25	7	2021										
Light Fixtures, Parking Ramp, Replacement (2011)	224	EA	\$260	\$58,240	\$94,000	25	18	2032								\$94,000		
Light Poles and Fixtures, 8th Floor	17	EA	\$3,500	\$59,500	\$76,000	35	9	2023										
Security System	1	LS	\$32,000	\$32,000	\$141,000	12	8	2022				\$46,000						\$55,000
Finishes Components																		
Lobby/Offices, Renovation	1	LS	\$20,000	\$20,000	\$25,000	30	8	2022										
Roofs, Replacement	70	SQ	\$1,775	\$124,250	\$340,000	20	1	2015										\$212,000
Total 20 Year Cost					\$5,569,000	Annual Cost			\$114,000	\$720,000	\$823,000	\$46,000	\$0	\$414,000	\$0	\$527,000	\$0	\$267,000
Comments				PV	\$4,322,838	PV			\$85,041	\$522,983	\$582,082	\$31,679	\$0	\$270,317	\$0	\$326,244	\$0	\$156,712
a) UL is Useful Life and RUL is Remaining Useful Life				CRV			\$13,459,397	\$13,822,800	\$14,196,016	\$14,579,308	\$14,972,950	\$15,377,219	\$15,792,404	\$16,218,799	\$16,656,707	\$17,106,438		
b) The annual building materials inflation rate estimate is estimated at 2.70%				FCI			0.008	0.052	0.058	0.003	0.000	0.027	0.000	0.032	0.000	0.016		
c) CRV is the Current Replacement Value																		
d) CRDM is Capital Repair/Deferred Maintenance																		
e) Structural Engineering provided information																		

**4th and Highland
Parking Structure**

	Quantity	Units	2014 Unit Cost	2014 Capital Cost	20 Year Total Cost	UL	RUL	Last Replace	First Year Funds Requested	CRDM 2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024			
Structural Components																							
Concrete, Elevated, Surface Repairs	1	LS	\$45,000	\$45,000	\$175,000	15	2		2016			\$47,000								\$59,000			
Concrete, Elevated, Sealer Application	313,000	SF	\$0.50	\$156,500	\$618,000	6	4		2018					\$174,000						\$204,000			
Concrete, On-Grade Repairs	1	SF	\$45,000	\$45,000	\$112,000	90+	2		2016			\$47,000											
Expansion Joints, Partial Replacement	300	LF	\$150	\$45,000	\$245,000	15	2		2016			\$47,000						\$56,000					
Façade Examination	1	EA	\$21,000	\$21,000	\$108,000	35	0		2014	\$21,000							\$25,000						
Paint Finish Application	1	LS	\$388,000	\$388,000	\$1,019,000	15	2		2016			\$409,000											
Pavement Markings	1	LS	\$60,000	\$60,000	\$237,000	8	4		2018					\$67,000						\$78,000			
Sealant, Caulk Joints, Partial Replacement	10,600	LF	\$9.25	\$98,050	\$387,000	15	4		2018					\$109,000						\$128,000			
Services Components																							
Electrical, Secondary Distribution	1	LS	\$150,000	\$150,000	\$242,000	45	18		2032														
Electrical, Branch Circuits and Panels	1	LS	\$90,000	\$90,000	\$114,000	30	9		2023										\$114,000				
Electrical, Emergency Back-up Units, Batteries	1	LS	\$29,000	\$29,000	\$38,000	10	10		2024											\$38,000			
Electrical, Emergency Back-up Units, Replacement	1	LS	\$75,000	\$75,000	\$0	30	LL	2013															
Elevators, Cable Replacement	1	LS	\$63,500	\$63,500	\$105,000	20	19	2013	2033														
Elevators, Modernization	2	EA	\$190,000	\$380,000	\$630,000	45	19		2033														
Light Fixtures, Replacement	410	EA	\$260	\$106,600	\$172,000	25	18		2032														
Light Poles and Fixtures, 8th Floor	4	EA	\$5,400	\$21,600	\$27,000	35	9		2023										\$27,000				
Finishes Components																							
Lobby/Offices, Renovation	1	LS	\$39,000	\$39,000	\$50,000	30	9		2023											\$50,000			
Windows/Curtain Walls, Dome Caps	1	LS	\$133,000	\$133,000	\$137,000	45	1		2015		\$137,000												
Windows/Curtain Walls, Replacement	13,800	SF	\$70	\$966,000	\$1,479,000	45	16		2030														
Commerical Components																							
Life Safety System	1	LS	\$75,000	\$75,000	\$88,000	25	9		2023											\$88,000			
Roof, Replacement	50	SQ	\$1,400	\$70,000	\$96,000	20	12		2026														
Tenant Improvements	5,000	SF	\$35.00	\$175,000	\$222,000	20	9		2023											\$222,000			
Total 20 Year Cost					\$6,301,000					Annual Cost	\$21,000	\$137,000	\$550,000	\$0	\$350,000	\$0	\$0	\$25,000	\$56,000	\$501,000	\$507,000		
Comments				PV	\$4,498,210					PV	\$21,000	\$133,398	\$521,461	\$0	\$314,620	\$0	\$0	\$20,747	\$45,251	\$394,188	\$388,422		
a) UL is Useful Life and RUL is Remaining Useful Life												CRV	\$21,393,679	\$21,971,308	\$22,564,534	\$23,173,776	\$23,799,468	\$24,442,054	\$25,101,989	\$25,779,743	\$26,475,796	\$27,190,642	\$27,924,790
b) The annual building materials inflation rate estimate is estimated at 2.70%												FCI	0.001	0.006	0.024	0.000	0.015	0.000	0.000	0.001	0.002	0.018	0.018
c) CRV is the Current Replacement Value																							
d) CRDM is Capital Repair/Deferred Maintenance																							
e) Structural Engineering provided information																							

