

Capital Repair Assessment

Lake Bluff Public Library - MEP, FP Systems

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↓ Subtotal \$ of Items Filtered in Budget Year (Plan)

December 14, 2022

Project Number 203173

2022 2023 2024 2025 2026

2022-2026 2027-2031 2032-2036

\$ 1,708,800

KEY:  
 CR Capital Repair  
 M Major Maintenance  
 1 Life Safety, Code  
 2 Building Enclosure  
 3.1 Near Term System Integrity  
 3.2 Long Term System Integrity  
 4 Aesthetics

ZONES (column 4)  
 Envelope  
 LL-Public  
 LL-Staff  
 MEP FP Systems  
 UL-Public  
 UL-Staff  
 Whole Building  
 Common

BUILDING YEAR KEY:  
 1974 Original Building  
 2002 Addition  
 2006  
 2008  
 2015  
 -  
 -  
 -  
 0

Filter by Budget year - Plan (column 25)

1 2 3.1 3.2 4

Filter by Priority (column 3)

Fire Plumbing HVAC Electrical Tech

Elevator Roof Envelope

Parking Site Utilities Parking/Site.Utilitie

Filter by Building System

2005

Repaired, replaced, or remodeled since Original Construction

2022 2022 2022  
 Compared to normal predicted wear, System is Better than normal  
 System is Normal, matching predicted wear  
 System is Wearing faster than normal  
 System is Used Up and needs replacing

Ref	Criteria	Location & Category						Product Data/Life Expectancy				Evaluated Condition			Opinion of Probable Cost		Comments
1	2	3	4	5	6	7	8	10	15	16	19	20	21	25	33	34	
0	Budget Category	Priority	Zone	Room Number or Area / Zone	Building Year	CSI#	System	Component	Installed Date	Planned Service Life	Evaluation Year	Condition	Remaining Life - Evaluated	Budget Year - Plan	Escalated Cost at Budget Year - Plan		
1	M	3.2	MEP FP Systems	Whole Building	1974	21	Fire Protection	FP-2	1974	50	2022	Normal	2	2024	\$ 1,300	Provide escutcheons where missing.	
2	CR	1	MEP FP Systems	Whole Building	1974	21	Fire Protection	FP-1	0	50	2022	Better	0	2022	\$ 43,800	Extend sprinkler system to 1974 section of building and provide complete coverage.	
3	M	3.1	MEP FP Systems	Whole Building	1974	22	Plumbing	P-1	1974	10	2022	Used Up	-38	2022	\$ 7,500	Replace domestic water heater.	
4	CR	3.1	MEP FP Systems	Whole Building	1974	22	Plumbing	P-2	0	10	2022	Used Up	-2012	2022	\$ 18,800	Provide recirculation pump and associated piping.	
5	CR	4	MEP FP Systems	Whole Building	1974	22	Plumbing	P-5	1992	20	2022	Better	0	2022	\$ 70,000	Replace plumbing fixtures in public toilet rooms, provide hands free sensor operated fixtures where applicable. Upsize cold water piping where required.	
6	M	1	MEP FP Systems	Whole Building	1974	22	Plumbing	P-3	1992	20	2022	Better	0	2022	\$ 3,800	Provide thermostatic mixing valve at all lavatories in public toilet rooms.	
7	M	1	MEP FP Systems	Whole Building	1974	22	Plumbing	P-4	0	20	2022	Better	0	2022	\$ 6,300	Provide RPZ backflow preventer at domestic water service when required by local authority having jurisdiction.	
8	CR	3.1	MEP FP Systems	Library	1974	23	HVAC	HV-1	2006	25	2022	Better	10	2032	\$ 588,000	Optional if temperature control issues exist: Convert system to Variable Air Volume by adding heat to each VAV box, either through addition of a hot water system serving hot water coils at the boxes or by adding	
9	CR	3.1	MEP FP Systems	Museum	2002	23	HVAC	HV-10	2002	20	2022	Better	2	2024	\$ 39,800	Schedule replacement of gas furnace unit, air cooled condensing unit, and refrigerant piping within the next 2 years.	
10	CR	3.1	MEP FP Systems	Library	2015	23	HVAC	HV-11	2015	8	2022	Better	2	2024	\$ 15,900	Provide software update for Building Automation System to bring the system to current technology.	
11	M	3.1	MEP FP Systems	Library	2015	23	HVAC	HV-12	2015	1	2022	Better	0	2022	\$ 3,800	Enter into a preventative maintenance agreement with Delta Controls, the Building Automation System servicer (budget is assumed to be \$3,000 per year)	
12	CR	3.1	MEP FP Systems	Museum	2002	23	HVAC	HV-13	2002	8	2022	Used Up	-12	2022	\$ 18,800	When the HVAC systems serving the east side of the building are replaced (recommendations HV.6, HV.8, HV.9, HV.10), they should be included in the Delta Building Automation System.	
13	CR	3.1	MEP FP Systems	Library	1974	23	HVAC	HV-2	2015	20	2022	Better	15	2037	\$ 214,200	Schedule gas duct furnaces for replacement in the next 13 years.	
14	CR	3.1	MEP FP Systems	Library	1974	23	HVAC	HV-3	2008	20	2022	Wearing	5	2027	\$ 166,600	Schedule replacement of air cooled condensing unit, refrigeration piping, and DX cooling coil in air handling unit in the next 4 years.	
15	CR	3.1	MEP FP Systems	Library	1974	23	HVAC	HV-4	2008	20	2022	Wearing	5	2027	\$ 10,900	Schedule replacement of the variable frequency drive in the next 4 years.	
16	CR	3.1	MEP FP Systems	Library	1974	23	HVAC	HV-5	2008	20	2022	Wearing	2	2024	\$ 26,500	Replace humidifier if needed	

