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Report

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

Prepared for the College of Micronesia - FSM

Prepared by Beca International Consultants Ltd (Beca)

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## **Revision History**

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1	Annette Jones	Draft, for review by PCG	31/10/2013
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## **Document Acceptance**

Action	Name	Signed	Date
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	Wilson Hess /James Mulik from Sandy Pond Associates (Contributors of the Classroom Utilization Study)		
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on behalf of	Beca International Consultants L	_td	

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# **Appendices**

## Appendix B

**Building Condition Assessments** 

## **Appendix B**

**Building Condition Assessments** 

## **Appendix C**

Indicative Asset Renewal and Maintenance Cost Plan

## **Appendix D**

**Energy Use Analysis** 



# 1 Chuuk Campus Development

## 1.1 Chuuk Campus 2013



The Chuuk campus is located on a 2.0 acre leased site close to the center of Weno and on the coastal edge of the island of Weno. A CRE research facility is included on the site.

The Fall 2013 Chuuk campus enrolment (headcount) is 319. The maximum number enrolled occurred in Fall 2004 at 690 with this figure not reached since then.

A headcount of 296 has been provided by the space utilization study as the projected headcount in 2018. This 5 year projection figure has been used as the basis for the design figure for assessing future facilities requirements.

No.	Building Description				
Α	Administration/Faculty Office				
В	Classroom Building B				
С	Classroom Building C				



No.	Building Description				
D	Campus Dean's Office				
Е	Restrooms				
F	CRE Building				
G	Generator House				
Н	Student Services Building				
I	Computer Lab				
J	Student Center				
K	Learning Resources Center				

## 1.2 Long Term Vision

The Chuuk campus will have facilities to support the following:

- A campus that provides permanence and certainty long term. Based on the identification of further vocational education courses and dependent on an increase in the student roll plan review and plan for additional facilities on the Nantaku site.
- A campus that enables expansion of facilities to occur over time
- Renewable energy and incorporates sustainability measures
- Buildings that have a reduced maintenance and operational cost through design and selection of materials

#### **Key Moves**

- 1. Implement a move to a permanent site based on tangible benefits. These include providing long term safety from typhoon and tidal surge, ability to expand to provide a wider range of courses to meet the Chuuk state educational aims and an ability to reduce the current operational cost with the location on the current leasehold site.
- 2. Review the previous engineering assumptions contained in the April 2001 Master Plan for the Nantaku site including ground conditions, water availability, timing of the road upgrade to the site and availability of public services connections.
- 3. In the interim implement low cost facilities upgrades on the Weno site to meet existing safety and site factors limiting delivery of education and student learning outcomes.





Existing Weno site with new study huts and carpark

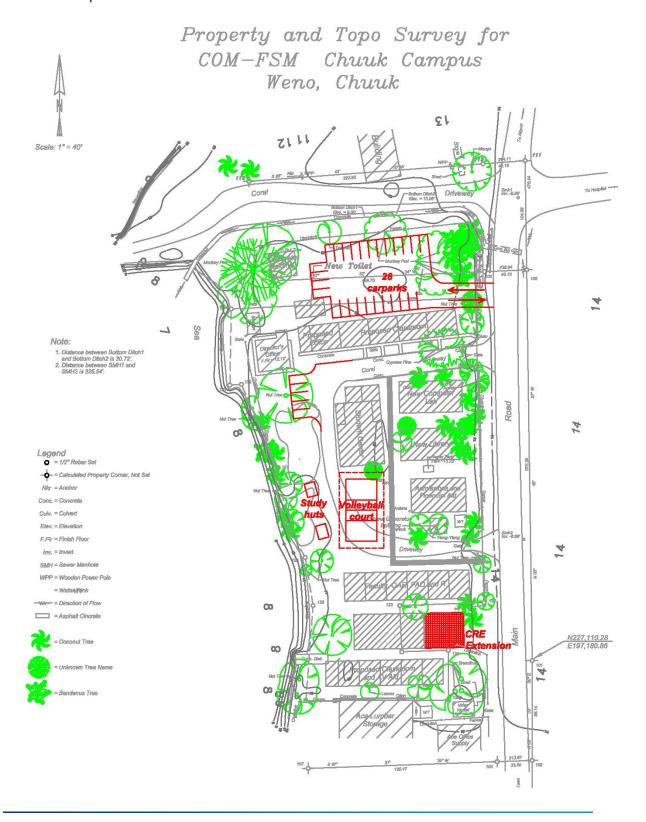


Full development of the Nantaku site

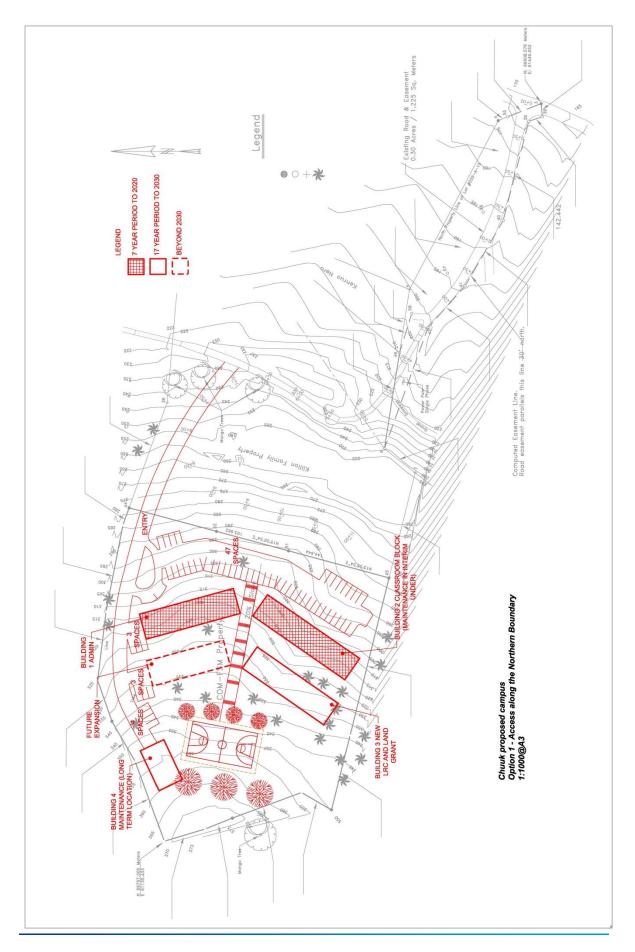


The following plans depict the proposed layout with the new buildings identified in red. The accommodation schedules listing the functions and areas for the spaces within these buildings are contained in Chapter 3.4.2 for the current site and 3.4.3 for the Nantaku site.

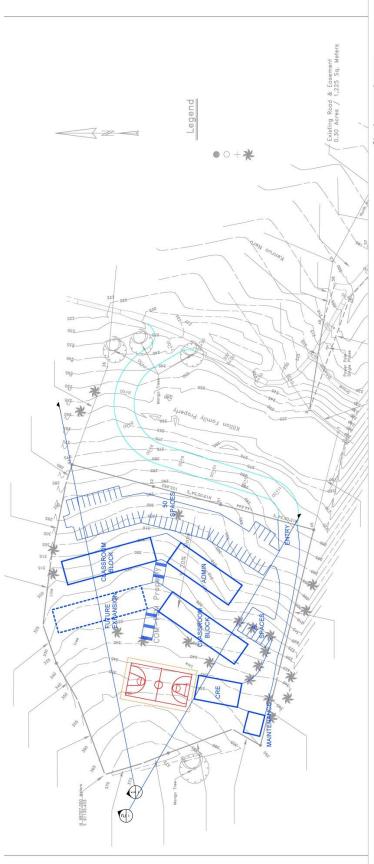
The stages to reach this long term vision are described in the staging plans and the program at the end of this chapter.



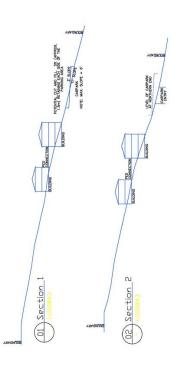








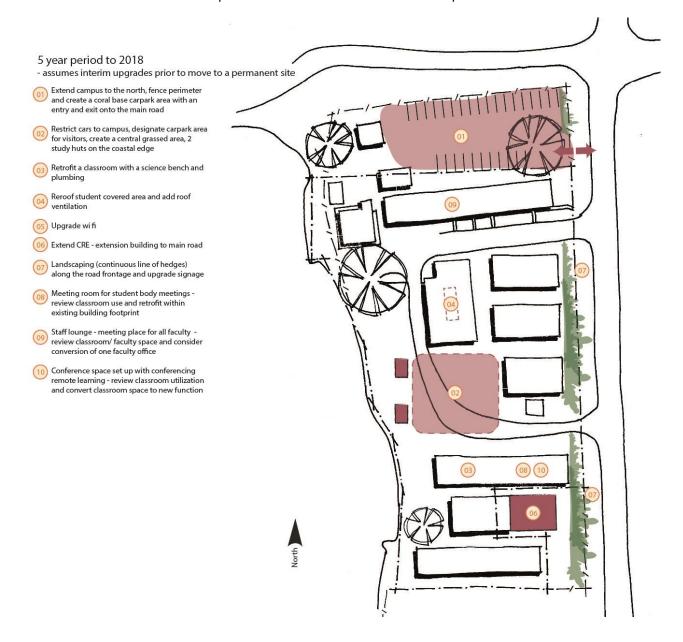






## 1.3 5 year period – to 2018

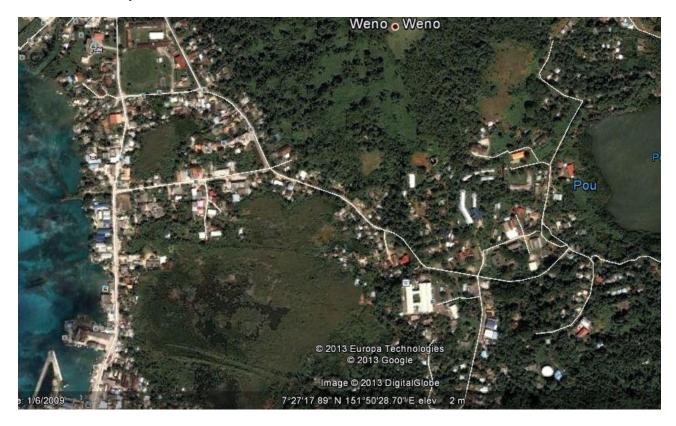
During the next 5 years there are a series of small upgrades that can be made to the existing site to address current issues. At the same time an engineering review needs to be conducted of the Chuuk site to confirm the assumptions made in the Master Plan dated April 2001.