**4th and Highland
Parking Structure**

	Quantity	Units	2014 Unit Cost	2014 Capital Cost	20 Year Total Cost	UL	RUL	Last Replace	First Year Funds Requested	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Structural Components																			
Concrete, Elevated, Surface Repairs	1	LS	\$45,000	\$45,000	\$175,000	15	2		2016						\$69,000				
Concrete, Elevated, Sealer Application	313,000	SF	\$0.50	\$156,500	\$618,000	6	4		2018						\$240,000				
Concrete, On-Grade Repairs	1	SF	\$45,000	\$45,000	\$112,000	90+	2		2016				\$65,000						
Expansion Joints, Partial Replacement	300	LF	\$150	\$45,000	\$245,000	15	2		2016				\$65,000						\$77,000
Façade Examination	1	EA	\$21,000	\$21,000	\$108,000	35	0		2014		\$29,000					\$33,000			
Paint Finish Application	1	LS	\$388,000	\$388,000	\$1,019,000	15	2		2016							\$610,000			
Pavement Markings	1	LS	\$60,000	\$60,000	\$237,000	8	4		2018						\$92,000				
Sealant, Caulk Joints, Partial Replacement	10,600	LF	\$9.25	\$98,050	\$387,000	15	4		2018						\$150,000				
Services Components																			
Electrical, Secondary Distribution	1	LS	\$150,000	\$150,000	\$242,000	45	18		2032								\$242,000		
Electrical, Branch Circuits and Panels	1	LS	\$90,000	\$90,000	\$114,000	30	9		2023										
Electrical, Emergency Back-up Units, Batteries	1	LS	\$29,000	\$29,000	\$38,000	10	10		2024										
Electrical, Emergency Back-up Units, Replacement	1	LS	\$75,000	\$75,000	\$0	30	LL	2013											
Elevators, Cable Replacement	1	LS	\$63,500	\$63,500	\$105,000	20	19	2013	2033										\$105,000
Elevators, Modernization	2	EA	\$190,000	\$380,000	\$630,000	45	19		2033										\$630,000
Light Fixtures, Replacement	410	EA	\$260	\$106,600	\$172,000	25	18		2032								\$172,000		
Light Poles and Fixtures, 8th Floor	4	EA	\$5,400	\$21,600	\$27,000	35	9		2023										
Finishes Components																			
Lobby/Offices, Renovation	1	LS	\$39,000	\$39,000	\$50,000	30	9		2023										
Windows/Curtain Walls, Dome Caps	1	LS	\$133,000	\$133,000	\$137,000	45	1		2015										
Windows/Curtain Walls, Replacement	13,800	SF	\$70	\$966,000	\$1,479,000	45	16		2030						\$1,479,000				
Commerical Components																			
Life Safety System	1	LS	\$75,000	\$75,000	\$88,000	25	9		2023										
Roof, Replacement	50	SQ	\$1,400	\$70,000	\$96,000	20	12		2026		\$96,000								
Tenant Improvements	5,000	SF	\$35.00	\$175,000	\$222,000	20	9		2023										
Total 20 Year Cost					\$6,301,000	Annual Cost			\$0	\$125,000	\$0	\$130,000	\$0	\$2,030,000	\$643,000	\$414,000	\$735,000	\$77,000	
Comments				PV	\$4,498,210	PV			\$0	\$90,796	\$0	\$89,528	\$0	\$1,325,467	\$408,802	\$256,290	\$443,046	\$45,194	
a) UL is Useful Life and RUL is Remaining Useful Life				CRV	\$28,678,759	CRV			\$28,678,759	\$29,453,086	\$30,248,319	\$31,065,023	\$31,903,779	\$32,765,181	\$33,649,841	\$34,558,387	\$35,491,463	\$36,449,733	
b) The annual building materials inflation rate estimate is estimated at 2.70%				FCI	0.000	FCI			0.000	0.004	0.000	0.004	0.000	0.062	0.019	0.012	0.021	0.002	
c) CRV is the Current Replacement Value																			
d) CRDM is Capital Repair/Deferred Maintenance																			
e) Structural Engineering provided information																			