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KEY:	ZONES (column 4)	BUILDING YEAR KEY:
CR Capital Repair	Envelope	1974 Original Building
M Major Maintenance	LL-Public	2002 Addition
1 Life Safety, Code	LL-Staff	2006
2 Building Enclosure	MEP FP Systems	2008
3.1 Near Term System Integrity	Site	2015
3.2 Long Term System Integrity	UL-Public	-
4 Aesthetics	UL-Staff	-
	Whole Building	-
	Common	0

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0	Budget Category	Priority	Zone	Room Number or Area / Zone	Building Year	CSI#	System	Component	Installed Date	Planned Service Life	Evaluation Year	Condition	Remaining Life - Evaluated	Budget Year - Plan	Escalated Cost at Budget Year - Plan		
17	CR	3.1	MEP FP Systems	Library	1974	23	HVAC	HV-6	2002	20	2022	Better	2	2024	\$ 26,500	Schedule replacement of gas furnace unit, air cooled condensing unit, and refrigerant piping within the next 2 years.	
18	CR	3.1	MEP FP Systems	Museum	2002	23	HVAC	HV-7	2002	20	2022	Better	15	2037	\$ 68,200	Schedule replacement of gas duct furnace in the next 2 years.	
19	CR	3.1	MEP FP Systems	Museum	2002	23	HVAC	HV-8	2002	20	2022	Better	2	2024	\$ 59,700	Schedule replacement of air cooled condensing unit, refrigeration piping, and DX cooling coil in air handling unit in the next 2 years.	
20	CR	3.1	MEP FP Systems	Museum	2002	23	HVAC	HV-9	2002	20	2022	Better	2	2024	\$ 99,500	Schedule replacement of gas furnace unit, air cooled condensing unit, and refrigerant piping within the next 2 years.	
21	M	1	MEP FP Systems	Electrical Boxes	1974	26	Electrical	E-1	1974	35	2022	Used Up	-13	2022	\$ 6,300	Thermal imaging service is recommended due to discoloration of a lug in panel LP-3A. In addition scanning of all panels is recommended as a preventative measure to ensure all connections are secure and properly terminated.	
22	M	1	MEP FP Systems	Electrical Boxes	1974	26	Electrical	E-2	0	20	2022	Used Up	-20	2022	\$ 600	Provide signage at electrical services indicating the presence of multiple electrical services serving the building	
23	M	1	MEP FP Systems	Electrical Boxes	1974	26	Electrical	E-3	1974	20	2022	Used Up	-28	2022	\$ 600	Remove cardboard and provide blank circuit breaker filler panel to conceal live internal electrical bussing.	
24	M	1	MEP FP Systems	Exterior Receptacles	1974	26	Electrical	E-4	1974	0	2022	Used Up	-48	2022	\$ 600	Change exterior weatherproof cover to "while-in-use" cover to prevent damage to receptacle or cord plugged into receptacle.	
25	CR	1	MEP FP Systems	Emergency Lighting	1974	26	Electrical	E-8	0	20	2022	Used Up	-20	2022	\$ 12,500	Provide exterior, weatherproof heads connected to emergency egress battery lighting fixture.	
26	CR	3.2	MEP FP Systems	Exterior Lighting	2002	26	Electrical	E-6	2002	20	2022	Normal	0	2022	\$ 93,800	Replace lighting fixtures with LED for improved lighting levels, longer life, and energy efficiency.	
27	CR	3.2	MEP FP Systems	Interior Lighting	2008	26	Electrical	E-5	2008	20	2022	Normal	6	2028	\$ 104,500	Replace lighting fixtures with LED for improved lighting levels, longer life, and energy efficiency.	