Implement planning for the development of the Nantaku site including:

- 1. Review of the previous geotechnical studies and recommendations for further investigation
- 2. Establish when and how a two way access road to the site will be constructed as part of the State roading plans
- 3. Confirm the services required to be connected to public services versus independent services
- 4. Establish any water available on site



The current site is 1/3 of a mile from the central area in town. The Nantaku site is approximately 1.5 miles from the center of town. It is located in the area called Pou on the map above. The main road is in the process of being upgraded in 2013 however the final ½ mile remains unsealed and single lane access.



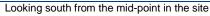




Looking up the hill to the bottom of the Nantaku site

Looking down from the flat area below the bottom of the Nantaku site







Looking up east towards to the ridgeline from the center of the site



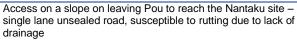
View to the east



View to the site (brown cleared area on the hill) from the causeway









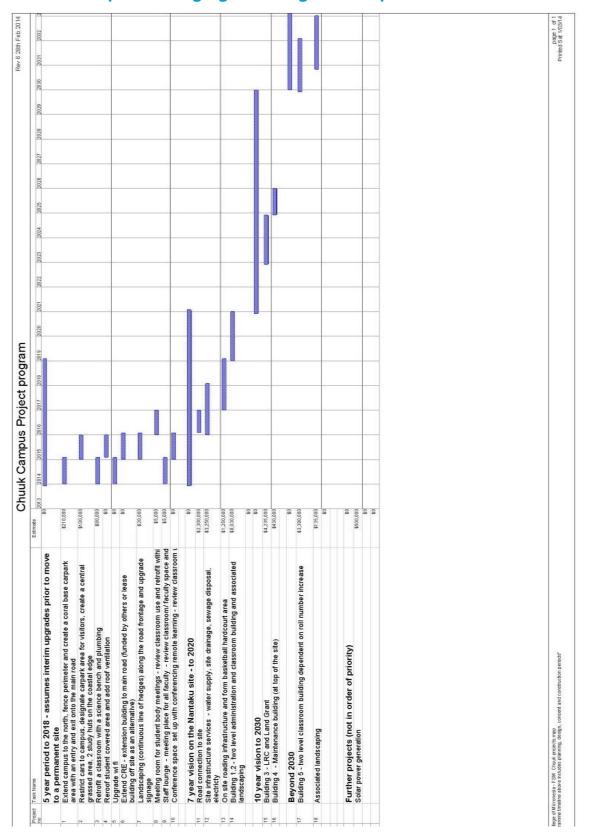
Area and unsealed road at the base of the hill in Pou

## 1.4 10 year period – to 2023

Implement a development plan on the Nantaku site



## 1.5 Development Staging and Program – Implementation





# 2 Educational Component

## 2.1 Key Considerations

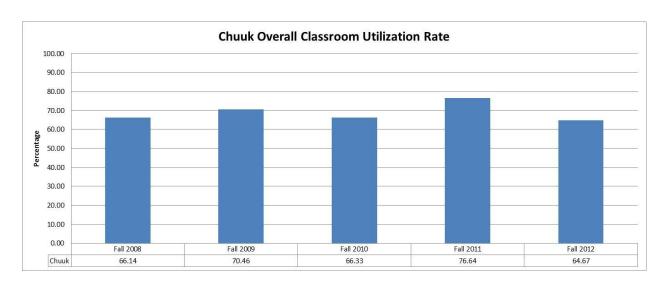
- Classroom utilization levels are in the low range and utilization rates are in the moderate-to-low range, together indicating adequate overall capacity (see Tables 2.2.1 and 2.2.2).
- Enrolment projections suggest a declining enrolment trend (see Chart 2.2.3). Classroom utilization may reach the underutilized range by 2023.
- Chu'uk's enrolment projections are the most problematic of all COM-FSM campuses. Given the lease status of the Chu'uk facility, careful thought should be given to the size and scope of projected new or renovated construction.
- The Chu'uk Campus has great capacity to serve as an alternative resource for the six-campus system during unanticipated periods of enrolment growth.

## 2.2 Space Utilisation

#### 2.2.1 Chu'uk Campus Utilization Levels (2008-2012)

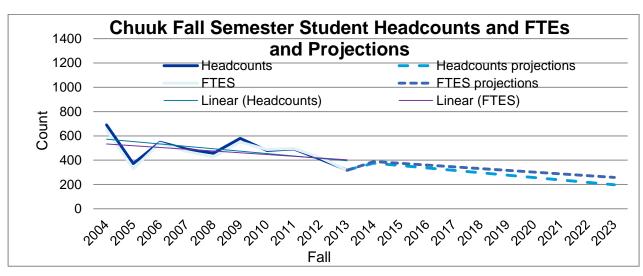
High (>75%)	0%
Moderate (>66%)	36%
Low (>50%)	55%
Underutilized (<=50%)	9%
Total	100%

#### 2.2.2 Chu'uk Overall Classroom Utilization Rate





#### 2.2.3 Chu'uk Campus Historic and Projected Enrolment Trends

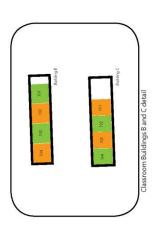


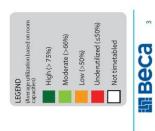
				Λct	ual Values					
	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall
Semester	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Headcount	690	371	548	491	457	580	479	493	409	319
FTE	647	330	541	471	426	549	487	496	422	316
	Projections									
	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall
Semester	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Headcount	375	355	335	316	296	276	256	237	217	197
FTE	389	374	360	345	331	316	302	287	273	258



## 2.2.4 Space Utilisation Summary Plan

Chuuk Campus







O8 Campus - Building D, Vocational Room 1
- Midtown - CMT Room 101

A containty description or activity (8 cc B Classroom Building B C C Classroom Building C C Classroom Building C D C Campus Dean's CR ce E Restrooms F CRE Building G G Generator House H Student Services Building I Computer Lab I Student Center K Learning Resources Center

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## 3 Spatial Review

#### Key Points for the Facilities Development Plan for the existing site

- 1. Remove the car park area from the center of the campus
- 2. Provide for active recreation areas
- 3. Implement improvement projects over the next five years

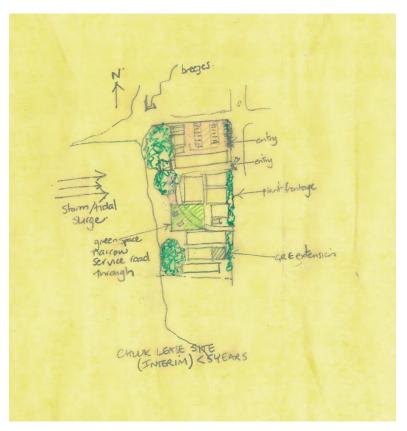
#### 3.1 Design Concept Plans

The design concept plans prepared during the site visit in August/September illustrate the option developed. They have been derived from a combination of the input received from students, faculty and staff, the site visit observation and key messages from the utilization study. These broad concepts show the design moves prior to project costing and evaluation against projects identified for all other campuses. Refer to Part 2 – Common Report for the full schedule of projects across all campuses.

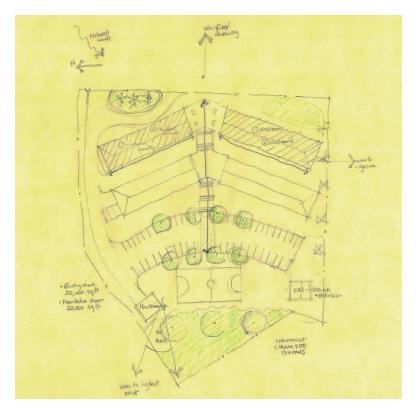
The concept drawing considers the following inputs from the spatial review:

- Activity zones
- Range of people spaces on campus
- Circulation pedestrian and vehicular
- Building and landscape character
- Infrastructure including energy efficiency





Concept plan for the existing site



Concept plan for the Nantaku site



#### 3.2 **Focus Group Summary**

#### 3.2.1 Student focus group

A student focus group was held between 12pm and 1pm on Monday the 27<sup>th</sup> of August. This session provided an opportunity for students to discuss positive features of the campus and any issues with regard to facilities on site. Seventeen student representatives attended the meeting.