**1000 North Water
Parking Structure**

	Quantity	Units	2014 Unit Cost	2014 Capital Cost	20 Year Total Cost	Last Replaced	UL	RUL	First Year Funds Requested	CRDM 2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Structural Components																					
Concrete, Elevated, Surface Repairs (incl. panels	1	LS	\$50,000	\$50,000	\$139,000		15	9	2023										\$64,000		
Concrete, Elevated, Sealer Application	1	LS	\$260,000	\$260,000	\$1,000,000		6	3	2017				\$282,000						\$330,000		
Concrete, On-Grade Repairs	1	LS	\$25,000	\$25,000	\$69,000		90+	9	2023										\$32,000		
Expansion Joints, Partial Replacement	800	LF	\$150	\$120,000	\$309,000		15	3	2017				\$130,000								
Façade, Sealant (Caulk Joints), Partial Replacemer	5,000	LF	\$9.00	\$45,000	\$124,000		15	9	2023										\$57,000		
Paint Finish Application	1	LS	\$220,000	\$220,000	\$311,000		15	13	2027												
Pavement Markings	1	LS	\$35,000	\$35,000	\$134,000		8	3	2017				\$38,000						\$44,000		
Services Components																					
Carbon Monoxide Detection System, Replacemer	1	LS	\$120,000	\$120,000	\$165,000		20	12	2026												
Carbon Monoxide Detection System, Upgrades	1	LS	\$75,000	\$75,000	\$88,000		10	6	2020							\$88,000					
Electrical, Primary Distribution	1	LS	\$100,000	\$100,000	\$157,000		45	17	2031												
Electrical, Secondary Distribution	1	LS	\$450,000	\$450,000	\$708,000		45	17	2031												
Electrical, Branch Circuits and Panels	1	LS	\$120,000	\$120,000	\$319,000		25	7	2021										\$145,000		
Elevators, Cables	1	LS	\$136,000	\$136,000	\$372,000		20	1	2015		\$140,000										
Elevators, Modernization	4	EA	\$190,000	\$760,000	\$1,295,000		45	20	2034												
Exhaust Fans	18	EA	\$12,000	\$216,000	\$260,000		30	7	2021										\$260,000		
Generator, Emergency	1	EA	\$300,000	\$300,000	\$436,000		35	14	2028												
Life Safety System	1	LS	\$185,000	\$185,000	\$241,000		25	10	2024											\$241,000	
Light Fixtures, Replacement	1,000	EA	\$260	\$260,000	\$349,000		35	11	2025												
Security System, Upgrades	1	LS	\$72,000	\$72,000	\$281,000		8	2	2016			\$76,000							\$92,000		
Finishes Components																					
Hallways, Market Street, Renovation	1	LS	\$39,000	\$39,000	\$51,000		30	10	2024											\$51,000	
Total 20 Year Cost					\$6,808,000	Annual Cost					\$0	\$140,000	\$76,000	\$450,000	\$0	\$0	\$88,000	\$405,000	\$0	\$619,000	\$292,000
Comments			PV \$4,819,041			PV			\$0	\$136,319	\$72,056	\$415,433	\$0	\$0	\$75,000	\$336,095	\$0	\$487,031	\$223,706		
a) UL is Useful Life and RUL is Remaining Useful Life			CRV			\$32,557,146	\$33,436,189	\$34,338,966	\$35,266,118	\$36,218,303	\$37,196,198	\$38,200,495	\$39,231,908	\$40,291,170	\$41,379,031	\$42,496,265					
b) The annual building materials inflation rate estimate is estimated 2.70%			FCI			0.000	0.004	0.002	0.013	0.000	0.000	0.002	0.010	0.000	0.015	0.007					
c) CRV is the Current Replacement Value. 2011 Value of \$30,056,264 is used as base CRV.																					
d) CRDM is Capital Repair/Deferred Maintenance																					
e) Structural Engineering provided information																					