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

Positive attributes commented on was the there was a good campus feeling on site and both female and male students felt safe on campus.

Issues raised in order of priority for the current site were:

- 1. Provision of covered access and wider paths. When it rains everyone crowds onto the central path
- 2. Student learning center space is too small
- 3. Provision of a toilet block in the center of the campus current toilet facilities are on either end of the campus - an issue when it rains
- 4. Lack of ventilation in the open student center and the dust that blows off the roadway into the area on a hot day
- 5. Lack of ventilation in the classrooms
- 6. Car park availability is limited and cars take precedence over pedestrians
- 7. More seating areas required on the foreshore
- 8. Provide somewhere to recreate a basketball court would be good
- 9. Would like to have a student body meeting room again
- 10. Water dispensers
- 11. Cafeteria

Concerns raised by the students in the questionnaires:

- Gymnasium particularly for basketball and volleyball. Also showers for after using the gym
- Covered footpaths rain and sun
- Noise levels in the buildings poor acoustics
- Transport to and from the campus from far side of the island.
- Taxis used a lot by students and no taxis allowed in the gates. Need for a pick up drop-off area
- More toilets
- No cafeteria currently provided
- More maintenance of buildings
- Seating around the campus for relaxing and studying in the open.



- Traffic jams at gate during the start of the day
- More space in buildings and around buildings
- Footpaths are too narrow
- Seating in minimal so the seawall is an informal student hang-out
- Toilets are often locked and boys hang out around the girls toilets which puts the girls off.
- Bigger library needed
- More classrooms
- More parking cars are parking all over the campus currently
- More 'study only' areas rather than having to use counselling offices
- An area to meet and gather with other students
- More computers and a bigger computer lab.
- Air-conditioning
- Student center (Common room)
- Very dusty campus
- Too small an area for pick-up / drop-offs
- Places to gather when it is raining or too hot outside
- Stop betel nut chewing and smoking on campus
- Campus doesn't look very good
- Bad acoustics
- Toilets needed outside the library
- Need more places to study

Note: Items in italics are noted but sit outside of the facilities development plan

The alternative green field site was discussed and the issue of the quality of the access road and the personal safety of students was raised. If the road was improved then it was commented that this would alleviate some concerns.

#### 3.2.2 Staff focus group

A staff focus group was meeting was held between 3pm and 4pm on Monday the 27<sup>th</sup> of August. A similar format was followed to the student focus group. Seventeen staff attended and fifteen completed questionnaires were received.

Positive attributes commented on were having the option for a permanent site and the potential for an increase in students with the capacity building in the secondary school education system anticipated to feed through to greater enrolments.

The meeting discussed two areas the current site issues and potential and what facilities could be provided on a green field site.

Issues raised for facilities development plan on the current site for consideration in order of priority were:

- 1. The potential fire hazard with cars parking through the middle of the campus in close proximity to buildings
- 2. Lack of cover in the rain walking between buildings
- 3. Nowhere for the whole campus to meet for the monthly campus meetings up to 350 attending



- 4. Need for toilets in the center of the campus
- 5. The conference space is often double booked with the number of committees and campus meetings that require a space like this to meet
- 6. There is a need for a teaching laboratory that can be used by environmental science, physical science and nursing this is an immediate need
- 7. The poor condition of the Deans office was commented on
- 8. The small size of the staff kitchenette and the area being shared with the staff toilet
- 9. Make the campus more attractive implement a landscape plan

A summary of key points received in the questionnaire are:

- The campus is very small
- Larger classrooms needed
- Larger library
- Larger student center
- Larger computer lab
- More parking needed
- Parking and drop-off areas should be separated as the existing area serves both purposes and becomes very confusing and crowded in the mornings and evenings.
- Fencing needs repairing
- Buildings need painting
- Air-conditioning
- Wet weather makes waiting for buses, etc. uncomfortable
- More entertainment inside TV, music etc.
- Washable writing boards
- Power points in all classrooms
- TV sets for each class room
- Covered walkways
- Separate entry and exit points into the campus
- Dorms
- One on one staff-student counselling rooms/offices
- More storage capacity for student files
- Staff lounge
- More sports facilities including tennis courts
- Business office larger to accommodate books, supplies, etc.
- Water comes in under doors during heavy rain events
- More space needed for staff work areas and offices
- More computers needed for students
- Open areas can become very dusty
- Some flooding in areas of the campus
- Science lab needed
- Improvements for doing vocational study programmes
- More seating
- Areas inside the building have good light and ventilation

Further meetings were held with Kind Kindo (Campus Dean), (IT), (Library), (CRE) (Maintenance)



A summary of points relevant to the facilities development plan are outlined below:

- Need for a quiet study area in the student learning center, area for small group work and computer research. Currently trying to provide for all these activities in one space
- Need for a dedicated evacuation area away from buildings
- The consistent amount of termite damage
- Need for screens to protect the windows being broken by rocks thrown from the road
- Concern raised over the flooding in a tidal surge combined with an extreme rain event
- The floor level of the Dean's office building as the closest and most exposed building to the
- The deterioration of the campus due to the proximity to the coastal edge
- The limited ability to expand the existing campus either in site area or by building up due to the ground condition - reclaimed area, sand below
- The lack of airflow through the campus as the buildings are so close together
- Need to coordinate and consult over issues to do with the property and changes i.e. trimming of
- Need to replace the rooves frequently due to corrosion
- Concern over the increasing number of high winds with climate change and how this will impact on this site

#### 3.2.3 Faculty focus group

A staff focus group was meeting was held between 12pm to 1pm on Tuesday the 28th of August. A similar format was followed to the staff focus group. Thirteen staff attended and six completed questionnaires were received.

Francisco Mendiola, Director of Maintenance and Security provided an overview of the history of facilities on the current site along with the work that has been completed to date on the site in Nantaku. This outline provided context for the following discussion of issues on the current site and pros/cons for relocating.

The largest concern voiced by attendees at the start of the meeting was the lack of a permanent site for the campus. This was closely followed by the lack of space on the current campus which has resulted in buildings being located close to each other and reduced amenity for students and staff.

The amenities able to be provided and the features of the proposed alternative site compared to the existing site were discussed, and were:

- Space for recreation facilities
- Ability to provide for public health and more science courses
- Ability to have space for expansion in the future
- Reduced energy costs due to purpose designed buildings incorporating natural ventilation features as well as a location that could capture the north-east breeze
- Located away from the front face of the typhoon originate from a westerly direction
- A location away from dust generated in the town due to the tree cover and vegetation
- Potential for drinking water
- Potential to design a facility that demonstrates the value placed on education by the Chuuk state and the benefit of attracting further students. This is anecdotally the effect the building of the Palikir campus had on student numbers after it was completed.



Acknowledging that any move off the current site would require a period to implement there were a range of issues raised for facilities development plan on the current site. These are not listed in any order of priority:

- Car parking issue with cars parked next to the buildings limiting open space
- Lack of a pickup/drop off area
- Lack of a meeting area for all faculty this is seen to limit cross faculty discussion and impacts on collegiality
- Shower stalls for students commuting from the outer islands especially in choppy seas. The inclusion of taps for feet washing has had a positive impact
- IT speed
- Toilets located on the edge of the campus and lack of toilets in every teaching building
- Lack of drinking water other than intermittent bottled water supply
- Lack of a place for students to meet often wait along the walkways which interrupts teaching
- Nowhere with a large enough covered area for all campus monthly meetings

A summary of key points received in the questionnaire are:

- Outdoor areas need landscaping, not always clean, noisy
- Crowded parking lot in the center of the campus is a drawback
- Lack of facilities for educational videos
- Need for a science room
- Faculty / staff lounge
- Classrooms are too hot
- Need to improve the vocational course facilities
- Need to have both gates open to reduce traffic jams on site when arriving and leaving
- Campus sign at the entrance gate
- Paths (unformed) are very muddy in the wet and dusty in the dry weather
- Covered walkways needed
- Campus conference-meeting hall area/building
- Drinking fountain needed
- More toilets in general but particularly for the library, computer lab
- More opportunities for buying food
- Car parking, roads need to be paved
- Entry and exit points into the campus need to be open all day
- Need for a guard house and waiting area for students pick up/drop off
- Office spaces too small and crowded with books
- Walking between buildings needs improvement
- Very limited opportunities for students to study



## **Key issues raised in the Focus Groups to inform the development strategy:**

- 1. Planning issue Need for certainty for future and decision on the future location of the campus
- 2. Safety issue Car parking in the center of the campus is an issue with proximity to buildings in case of fire
- 3. Site layout issue Making the most of the current setting of the campus with clear entry points, pedestrian access and small group study or gathering spaces
- 4. Recreation issue no area on site for active recreation was raised by more than one group this is important as it is part of a whole campus life experience
- 5. Site location issue exposure of the current site to storm surges





## 3.3 Spatial Analysis

A review of the existing components that contribute to the physical environment and the look and feel of the campus are outlined in the following tables. Divided into different aspects these include the contextual response to the site, activity zones, building function and form, open space and circulation. This analysis forms one of the inputs into the concept development and project identification.

#### Context and response - Identifying the existing site features

#### Key attributes:

- Chain-link fences delineate the campus edges
- View out over the sea
- Compact level site
- Exposure to storm surges
- Large existing trees to be retained

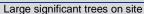


Exposure of the current site to storm surges with flooding of the buildings close to the sea frontage



Exposure of the current site to storm surges with flooding of the buildings close to the sea frontage







Chainlink fence around the perimeter



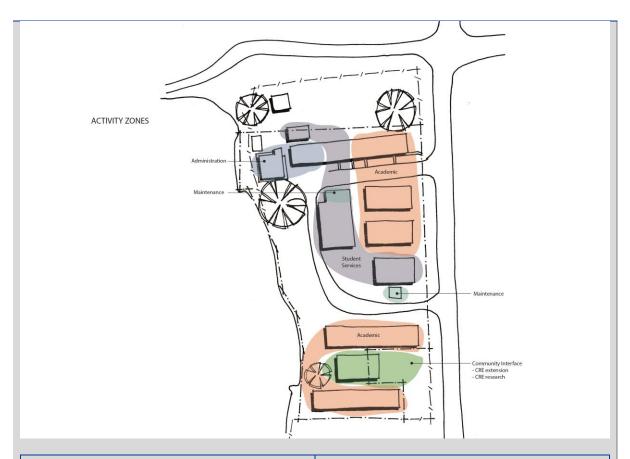


## Activity zones – grouping areas with common functions together

#### Existing

 Student services located in a good position in the center of the site surrounded by the academic and administration zone









Cars park through the campus in a space that should be a pedestrian area

The student center is the focal point of the campus

#### Points to consider for future planning

- Relocate the car parking zone from the center to the edge of the campus
- With the removal of cars from the campus provide seating and recreation spaces

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









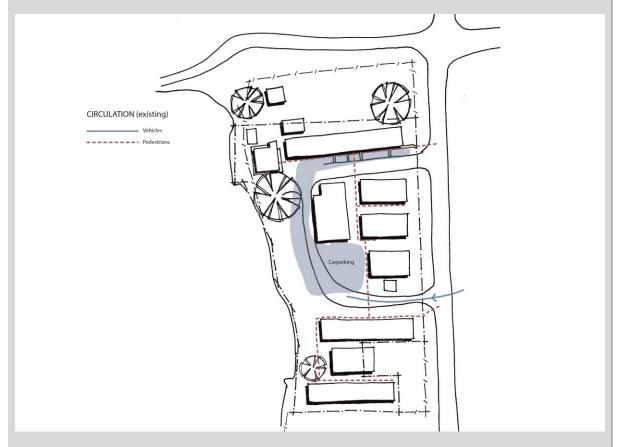
Waiting spaces along the building edges

Small shaded gathering spaces are popular

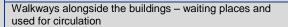


#### Circulation – the way vehicles access the site and how pedestrians move around the site

- Narrow walkways alongside the existing buildings
- Car parking dominates the center of the site
- There is a clear access in and out with two gates, however one gate is often closed compromising the ability for through flow
- There is no dedicated area for pick up and drop off









Pedestrian and vehicle entry from the main road onto the campus



#### Points to consider for future planning

- Provide a dedicated car park area on the edge of the campus
- Provide clear entries onto site through signage, landscaping

#### Building and landscape character - look and feel of the campus

- Compact site will little separation between buildings
- Trees on the coastal edge are an asset
- Views out across the water from the coastal edge
- Front campus boundary onto the main road understates the significance of the campus
- Central area with the student center in the middle of the campus is an asset
- Simple gable ended single storey buildings





Eaves form cover over length of the main buildings

Space in front of buildings that could be used by students is occupied parked cars

## Infrastructure - the services that enable the campus to operate

- Generator needs upgrading
- Areas of ponding and flooding particularly on low lying areas adjacent to sea wall
- Site drainage issues in a storm event







#### Existing building profile and future planning considerations 3.3.1

#### Building

#### A - Administration/ Faculty office



#### **Outline**

Building A is the faculty offices with a mix of student service or administrative programs

Location for its function - well located at the entry of the campus

Quality and suitability of spaces for its function - The faculty rooms are a good size, additional space for storage of files would be beneficial. Considering using long desks instead of L shaped workstations to free up space

Disabled access - Ramp access

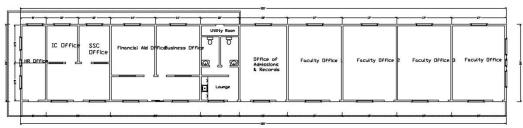
Teaching spaces - Nil

Amenities, toilets - Single toilet for staff and a small kitchen bench. A lounge area attached to this space would enable staff to meet outside of the faculty rooms assisting collaborative work practices.

Building condition points - Targeted regular maintenance and cleaning. Treat or replace rusted rainwater heads immediately. Repair decay (and any leaks) in soffit lining immediately.

Building age – 7 years (mid 2000's)

Building A - Faculty Offices



#### B - Classroom Building B



Building B is a classroom block with four large classrooms

Location for its function – well located but due to its proximity to other buildings limits cross ventilation through the site

Quality and suitability of spaces for its function -Adequate. Increased ventilation is required.

Disabled access - Ramp access

Teaching spaces – Four classrooms 670sqft

Amenities, toilets - Two toilets

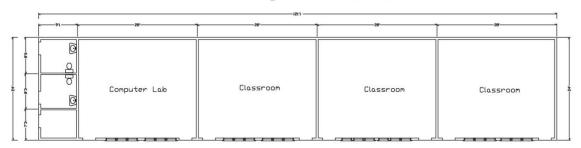
Building condition points - Targeted regular maintenance and cleaning. Treat and spot prime rusted gutters immediately. Review roof and consider re-painting. Treat and repair termite damage to doors.

Building age - 7 years (mid 2000's)



## **Building** Outline

Building B - Classroom



#### C - Classroom Building C



Building C is another classroom block with four classrooms and film viewing facilities

Location for its function – well located but its proximity to other buildings limits the cross ventilation through the site

Quality and suitability of spaces for its function - Adequate

Disabled access - Ramp access

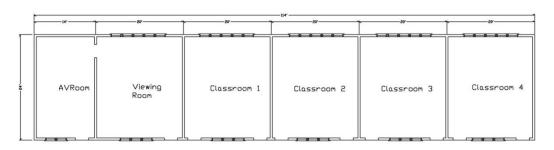
Teaching spaces – Four teaching spaces at 480sqft

Amenities, toilets - Nil

Building condition points - Targeted regular maintenance and cleaning. Treat and spot prime rusted roofing immediately. Review roof and consider re-painting. Treat and repair termite damage to windows.

Building age -7 years (mid 2000's)

Building C - MITC & Classroom





#### Building

#### D - Dean's office



#### **Outline**

Building D is the director's office with lobby and conference room

Location for its function – Located in a good position with regard to function , however , affected by storm surges due to its proximity to the coastal edge

Quality and suitability of spaces for its function – Issues with flooding

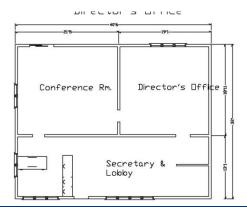
Disabled access - ramp access

Teaching spaces - nil

Amenities, toilets - nil

Building condition points – Targeted regular maintenance and cleaning. Rust treat, repaint and clean roof, or replace corroded roof immediately.

Building age – not available



#### E - Restrooms



Building E is the toilet block with male and female facilities

Location for its function – well located on the edge of the site away from the classrooms, however were comments on distance from classrooms

Quality and suitability of spaces for its function – well laid out and designed

Disabled access - ramp access

Amenities, toilets - 6 toilets; 3 male and 3 female

Building condition points – Targeted regular maintenance and cleaning to extend asset life.

Building age – 8 years (mid 2000's)



Building	Outline
	Toilet Facility  O Female Female Restroom O O O O O O O O O O O O O O O O O O
F – CRE research office	Building F is the CRE research office
	Location for its function – well located but its proximity to other buildings limits cross ventilation through the site  Quality and suitability of spaces for its function – adequate, standard design template  Disabled access - ramp access  Teaching spaces - nil  Amenities, toilets - 2 toilets  Building condition points – Targeted regular maintenance and cleaning. Rust treat, repaint and clean roof, gutters and wall flashings immediately.  Building age - 8 years (mid 2000's)
G – Generator house	Building G is a generator house near the rest rooms
	Location for its function – located away from classrooms with  Quality and suitability of spaces for its function - adequate  Building condition points - adequate (roof)  Building age - 7 years (mid 2000's)



### **Building** Outline

#### H - Student Services building



#### Building H is the student services building

Location for its function – well located but proximity to other buildings limits cross ventilation on site

Quality and suitability of spaces for its function – open area is a good size but there is compromised space for quiet and group study to occur at the structure

Disabled access - ramp access

Teaching spaces - nil

Amenities, toilets - nil

Building condition points – Targeted regular maintenance and cleaning. Rust treat, repaint and clean roof and structural steel frame immediately.

Building age - 9 years (early 2000's)

#### I - Computer Lab



### Building I is a computer lab

Location for its function – well located but its proximity to other buildings limits cross ventilation through the site

Quality and suitability of spaces for its function – more space is required for the services provided; repair/the office/storage

Disabled access - ramp access, hand rails

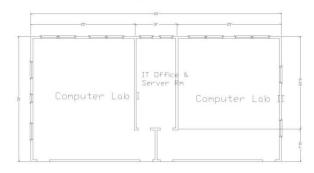
Teaching spaces - computer lab, 750 sqft

Amenities, toilets - nil

Building condition points - Targeted regular maintenance and cleaning. Rust treat, repaint and clean roof and gutters immediately, or review replacement of roof and gutters. Repair boarded up windows and install security louvers.