**1000 North Water
Parking Structure**

	Quantity	Units	2014 Unit Cost	2014 Capital Cost	20 Year Total Cost	Last Replaced	UL	RUL	First Year Funds Requested	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Structural Components																			
Concrete, Elevated, Surface Repairs (incl. panels	1	LS	\$50,000	\$50,000	\$139,000		15	9	2023					\$75,000					
Concrete, Elevated, Sealer Application	1	LS	\$260,000	\$260,000	\$1,000,000		6	3	2017					\$388,000					
Concrete, On-Grade Repairs	1	LS	\$25,000	\$25,000	\$69,000		90+	9	2023					\$37,000					
Expansion Joints, Partial Replacement	800	LF	\$150	\$120,000	\$309,000		15	3	2017					\$179,000					
Façade, Sealant (Caulk Joints), Partial Replacemer	5,000	LF	\$9.00	\$45,000	\$124,000		15	9	2023					\$67,000					
Paint Finish Application	1	LS	\$220,000	\$220,000	\$311,000		15	13	2027			\$311,000							
Pavement Markings	1	LS	\$35,000	\$35,000	\$134,000		8	3	2017					\$52,000					
Services Components																			
Carbon Monoxide Detection System, Replacemer	1	LS	\$120,000	\$120,000	\$165,000		20	12	2026		\$165,000								
Carbon Monoxide Detection System, Upgrades	1	LS	\$75,000	\$75,000	\$88,000		10	6	2020										
Electrical, Primary Distribution	1	LS	\$100,000	\$100,000	\$157,000		45	17	2031							\$157,000			
Electrical, Secondary Distribution	1	LS	\$450,000	\$450,000	\$708,000		45	17	2031							\$708,000			
Electrical, Branch Circuits and Panels	1	LS	\$120,000	\$120,000	\$319,000		25	7	2021				\$174,000						
Elevators, Cables	1	LS	\$136,000	\$136,000	\$372,000		20	1	2015										\$232,000
Elevators, Modernization	4	EA	\$190,000	\$760,000	\$1,295,000		45	20	2034										\$1,295,000
Exhaust Fans	18	EA	\$12,000	\$216,000	\$260,000		30	7	2021										
Generator, Emergency	1	EA	\$300,000	\$300,000	\$436,000		35	14	2028				\$436,000						
Life Safety System	1	LS	\$185,000	\$185,000	\$241,000		25	10	2024										
Light Fixtures, Replacement	1,000	EA	\$260	\$260,000	\$349,000		35	11	2025	\$349,000									
Security System, Upgrades	1	LS	\$72,000	\$72,000	\$281,000		8	2	2016							\$113,000			
Finishes Components																			
Hallways, Market Street, Renovation	1	LS	\$39,000	\$39,000	\$51,000		30	10	2024										
Total 20 Year Cost					\$6,808,000	Annual Cost				\$349,000	\$165,000	\$311,000	\$610,000	\$798,000	\$0	\$978,000	\$0	\$0	\$1,527,000

Comments

a) UL is Useful Life and RUL is Remaining Useful Life

b) The annual building materials inflation rate estimate is estimated 2.70%

c) CRV is the Current Replacement Value. 2011 Value of \$30,056,264 is used as base CRV.

d) CRDM is Capital Repair/Deferred Maintenance

e) Structural Engineering provided information

PV	\$4,819,041	PV	\$260,346	\$119,850	\$219,960	\$420,091	\$535,114	\$0	\$621,787	\$0	\$0	\$896,252
CRV		CRV	\$43,643,664	\$44,822,043	\$46,032,238	\$47,275,109	\$48,551,537	\$49,862,428	\$51,208,714	\$52,591,349	\$54,011,316	\$55,469,621
FCI		FCI	0.008	0.004	0.007	0.013	0.016	0.000	0.019	0.000	0.000	0.028