Building age – 5 years (late 2000's)

### Computer Lab





### **Building** Outline

#### J - Student Center



**Points to consider for future planning –** Roof top ventilation when re-roofing

Building J is a central open student center used at lunch times and throughout the day

Location for its function – well located in the center of the campus

Quality and suitability of spaces for its function – need increased ventilation

Disabled access - ramp access

Teaching spaces - nil

Amenities, toilets - nil

Building condition points - Asset is run-down. Replace roof and gutters immediately. Provide ridge ventilation to roof. Immediate localised patching of wall cladding. Building age - 8 years (mid 2000's)

### K - Learning Resource Center



Building K is a library with an office, reading room and an archives room

Location for its function – well located in the center of the campus near the student center however proximity to other buildings limits cross ventilation through the site

Quality and suitability of spaces for its function – not enough space for both quiet study and computer research

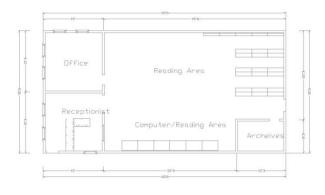
Disabled access - ramp access

Teaching spaces - nil

Amenities, toilets - nil

Building condition points - Targeted regular maintenance and cleaning. Rust treat, repaint and clean roof and gutters immediately, or review replacement of roof and gutters.

Building age - 5 years (late 2000's)





### 3.4 Accommodation Review

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

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

### 3.4.1 Facilities ratios

Item	Number
Number of students - Fall 2013 enrolment	319
Number of faculty and staff (from general catalogue 2013 - 2014)	44
2018 design figure (informed by the projected headcount in the space utilization review – Chapter 2 of this report)	296

Item	COM-FSM standard target	Provided on Kosrae campus
Parking stalls	1 stall for each faculty member, 1 stall for each staff member and 10% of students	Aim is up to 44 faculty and staff parks and 30 student parks.
	Students	Current site - 30 stalls are shown on the layout. There is a shortfall of 44 parks.
		Nantaku site - 57 stalls are shown on the layout. There is a shortfall of 20 parks.
Toilets	Two indicators  1. Aim is for toilet block at each	Assumption: no dedicated staff facilities so toilets are considered for staff and student use
	teaching building	Assume 350 staff and students require 6 women's toilets and 5 men's toilets
	2. From 2006 – 2012 strategic plan – 1 female toilet for every 30 students, 1 male toilet for every 40 students, Reference taken	Number currently provided: 8 men, 6 women, one toilet of each sex accessible.
	from American Institute of Architects 10 <sup>th</sup> edition.	Adequate toilet facilities provided
Drinking water	Accessible drinking water	Provided as bottled water
Teaching space per	25ft <sup>2</sup> per student (AIA is 30ft <sup>2</sup> )	5 medium sized classrooms area 650ft <sup>2</sup> (60msq)



Item	COM-FSM standard target	Provided on Kosrae campus
person		4 classrooms 460ft <sup>2</sup> (60msq)
Computer Laboratory	25ft <sup>2</sup> per student (AIA is 40ft <sup>2</sup> ) (2.4msq)	Computer lab is approximately 720ft <sup>2</sup> (room for 28 students), require space for at least 30 students to study (ratio of 1:10). Target is 1:5 ratio  Require space up to double this size
Small group study / study carrels	25ft <sup>2</sup> per student (AIA is 50ft <sup>2</sup> for reading rooms)	LRC is approximately 1200ft <sup>2</sup> . Assume 50% area for stacks = 600ft <sup>2</sup> (room for 24 students), require space for at least 30 students to study and target is 1:5 ratio  Require space up to double this size
Shops/ vocational rooms	50ft <sup>2</sup> per student (4.7msq)	nil
Private office	100ft <sup>2</sup> per person (9.3msq)	A schedule of offices needs to be completed to ascertain parity across faculties. The strategy is to occupy current spaces or spaces vacated by functions moving to new buildings.
Private office with meeting area	150ft <sup>2</sup> per person (14msq)	Dean's office is currently around 340sqft, any move should consider the standard size requirement
Work station	60ft <sup>2</sup> per person (5.6msq)  Common filing area 60ft <sup>2</sup> per person (5.6msq)	Open workstation area for administration in Building A is currently around 200ft2.  Allowing for common filing and circulation the area for three staff requires additional 160ft2.
Faculty work station with side chair	80ft <sup>2</sup> per person (7.43msq)	Faculty area is divided into rooms and each room is approx. 400ft2. 4 faculty Rooms providing for 16 faculty.  Adequate facilities for the projected headcount
IT space, server room and area to fix machines	Require 500sqft for a state campus - separate secure server room, IT office and area to fix computer equipment. Ideally an additional storage area adjacent if space allows	Area is 210sqft including the separate server area.  Additional 300sqft required.
Spatial assessment		Computer lab and LRC combined require an



Item	COM-FSM standard target	Provided on Kosrae campus
summary		additional 1200sqft
		IT/office server room requires an additional 300sqft
		Require an additional conference/ meeting room 300sqft

### 3.4.2 Existing campus site

	Building A – New CRE building		
No	Room name	Area	
A1	Separate wing for CRE - extension (separate entity)		
A2	Extension area	500	
А3	Storage area for extension equipment	300	
A4	Office	200	
	Subtotal	1000	
	Circulation and wall thickness @25%approx	250	
	TOTAL	1250	

### 3.4.3 Nantaku site

	Building 1 – Administration, Faculty and Student Services		
No	Room name	Area (sqft)	
	Ground Floor		
1.1	Director's Office	200	
1.2	Secretary/Waiting room	400	
1.3	HR Office	200	
1.4	IT Office	200	
1.5	IT Workshop	200	
1.6	Server Room	100	
1.7	Conference Room	400	
1.8	Financial Aid Office	400	
1.9	Fiscal Officer & Account Clerk	400	
1.10	Bookstore	300	
1.11	Snack Shop	150	
1.12	Nurse Station	300	
1.13	Rest Rooms	600	
1.14	Electrical Cpd	150	
1.15	Cleaner	40	
1.16	Store	60	
	2nd. Floor		



	Building 1 – Administration, Faculty and Student Services		
No	Room name	Area (sqft)	
1.17	Faculty Office (4 person unit)	2000	
1.18	Faculty& Staff Lounge/Restrooms	300	
1.19	Instructional Coordinator & Secretary	400	
1.20	Student Services Coordinator	150	
1.21	Counsellors Offices	450	
1.22	Tutoring Services	400	
1.23	Admission and Records	400	
	Subtotal - rounded	8200	
	Circulation and wall thickness @20%	1600	
	TOTAL (rounded)	9,800	

	Building 2 – New Classroom Building	
No	Room name	Area(sqft)
	Ground Floor	
2.01	25 seats Classrooms (4 off)	2600
2.02	Physical Science Laboratory/Classroom	900
2.03	Electrical Cpd	150
2.04	Rest Rooms with showers (2 off)	700
2.05	Locker room	350
	2nd. Floor	
2.06	25 seats Classrooms	650
2.07	30 seats Classrooms (3 off)	2250
2.08	Computer Lab (2 off)	1800
2.09	Lab Monitoring Office	200
	Subtotal	9400
	Circulation and wall thickness @20%	1900
	TOTAL (rounded)	11,300

	Building 3– New LRC and Land Grant	
No	Room name	Area(sqft)
	Ground Floor	
3.01	CRE Offices and Training Room	1200
3.02	Research Lab	2200
3.03	Male/Female Rest room	300
3.04	Store	60
3.05	Cleaner	40
3.06	Electrical cpd	150
	2nd. Floor	
3.07	LRC-Circulations, Reference and Study Area	2000
3.08	Office	200



No	Room name	Area(sqft)	
3.09	Computer Lab	1000	
3.11	AV room Office and Equipment room	400	
3.12	Viewing Room	750	
	Subtotal	8300	
	Circulation and wall thickness @20%	1660	
	TOTAL (rounded)	10,000	

	Building 4 – New Maintenance facility	
No	Room name	Area(sqft)
4.1	Office Space	300
4.2	Shop	600
4.3	Shop Storage	300
4.4	IT Storage and others	600
4.5	Male toilet	50
4.6	Female toilet	50
	Subtotal	1900
	Circulation and wall thickness @15%	300
	TOTAL	2,200

### 3.4.4 Building area changes over five year periods

### Weno site

Existing square feet (Fall 2013)	Remove buildings to 2018 (sqft)	Add buildings to 2018 (sqft)	Area in 2018
21,400		CRE extension (1250)	22,650

### Nantaku site

Add buildings to 2018 (sqft)	Area in 2018
Building 1- Admin/ Faculty Student Services (9800) Building 2 - Classroom (11300) Maintenance temporarily located under building. CRE offsite	21,100

Existing square feet (Fall 2018)	Remove buildings 2018 – 2023 (sqft)	Add buildings 2018 – 2023 (sqft)	Area in 2023
21,100		Building 3 – LRC and Land	33,300
		Grant (10000)	



Existing square feet (Fall 2018)	Remove buildings 2018 – 2023 (sqft)	Add buildings 2018 – 2023 (sqft)	Area in 2023
		Building 4 - Maintenance (2200)	
Existing square feet (Fall 2023)	Remove buildings post 2023 (sqft)	Add buildings post 2023 (sqft)	Area beyond 2023
33,300		Additional teaching building (8000)	41,300



### 4 Condition Assessment

### **Key Points**

The Operational budget for Years 1-10 for the Chuuk campus is recommended to be in the order of \$US2.835M (\$283,500 average per annum). The operational cost equates to 4.85% of the estimated 2013 replacement value which is higher than expected. If the Midtown (off campus) building is not required then operational costs would reduce by approximately 20% (approx. \$56,000) to approximately \$227,500 per annum, which is more in line with expectations.

### 4.1 Chuuk Campus Building Condition Review

### 4.1.1 Introduction

Beca International Consultants Limited (Beca) carried out an Asset Condition Assessment of the existing buildings and site infrastructure located on the Chuuk campus for COM in June 2013.

The purpose of this Asset Condition Assessment Report is to record the existing condition of the COM-FSM assets (buildings and site infrastructure) so that:

- 1. The indicative cost of operating the COM-FSM assets through a 10, 20 and 30 year life cycle is identified and,
- 2. Decisions to either renew/upgrade or to demolish/replace the existing assets can be made.

This Asset Condition Assessment chapter gives each asset an indicative condition grade, identifies the asset replacement cost, and the cost of operating (renewing and maintaining) them. This chapter read as part of the overall Facilities Study is intended for use as the base reference for campus planning decisions. It should be noted that the costs presented in this Asset Condition Assessment chapter assume that the existing assets will be renewed, refurbished and maintained (with the exception of some buildings which are demolished). Any buildings which are replaced by the current campus planning process (and subsequent changes in annual operating costs) are not included in this Asset Condition Assessment Report

The findings of this report are based on the on-site Condition Assessment conducted by Beca in June 2013. It should be noted that a visual assessment only has been carried out and that no indepth investigations have been possible. No detailed structural or seismic strength investigations have been undertaken.

### 4.1.2 Scope of Condition Assessment and Key Outputs

The scope of the Condition Assessment covers 10 No. existing buildings (excluding minor support structures and buildings) and site infrastructure located within the Chuuk COM-FSM campus, plus 1No. off-site building (Midtown). The key tasks undertaken to complete this report include:



- The Chuuk campus was visited in June 2013 to photograph and record visual defects in the buildings and site infrastructure.
- Data gathering and making observations.
- Grading the condition of each building asset (against a pre-determined set of criteria) and collating this to establish an overall condition grade for each asset.
- Assess the physical condition of the built assets (i.e. buildings and site infrastructure). Establish baseline condition to enable Life Cycle cost analysis.

The key outputs of this report include:

- A general overview of the current condition of the assets.
- A condition appraisal of each building (with the exception of minor structures) and the site wide infrastructure – Refer Appendix 'B' – Asset Condition Assessment Dashboard.
- Site observations and records of the existing site infrastructure
- Estimate of the potential replacement cost of each asset.
- Estimate the Operational Cost (Asset Renewals plus maintenance) of the assets as they
  currently exist. NOTE: the Operational Cost contained in this Condition Assessment assumes
  that all current assets are retained and maintained. Alternative Operational Costs for the
  proposed campus re-development are noted separately in this overall report
- Provision of an indicative Maintenance and Asset Renewal Plan. This gives indicative regular maintenance activities, timeframes for asset renewals and estimated costs (Note: costs indicated for maintenance and asset renewals exclude escalation and should not be used for budgeting purposes). Refer to Appendix 'C' for details on the Indicative Maintenance and Asset Renewal plans.

#### 4.1.3 Reference to Part 2 Detailed Report - Common to all campuses

Additional (and more general) information pertaining to the Chuuk Campus Asset Condition is contained in the "College of Micronesia – FSM Space Utilization and Facilities Master Plan Study, Part 2 Detailed Report – Common to all Campuses". This report contains (but is not limited) to the following information;

- Scope of condition assessment and key outputs,
- Definitions,
- Methodology of condition assessment and information collection,
- Condition grading system and building elements assessed,
- Forecast operational costs,
- Escalation and economic assessment
- Results/findings and conclusions/recommendations.

#### 4.1.4 Forecast of Operational Costs

The forecast Operational Costs have been prepared as follows;

- Develop the Maintenance Cost Plan. This is the cost of annual routine maintenance and includes building washing, painting, repairs and maintaining building services (mechanical, electrical fire etc.). This cost has been established by multiplying quantities (e.g. wall area) by an appropriate \$/ft2 rate for washing or painting. To this an allowance for general overheads (e.g. supervision, vehicle running expenses etc.) has been added.
- 2. Develop the cost of periodic element Renewals. From the condition grade assessment and amount of remaining life in the building element the date and cost of renewal is determined



(e.g. a roof with 10 years life remaining has been budgeted for replacement in 2023). For the COM-FSM campuses the cost of renewals has been viewed over 10, 20 and 30 year periods.

3. The forecast Operational Cost is established (by adding annual maintenance and periodic element renewal costs). This is annualised or averaged over a 30 year period (i.e. the total operational cost over 30 years divided by 30. It should be recognized that for cash-flow purposes actual operational costs will vary from year to year (depending on the amount of actual renewals required in that specific year). Detailed monitoring and management of the operational cost cash flow on an annual basis will be required by COM-FSM.

#### 4.1.5 Escalation

Escalation over a 30 year period of asset renewals and maintenance is a significant cost. Because of the significant impact of escalation two sets of cost, one which excludes escalation (i.e. present day 2013 costs) and the other which includes escalation have been presented at the main summary level. Escalation has been assumed to be 3.4% per annum for the next 30 years. This is based on an assessment of historical data provided by Mundi (refer web-site address below);

http://www.indexmundi.com/federated\_states\_of\_micronesia/#Economy

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

### 4.1.6 Results/Findings, Conclusions and Recommendations

#### 4.1.6.1 Condition Grade Assessment Results

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

Asset	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5
A – Administration/Faculty			✓		
B- Classroom Building 'B'			✓		
C – Classroom Building 'C'			✓		
I - Computer Laboratory			✓		
K – Learning Resources Center			✓		
H – Student Services Building				✓	
F – CRE Building			✓		
J – Student Center				✓	
D – Campus Dean's Office				✓	
E – Restrooms			✓		
M – Midtown (off-Campus)					✓
Site Infrastructure	N/A	N/A	N/A	N/A	N/A
Total	0	0	7	3	1







A Administration I acuity QB ce
B Classroom Building B
C Cassroom Building C
D Campus Dean's QB ce
E Restrooms
F CRE Building
G Generator House
H Student Sevices Building
I Computer Lab
J Student Center
K Learning Resources Center

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

- Midtown (off-campus) Building. 20% of the operational cost is dedicated to this off-campus building that is not owned by COM-FSM and is showing signs of significant structural and elemental failure. The use of this asset must be considered and if it is no longer required then operational costs could be reduced by diverting them to other facilities.
- 2. Refer to Appendix B Asset Condition Assessment Dashboards for a summary of the asset renewal costs and the top five items, on each building or site infrastructure element, needing urgent maintenance, renewal or replacement
- 3. The majority of the buildings are rated as condition grade 3 which means that these assets are reaching the end of their serviceable life, but they are still functioning as intended. Targeted regular maintenance on all of the assets is required to extend their life. A clear, well organised asset renewal and routine maintenance plan needs to be developed and this needs to be implemented. An indicative maintenance and asset plan has been included in Appendix C.
- 4. Maintenance is being carried out but the current Operational budget (\$150,000 per annum for all of the six COM-FSM campuses) is insufficient to meet both maintenance and the periodic renewal of building element requirements. There is a significant amount of deferred asset renewals and maintenance which is increasing the amount of deterioration in the assets.
- 5. Unless the current Operational budget is increased the condition of the assets will continue to deteriorate and the number of buildings requiring replacement (and consequently additional capital replacement funding) will increase.
- 6. The Operational budget for Years 1-10 for the Chuuk campus is recommended to be in the order of \$US2.835M (\$283,500 average per annum). The operational cost equates to 4.85% of the estimated 2013 replacement value which is higher than expected. If the Midtown (off campus) building is not required then operational costs would reduce by approximately 20% (approx. \$56,000) to approximately \$227,500 per annum, which is more in line with expectations.
- 7. Regular monitoring and review of the asset renewal and routine maintenance plan needs to be carried out



### 4.1.6.3 Forecast Operational Costs Results

Outlined below are forecast operational costs split into 10 year sections over a 30 year period. Note that costs including and excluding escalation are identified. Funding of the operational costs should be based on the costs that include escalation.