**MacArthur Square
Parking Structure**

	Quantity	Units	2014 Unit Cost	2014 Capital Cost	20 Year Total Cost	UL	RUL	First Year Funds Requested	CRDM 2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Structural Components																		
Lower Level, East and Ramps																		
Concrete, Elevated, Membrane Application (Ramps)	7,800	SF	\$3.50	\$27,300	\$68,000	15	0	2014	\$27,000									
Concrete, On-Grade, Partial Replacements	1	LS	\$22,000	\$22,000	\$57,000	90+	1	2015		\$23,000								
Concrete, Surface Repairs	1	LS	\$32,000	\$32,000	\$82,000	15	1	2015		\$33,000								
Paint Finish Application (including Ramps)	160,000	SF	\$0.80	\$128,000	\$327,000	6	1	2015		\$131,000								
Pavement Markings	1	LS	\$9,000	\$9,000	\$34,000	6	1	2015		\$9,000							\$11,000	
Lower Level, West																		
Concrete, On-Grade, Partial Replacements	1	LS	\$22,000	\$22,000	\$57,000	15	1	2015		\$23,000								
Concrete, Surface Repairs	1	LS	\$29,000	\$29,000	\$74,000	90+	1	2015		\$30,000								
Paint Finish Application	140,000	SF	\$0.80	\$112,000	\$287,000	15	1	2015		\$115,000								
Pavement Markings	1	LS	\$9,000	\$9,000	\$34,000	6	1	2015		\$9,000							\$11,000	
7th Street Level, East																		
Concrete, Elevated, Membrane Application	110,000	SF	\$3.50	\$385,000	\$959,000	15	0	2014	\$385,000									
Concrete, Surface Repairs	1	LS	\$62,000	\$62,000	\$235,000	15	0	2014	\$62,000									
Paint Finish Application	160,000	SF	\$0.80	\$128,000	\$167,000	15	10	2024										
Pavement Markings	1	LS	\$9,000	\$9,000	\$45,000	6	0	2014	\$9,000							\$11,000		
7th Street Level, West																		
Concrete, Elevated, Membrane Application	113,000	SF	\$3.50	\$395,500	\$986,000	15	0	2014	\$396,000									
Concrete, Surface Repairs	1	LS	\$62,000	\$62,000	\$233,000	15	0	2014	\$62,000									\$79,000
Expansion Joint, Replacement	1	LS	\$26,000	\$26,000	\$27,000	15	1	2015		\$27,000								
Paint Finish Application	165,000	SF	\$0.80	\$132,000	\$168,000	15	9	2023										\$168,000
Pavement Markings	1	LS	\$9,000	\$9,000	\$33,000	6	0	2014	\$9,000									\$11,000
9th Street Level																		
Concrete, Elevated, Membrane Application	113,000	SF	\$3.50	\$395,500	\$1,039,000	15	2	2016			\$417,000							
Concrete, Surface Repairs	1	LS	\$49,000	\$49,000	\$185,000	15	2	2016		\$52,000				\$56,000				
Expansion Joint, Ceiling, Replacement	1	LS	\$204,000	\$204,000	\$233,000	15	5	2019						\$233,000				
Expansion Joint, Floor, Replacement	1	LS	\$21,000	\$21,000	\$55,000	15	2	2016		\$22,000								
Paint Finish Application	165,000	SF	\$0.80	\$132,000	\$151,000	15	5	2019						\$151,000				
Pavement Markings	1	LS	\$9,000	\$9,000	\$45,000	6	2	2016		\$9,000				\$10,000				
Services Components																		
Carbon Monoxide Detection System, Replacement	1	LS	\$500,000	\$500,000	\$829,000	20	19	2033										
Carbon Monoxide Detection System, Upgrades	1	LS	\$100,000	\$100,000	\$121,000	10	7	2021								\$121,000		
Electrical, Facility Evaluation and Engineering Design	1	LS	\$60,000	\$60,000	\$60,000	10	0	2014	\$60,000									
Electrical, Modernization, Phased (Estimate)	1	LS	\$438,000	\$438,000	\$1,000,000	45	5	2019						\$500,000	\$500,000			
Elevators, Modernization	3	EA	\$125,000	\$375,000	\$464,000	35	8	2022									\$464,000	
Exhaust Fans	21	EA	\$10,000	\$210,000	\$253,000	30	7	2021								\$253,000		
Light Fixtures, Replacement	926	EA	\$260.00	\$240,760	\$389,000	25	18	2032										
Pipes, Sprinkler System, Replacement	625,000	SF	\$2.25	\$1,406,250	\$2,042,000	65+	14	2028										
Pumps, Replacement, Phased	1	EA	\$13,000	\$13,000	\$53,000	15	8	2022									\$16,000	
Finishes Components																		
Offices/Rest Rooms, Renovation	1	LS	\$55,000	\$55,000	\$78,000	30	13	2027										
Wall, Wood (7th Street East)	2,500	SF	\$40	\$100,000	\$141,000	60	13	2027										

				Total 20 Year Cost	\$11,011,000			Annual Cost	\$1,010,000	\$400,000	\$500,000	\$0	\$0	\$950,000	\$500,000	\$385,000	\$502,000	\$258,000
Comments				PV	\$8,381,562			PV	\$1,010,000	\$389,484	\$474,055	\$0	\$0	\$831,517	\$426,135	\$319,498	\$405,639	\$202,995
a) UL is Useful Life and RUL is Remaining Useful Life								CRV	\$31,593,775	\$32,446,807	\$33,322,871	\$34,222,588	\$35,146,598	\$36,095,556	\$37,070,136	\$38,071,030	\$39,098,948	\$40,154,619
b) The annual building materials inflation rate estimate is estimated at 2.70%								FCI	0.032	0.012	0.015	0.000	0.000	0.026	0.013	0.010	0.013	0.006
c) CRV is the Current Replacement Value																		
d) CRDM is Capital Repair/Deferred Maintenance																		
e) Structural Engineering provided information																		