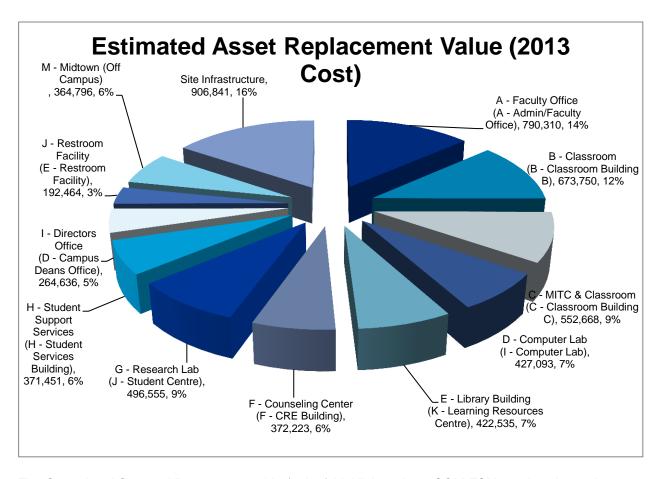
### **Forecast Operational Costs**

		Replacement Cost	Year 1 - 10 Asset Renewal Cost	Year 11 - 20 Asset Renewal Cost	Year 21 - 30 Asset Renewal Cost	Total 30 Year Asset Renewal Cost	Annualised Total Operational Cost	Total Year 1-10 Operational Cost	Total Year 11-20 Operational Cost	Total Year 21-30 Operational Cost
Ref	Asset Description	Cost (\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)		(\$USD)	(\$USD)	(\$USD)
1.00	A - Faculty Office	790,310	129,443	292,901	203,663	626,007	26,546	186,237	349,695	260,457
2.00	B - Classroom	673,750	37,887	106,438	305,557	449,882	19,160	79,529	148,080	347,200
3.00	C - MITC & Classroom	552,668	43,881	126,726	198,742	369,348	15,968	80,444	163,288	235,304
4.00	D - Computer Lab	427,093	64,383	114,234	93,135	271,753	11,997	93,767	143,618	122,519
5.00	E - Library Building	422,535	45,423	132,383	87,873	265,679	11,989	76,749	163,709	119,200
6.00	F - Counseling Center	372,223	37,791	58,070	169,870	265,731	11,980	69,011	89,291	201,090
7.00	G - Research Lab	496,555	126,864	177,678	169,481	474,024	19,783	166,683	217,496	209,299
8.00	H - Student Support Services	371,451	97,884	100,005	61,075	258,964	11,411	125,671	127,792	88,863
9.00	I - Directors Office	264,636	52,016	84,776	118,061	254,853	10,965	76,717	109,477	142,762
10.00	J - Restroom Facility	192,464	0	78,524	17,171	95,695	4,917	17,276	95,800	34,447
11.00	M - Midtown (Off Campus)	364,796	316,098	0	101,604	417,702	16,279	339,652	23,555	125,159
12.00	Site Infrastructure	906,841	274,568	113,281	290,187	678,036	34,267	391,226	229,939	406,845
	TOTALS EXCLUDING ESCALATION	5,835,321	1,226,237	1,385,016	1,816,420	4,427,673	195,262	1,702,962	1,861,741	2,293,145
			298,022	998,116	2,464,098	3,760,236	208,781	1,132,417	1,832,511	3,298,493
	TOTALS INCLUDING ESCALATION (3.4% per annum assumed)		1,524,259	2,383,132	4,280,518	8,187,909	404,042	2,835,380	3,694,252	5,591,638

The forecast Operational Costs (including escalation) as outlined in the above table are suggested for funding and budgeting purposes. Annualised costs are the total operational costs spent over a 30 year period (divided by 30).

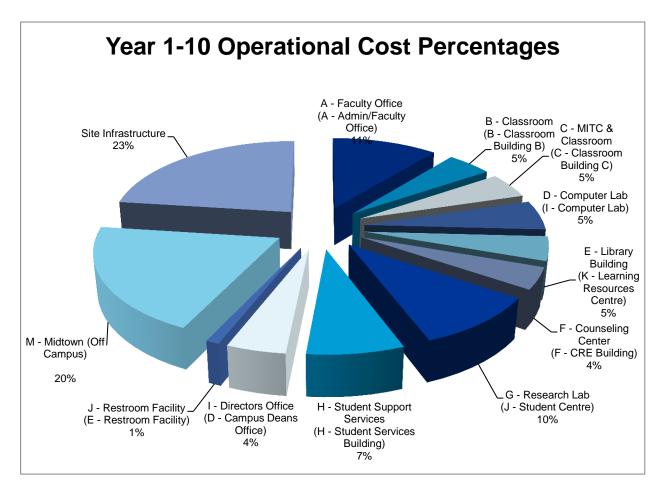
The estimated replacement cost (2013 costs) of the COM-FSM assets on the Chuuk campus is approximately \$US5.835M (excluding land, loose furniture and equipment). Outlined below is the breakdown of the estimated asset replacement cost for the campus.





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





The Operational Cost percentages diagram above that the M - Midtown building and Site Infrastructure takes a total of 43% of the Chuuk Operational cost budget, but together they only amount to 22% of the estimated replacement value of the Chuuk assets. The operational cost to estimated replacement value ratio highlights that these two asset are uneconomic and should be either replaced or targeted for asset renewal as soon as possible to reduce high on-going operational costs.

The forecast operational costs (\$US2, 835,380 for Years 1-10) equates to approximately \$US283, 500 per year average) identified above are significantly higher than what is currently being budgeted for maintenance by COM-FSM (\$150,000 per annum total for all 6 campuses). We consider that the forecast operational costs as outlined above are necessary to operate and maintain the capital investment already made by the COM-FSM on the Chuuk campus.

#### 4.1.7 Limitations of the Condition Assessment

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

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



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

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

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

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

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

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

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

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

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



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

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

### 4.1.8 Assumptions Made in the Condition Assessment

It has been assumed that:

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

### 4.1.9 Exclusions from the Condition Assessment and Forecast Operational Costs

The following has been excluded from the Condition Assessment and forecast Operational Costs:

- Replacement of loose furniture, fittings and equipment has been excluded.
- The cost of renewal or maintenance of buildings that are leased is excluded (it is assumed that the building owners will carry out renewals and maintenance)
- This assessment excludes all other College operating costs such as energy bills, teaching & administration staff salaries and expenses, disposables, vehicles, tools, machinery, rental equipment, property/building leasing costs, travel costs, insurances etc.
- Taxes, duties and government charges.



# 5 Energy Audit

### **Key Points**

The figures presented above are based on figures available for 4 months in 2012, and hence is a snapshot view and not necessarily representative of average energy use. If further records were available a more detailed analysis of the energy usage can be conducted and more targeted recommendations produced.

The Chuuk campus is using slightly less energy than average across the sites based on the 3 months of energy readings from 2012 provided. It is hard to see a trend from this data, but the computer lab and faculty office account for almost 50% of the electricity usage on site. Energy saving measures should start with these areas.

### 5.1 Energy Efficiency Recommendations

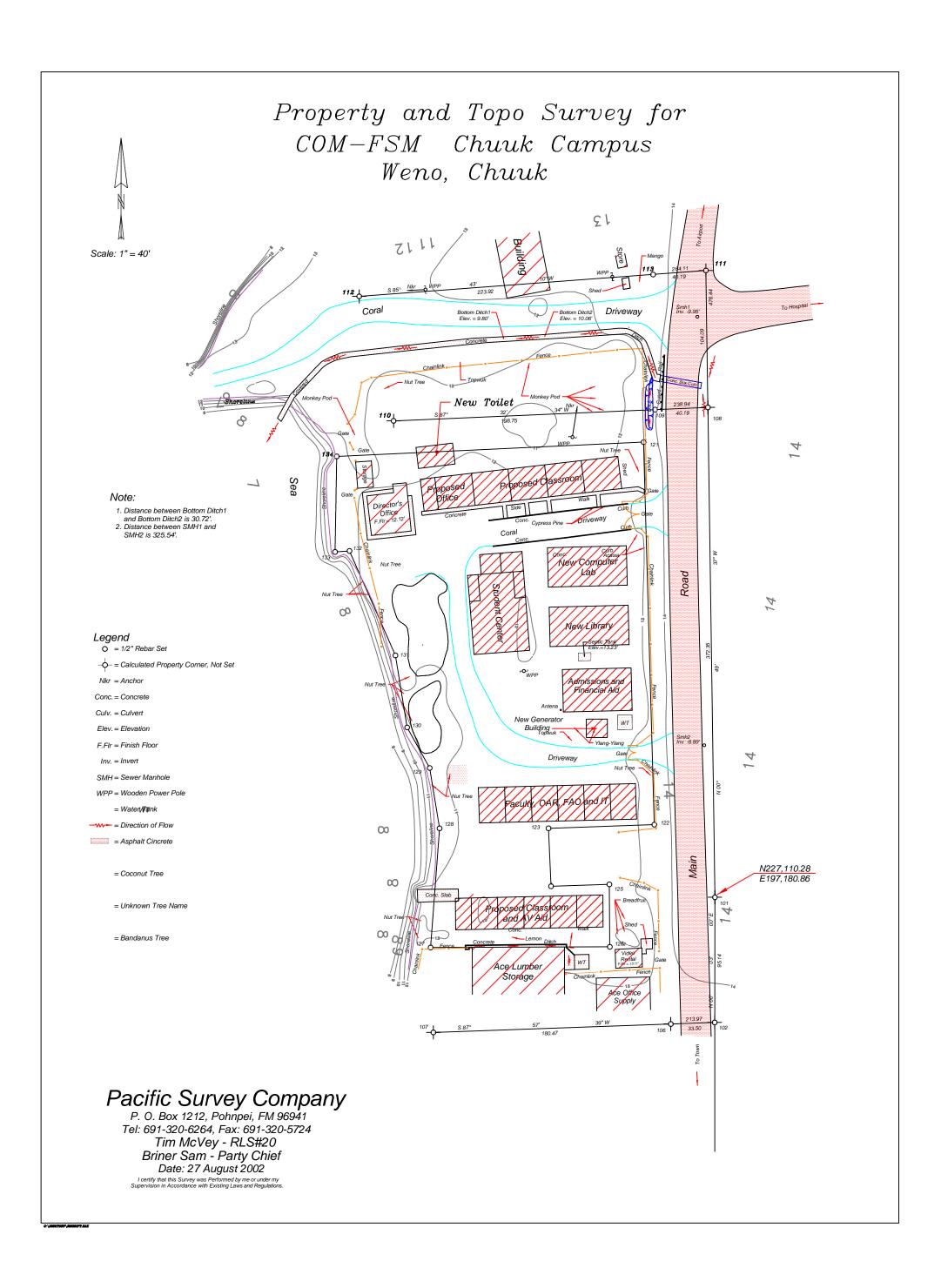
- 1. Ensure the set point of the units are around 24°c
- 2. Turn units off when spaces are un-occupied
- 3. Ensure units are free from obstructions, filters are clean, and pipework runs are straight to reduce loads on units
- 4. Close windows when systems are operating
- 5. Seal holes and penetrations into the building in areas that are air conditioned
- 6. Keep doors leading to AC spaces closed
- 7. Turn off lights when leaving a room
- 8. Replace ceiling insulation where missing