**MacArthur Square
Parking Structure**

	Quantity	Units	2014 Unit Cost	2014 Capital Cost	20 Year Total Cost	UL	RUL	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Structural Components																		
Lower Level, East and Ramps																		
Concrete, Elevated, Membrane Application (Ramps)	7,800	SF	\$3.50	\$27,300	\$68,000	15	0						\$41,000					
Concrete, On-Grade, Partial Replacements	1	LS	\$22,000	\$22,000	\$57,000	90+	1							\$34,000				
Concrete, Surface Repairs	1	LS	\$32,000	\$32,000	\$82,000	15	1							\$49,000				
Paint Finish Application (including Ramps)	160,000	SF	\$0.80	\$128,000	\$327,000	6	1							\$196,000				
Pavement Markings	1	LS	\$9,000	\$9,000	\$34,000	6	1							\$14,000				
Lower Level, West																		
Concrete, On-Grade, Partial Replacements	1	LS	\$22,000	\$22,000	\$57,000	15	1							\$34,000				
Concrete, Surface Repairs	1	LS	\$29,000	\$29,000	\$74,000	90+	1							\$44,000				
Paint Finish Application	140,000	SF	\$0.80	\$112,000	\$287,000	15	1							\$172,000				
Pavement Markings	1	LS	\$9,000	\$9,000	\$34,000	6	1							\$14,000				
7th Street Level, East																		
Concrete, Elevated, Membrane Application	110,000	SF	\$3.50	\$385,000	\$959,000	15	0						\$574,000					
Concrete, Surface Repairs	1	LS	\$62,000	\$62,000	\$235,000	15	0	\$81,000					\$92,000					
Paint Finish Application	160,000	SF	\$0.80	\$128,000	\$167,000	15	10	\$167,000										
Pavement Markings	1	LS	\$9,000	\$9,000	\$45,000	6	0	\$12,000					\$13,000					
7th Street Level, West																		
Concrete, Elevated, Membrane Application	113,000	SF	\$3.50	\$395,500	\$986,000	15	0						\$590,000					
Concrete, Surface Repairs	1	LS	\$62,000	\$62,000	\$233,000	15	0						\$92,000					
Expansion Joint, Replacement	1	LS	\$26,000	\$26,000	\$27,000	15	1											
Paint Finish Application	165,000	SF	\$0.80	\$132,000	\$168,000	15	9											
Pavement Markings	1	LS	\$9,000	\$9,000	\$33,000	6	0						\$13,000					
9th Street Level																		
Concrete, Elevated, Membrane Application	113,000	SF	\$3.50	\$395,500	\$1,039,000	15	2								\$622,000			
Concrete, Surface Repairs	1	LS	\$49,000	\$49,000	\$185,000	15	2								\$77,000			
Expansion Joint, Ceiling, Replacement	1	LS	\$204,000	\$204,000	\$233,000	15	5											
Expansion Joint, Floor, Replacement	1	LS	\$21,000	\$21,000	\$55,000	15	2								\$33,000			
Paint Finish Application	165,000	SF	\$0.80	\$132,000	\$151,000	15	5											
Pavement Markings	1	LS	\$9,000	\$9,000	\$45,000	6	2			\$12,000							\$14,000	
Services Components																		
Carbon Monoxide Detection System, Replacement	1	LS	\$500,000	\$500,000	\$829,000	20	19											\$829,000
Carbon Monoxide Detection System, Upgrades	1	LS	\$100,000	\$100,000	\$121,000	10	7											
Electrical, Facility Evaluation and Engineering Design	1	LS	\$60,000	\$60,000	\$60,000	10	0											
Electrical, Modernization, Phased (Estimate)	1	LS	\$438,000	\$438,000	\$1,000,000	45	5											
Elevators, Modernization	3	EA	\$125,000	\$375,000	\$464,000	35	8											
Exhaust Fans	21	EA	\$10,000	\$210,000	\$253,000	30	7											
Light Fixtures, Replacement	926	EA	\$260.00	\$240,760	\$389,000	25	18								\$389,000			
Pipes, Sprinkler System, Replacement	625,000	SF	\$2.25	\$1,406,250	\$2,042,000	65+	14					\$2,042,000						
Pumps, Replacement, Phased	1	EA	\$13,000	\$13,000	\$53,000	15	8			\$18,000			\$19,000					
Finishes Components																		
Offices/Rest Rooms, Renovation	1	LS	\$55,000	\$55,000	\$78,000	30	13				\$78,000							
Wall, Wood (7th Street East)	2,500	SF	\$40	\$100,000	\$141,000	60	13				\$141,000							
Total 20 Year Cost					\$11,011,000			\$260,000	\$0	\$30,000	\$219,000	\$2,042,000	\$1,434,000	\$557,000	\$746,000	\$389,000	\$829,000	\$0
Comments					PV	\$8,381,562		\$199,191	\$0	\$21,791	\$154,892	\$1,406,273	\$961,596	\$363,687	\$474,287	\$240,814	\$499,708	\$0
a) UL is Useful Life and RUL is Remaining Useful Life							\$41,238,794	\$42,352,242	\$43,495,752	\$44,670,137	\$45,876,231	\$47,114,889	\$48,386,991	\$49,693,440	\$51,035,163	\$52,413,112	\$53,828,266	
b) The annual building materials inflation rate estimate is estimated at 2.70%							0.006	0.000	0.001	0.005	0.045	0.030	0.012	0.015	0.008	0.016	0.000	
c) CRV is the Current Replacement Value																		
d) CRDM is Capital Repair/Deferred Maintenance																		
e) Structural Engineering provided information																		

**MacArthur Square
Parking Structure**

Quantity	Units	2014 Cost	Unit 2014 Capital Cost	20 Year Total Cost	UL	RUL	First Year Funds Requested	CRDM 2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
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**MacArthur Square
Parking Structure**

Quantity	Units	2014 Cost	Unit 2014 Capital Cost	20 Year Total Cost	UL	RUL	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
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Milwaukee Michigan

Parking Structure		Quantity	Units	2014 Unit Cost	2014 Capital Cost	20 Year Total Cost	UL	RUL	First Year Funds Requested	CRDM 2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Structural Components																					
Concrete, Elevated, Membrane, 2nd-4th Floors		1	LS	\$465,000	\$465,000	\$1,255,000	15	3	2017				\$504,000								
Concrete, Elevated, Membrane, 5th-6th Floors		1	LS	\$280,000	\$280,000	\$385,000	15	12	2026												
Concrete, Elevated, Surface Repairs		1	LS	\$28,000	\$28,000	\$69,000	15	3	2017				\$30,000								
Concrete, On-Grade Repairs		1	LS	\$254,500	\$254,500	\$283,000	90+	4	2018					\$283,000							
Façade Examination		1	LS	\$16,000	\$16,000	\$72,000	5	10	2024											\$21,000	
Façade, Paint Finish Application, EIFS/Concrete		1	LS	\$292,000	\$292,000	\$691,000	10	1	2015		\$300,000										
Paint Finish Application, Steel, Lead Abatement		1	LS	\$525,000	\$525,000	\$1,288,000	N/A	5	2019						\$600,000	\$688,000					
Pavement Markings		1	LS	\$15,000	\$15,000	\$78,000	8	3	2017				\$16,000	\$17,000							
Services Components																					
Electrical, Secondary Distribution		1	LS	\$85,000	\$85,000	\$102,000	45	7	2021											\$102,000	
Electrical, Branch Circuits and Panels		1	LS	\$50,000	\$50,000	\$60,000	30	7	2021											\$60,000	
Elevator, Modernization		1	EA	\$145,000	\$145,000	\$194,000	45	11	2025												
Light Fixtures, Replacement		155	EA	\$260	\$40,300	\$49,000	25	7	2021											\$49,000	
Light Poles and Fixtures, 6th Floor		4	EA	\$5,500	\$22,000	\$27,000	35	7	2021											\$27,000	
Finishes Components																					
Offices/Rest Rooms, Renovation		1	LS	\$25,000	\$25,000	\$33,000	35	10	2024												\$33,000
Ramp, Overhead Structures, 6th Floor		4	EA	\$13,000	\$52,000	\$74,000	45	13	2027												
Total 20 Year Cost						\$4,660,000	Annual Cost		\$0	\$300,000	\$0	\$550,000	\$300,000	\$600,000	\$688,000	\$238,000	\$0	\$0	\$54,000		
Comments				PV	\$3,743,626	PV	\$0	\$292,113	\$0	\$507,752	\$269,674	\$525,169	\$586,362	\$197,508	\$0	\$0	\$41,370				
a) UL is Useful Life and RUL is Remaining Useful Life				CRV	\$7,711,739	\$7,919,956	\$8,133,795	\$8,353,407	\$8,578,949	\$8,810,581	\$9,048,467	\$9,292,775	\$9,543,680	\$9,801,359	\$10,065,996						
b) The annual building materials inflation rate estimate is estimated at 2.70%				FCI	0.000	0.038	0.000	0.066	0.035	0.068	0.076	0.026	0.000	0.000	0.005						
c) CRV is the Current Replacement Value																					
d) CRDM is Capital Repair/Deferred Maintenance																					
e) Structural Engineering provided information																					

Milwaukee Michigan

Parking Structure		Quantity	Units	2014 Unit Cost	2014 Capital Cost	20 Year Total Cost	UL	RUL	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Structural Components																		
Concrete, Elevated, Membrane, 2nd-4th Floors	1	LS	\$465,000	\$465,000	\$1,255,000	15	3									\$751,000		
Concrete, Elevated, Membrane, 5th-6th Floors	1	LS	\$280,000	\$280,000	\$385,000	15	12		\$385,000									
Concrete, Elevated, Surface Repairs	1	LS	\$28,000	\$28,000	\$69,000	15	3		\$39,000									
Concrete, On-Grade Repairs	1	LS	\$254,500	\$254,500	\$283,000	90+	4											
Façade Examination	1	LS	\$16,000	\$16,000	\$72,000	5	10						\$24,000					\$27,000
Façade, Paint Finish Application, EIFS/Concrete	1	LS	\$292,000	\$292,000	\$691,000	10	1	\$391,000										
Paint Finish Application, Steel, Lead Abatement	1	LS	\$525,000	\$525,000	\$1,288,000	N/A	5											
Pavement Markings	1	LS	\$15,000	\$15,000	\$78,000	8	3		\$21,000							\$24,000		
Services Components																		
Electrical, Secondary Distribution	1	LS	\$85,000	\$85,000	\$102,000	45	7											
Electrical, Branch Circuits and Panels	1	LS	\$50,000	\$50,000	\$60,000	30	7											
Elevator, Modernization	1	EA	\$145,000	\$145,000	\$194,000	45	11	\$194,000										
Light Fixtures, Replacement	155	EA	\$260	\$40,300	\$49,000	25	7											
Light Poles and Fixtures, 6th Floor	4	EA	\$5,500	\$22,000	\$27,000	35	7											
Finishes Components																		
Offices/Rest Rooms, Renovation	1	LS	\$25,000	\$25,000	\$33,000	35	10											
Ramp, Overhead Structures, 6th Floor	4	EA	\$13,000	\$52,000	\$74,000	45	13				\$74,000							
				Total 20 Year Cost	\$4,660,000				\$585,000	\$445,000	\$74,000	\$0	\$24,000	\$0	\$0	\$775,000	\$0	\$27,000
Comments				PV	\$3,743,626				\$436,396	\$323,232	\$52,338	\$0	\$16,094	\$0	\$0	\$479,771	\$0	\$15,847
a) UL is Useful Life and RUL is Remaining Useful Life								\$10,337,778	\$10,616,898	\$10,903,554	\$11,197,950	\$11,500,295	\$11,810,803	\$12,129,695	\$12,457,196	\$12,793,541	\$13,138,966	
b) The annual building materials inflation rate estimate is estimated at 2.70%								0.057	0.042	0.007	0.000	0.002	0.000	0.000	0.062	0.000	0.002	
c) CRV is the Current Replacement Value																		
d) CRDM is Capital Repair/Deferred Maintenance																		
e) Structural Engineering provided information																		

Miscellaneous Parking Capital	Quantity	Units	2014 Unit Cost	2014 Capital Cost	20 Year Total Cost	UL	RUL	First Year Funds Requested	CRDM 2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Parking Facility Maintenance	1	LS	N/A	N/A	\$4,845,000	1	0	2014	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$205,000	\$211,000	\$217,000
Surface & Tow Lot Repaving	1	LS	N/A	N/A	\$545,000	N/A	0	2014	\$55,000	\$40,000	\$55,000						\$40,000	\$55,000
Multi-Space Meters	1	LS	N/A	N/A	\$3,800,000	10	5	2019						\$1,100,000	\$900,000	\$900,000	\$900,000	
Single-Space Meter Mechs	1	LS	N/A	N/A	\$2,650,000	10	1	2015		\$675,000	\$650,000							
Revenue Control & Access Equipment, Specs	1	LS	\$47,000	\$47,000	\$50,000	10	2	2016			\$50,000							
Revenue Control & Access Equipment	1	LS	\$1,385,000	\$1,385,000	\$3,050,000	10	3	2017				\$1,500,000						
Total 20 Year Cost					\$14,940,000			Annual Cost	\$255,000	\$915,000	\$955,000	\$1,700,000	\$200,000	\$1,300,000	\$1,100,000	\$1,105,000	\$1,151,000	\$272,000
Comments					PV \$12,084,465			PV	\$255,000	\$890,944	\$905,446	\$1,569,414	\$179,783	\$1,137,866	\$937,497	\$917,000	\$930,062	\$214,010

- a) UL is Useful Life and RUL is Remaining Useful Life
- b) The annual building materials inflation rate estimate is estimated at 2.70%
- c) CRDM is Capital Repair/Deferred Maintenance

Miscellaneous Parking Capital	Quantity	Units	2014 Unit Cost	2014 Capital Cost	20 Year Total Cost	UL	RUL	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Parking Facility Maintenance	1	LS	N/A	N/A	\$4,845,000	1	0	\$223,000	\$229,000	\$235,000	\$241,000	\$248,000	\$255,000	\$262,000	\$269,000	\$276,000	\$283,000	\$291,000
Surface & Tow Lot Repaving	1	LS	N/A	N/A	\$545,000	N/A	0			\$55,000	\$40,000	\$55,000				\$55,000	\$40,000	\$55,000
Multi-Space Meters	1	LS	N/A	N/A	\$3,800,000	10	5											
Single-Space Meter Mechs	1	LS	N/A	N/A	\$2,650,000	10	1		\$675,000	\$650,000								
Revenue Control & Access Equipment, Specs	1	LS	\$47,000	\$47,000	\$50,000	10	2											
Revenue Control & Access Equipment	1	LS	\$1,385,000	\$1,385,000	\$3,050,000	10	3				\$1,550,000							
Total 20 Year Cost					\$14,940,000			\$223,000	\$904,000	\$940,000	\$1,831,000	\$303,000	\$255,000	\$262,000	\$269,000	\$331,000	\$323,000	\$346,000
Comments				PV	\$12,084,465			\$170,844	\$674,363	\$682,783	\$1,295,008	\$208,668	\$170,995	\$171,070	\$171,023	\$204,909	\$194,699	\$203,080

- a) UL is Useful Life and RUL is Remaining Useful Life
- b) The annual building materials inflation rate estimate is estimated at 2.70%
- c) CRDM is Capital Repair/Deferred Maintenance