Appendix B

Building Condition
Assessments

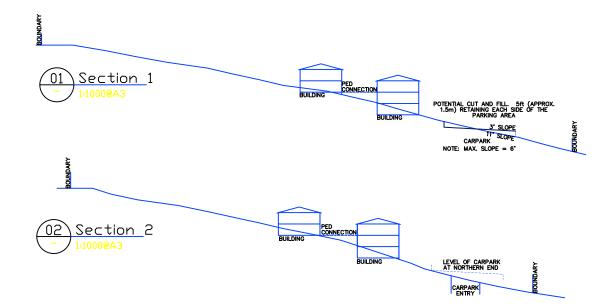






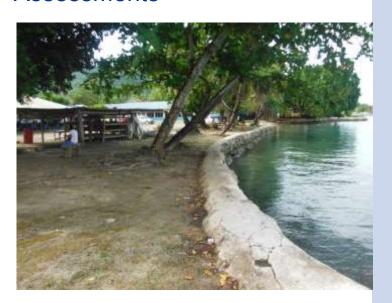


Chuuk proposed campus Option 2 1:1000@A3



Appendix B

# Building Condition Assessments







## A – ADMINISTRATION/FACULTY OFFICES





					naition Ga	iuge					TOP 5 MAJOR ELEMENTS REQUIRING			MENTS DECLUDING
		Condition	on Grading	VG G	Α	P VI		Asset Ren	ewal Cost				TOP 5 WAJOR ELEI	WENTS REQUIRING
ID Code	Element	Condition Grade	% Deterioration	0-20 20-4 % %		60-80 <b>80-</b> 1 %	00 Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace	URGENT MAINTENANCE, RE	NEWAL OR REPLACEMENT
1.00	Total Sub-Structure	2	30%				0	0	0	0	89,053	0.0%		
2.00	Total Frame	2	30%				0	0	0	0	94,762	0.0%	Element	Observed Deterioration/Recommendations
3.00	Total Structural Walls	2	30%				0	0	0	0	53,452	0.0%	Matel Dein Water Hands	Dueste di custi in un cuto
4.00	Total Upper Floors	0	0%				0	0	0	0	0	0.0%	Metal Rain Water Heads	Rusted out in parts
5.00	Total Roof	3	50%				949	89,596	0	90,545	90,545	100.0%		
6.00	Total External Walls & Finishes	2	30%				0	0	0	0	58,023	0.0%	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Ended point to roof
7.00	Total Windows & Doors	3	50%				0	0	64,384	64,384	64,384	100.0%	- Profiled Metal Sfleet Roof Cladding (Pre-Finished)	Faded paint to roof
A	TOTAL STRUCTURE	3	50%				949	89,596	64,384	154,929	450,219	34.4%		
8.00	Total Stairs Balustrades & Handrails	0	0%				0	0	0	0	0	0.0%	PVC Downpipes	Algae grouth loose connections at downning
9.00	Total Internal Walls/Partitions	2	30%				0	0	0	0	28,500	0.0%	- FVC Downpipes	Algae growth, loose connections at downpipe droppers
10.00	Total Internal Doors	3	50%				0	0	9,108	9,108	9,108	100.0%		а предоставления пред
11.00	Total Floor Finishes	3	50%				32,368	3,771	32,368	68,508	36,139	189.6%	Elbas Osassat Osffit Lisia assith Baistad Eisiahaa	On allian at a second initiate at a second assessment as
12.00	Total Wall Finishes	3	50%				52,539	17,216	52,539	122,293	69,755	175.3%	Fibre Cement Soffit Lining with Painted Finishes	Cracking at some joints, decay of some sheets
13.00	Total Ceiling Finishes	3	50%				0	48,420	0	48,420	48,420	100.0%		
14.00	Total Fixed Joinery Units	2	30%				0	0	2,941	2,941	2,941	100.0%	Word Floor Fields	Minimum de Minimum de
В	TOTAL INTERNAL FIT-OUT	3	50%				84,907	69,407	96,956	251,270	194,862	128.9%	Vinyl Floor Finishes	Minor damage to tiles around exterior doors due to high traffic area
15.00	Total Sanitary Plumbing	2	30%				0	10,120	1,265	11,385	11,385	100.0%		to high traine area
16.00	Total Mechanical Services	3	50%				21,505	38,962	21,505	81,972	34,535	237.4%	O constitution of the state of	Townstad as a decreased and a decrease
17.00	Total Fire Services	1	10%				5,060	5,060	2,530	12,650	2,530	500.0%	Overall Recommendation/Action	Targeted regular maintenance and cleaning.  Treat or replace rusted rainwater heads
18.00	Total Electrical Services	3	50%				0	79,756	0	79,756	79,756	100.0%	1	immediately. Repair decay (and any leaks) in
19.00	Total Vertical Transportation	0	0%				0	0	0	0	0	0.0%	1	soffit lining immediately. Refurbish floor and wall
20.00	Total Special Services	3	50%				17,022	0	17,022	34,044	17,022	200.0%	1	finishes by 2023. Regularly maintain and replace
С	TOTAL BUILDING SERVICES	3	50%				43,587	133,898	42,322	219,808	145,228	151.4%	1	mechanical, fire and special services by 2023.
	TOTAL BUILDING	3	50%				129,443	292,901	203,663	626,007	790,310	79.2%	1	
					<u> </u>									







# B – CLASSROOM BUILDING B





				Co	ndition G	auge								TOD # 144 IOD ELE	AENTO DEGLUDINO
		Condit	tion Grading	VG G	Α	Р	VP		Asset Ren	ewal Cost				TOP 5 MAJOR ELEM	MENTS REQUIRING
ID Code	Element	Condition Grade	% Deterioration	0-20 20-4 %		60-80	80-100 %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace	URGENT MAINTENANCE, RE	NEWAL OR REPLACEMENT
1.00	Total Sub-Structure	2	30%					0	0	0	0	72,321	0.0%	Florent	Observat But visualization (Business Authority)
2.00	Total Frame	2	30%					0	0	0	0	136,612	0.0%	Element	Observed Deterioration/Recommendations
3.00	Total Structural Walls	2	30%					0	0	0	0	49,302	0.0%	Timber Doors (Solid/No Glazing)	Evidence of termite damage + normal wear and
4.00	Total Upper Floors	0	0%					0	0	0	0	0	0.0%	Timber Doors (Solid/No Glazing)	tear
5.00	Total Roof	3	50%					0	17,209	57,283	74,492	74,492	100.0%		
6.00	Total External Walls & Finishes	3	50%					0	0	28,349	28,349	28,349	100.0%	Metal Gutters	Some minor rust at ends
7.00	Total Windows & Doors	3	50%					0	20,873	58,781	79,653	79,653	100.0%	Wetai Gutters	Some minor rust at enus
Α	TOTAL STRUCTURE	3	50%					0	38,082	144,413	182,494	440,729	41.4%		
8.00	Total Stairs Balustrades & Handrails	0	0%					0	0	0	0	0	0.0%		
9.00	Total Internal Walls/Partitions	2	30%					0	0	0	0	23,661	0.0%	Solid Plaster Wall Lining with Painted Finishes	Impact damage, dust and grit build up + general
10.00	Total Internal Doors	0	0%					0	0	0	0	0	0.0%		wear and tear
11.00	Total Floor Finishes	2	30%					0	0	3,135	3,135	20,944	15.0%		
12.00	Total Wall Finishes	2	30%					0	0	41,598	41,598	41,598	100.0%	WHB (Single)	Good condition - Early signs of corrosion
13.00	Total Ceiling Finishes	3	50%					0	7,844	22,179	30,023	30,023	100.0%		
14.00	Total Fixed Joinery Units	1	10%					0	0	3,036	3,036	3,036	100.0%		
В	TOTAL INTERNAL FIT-OUT	2	30%					0	7,844	69,948	77,792	119,262	65.2%	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Faded paint to roof
15.00	Total Sanitary Plumbing	3	50%					0	3,795	8,602	12,397	12,397	100.0%		
16.00	Total Mechanical Services	3	50%					35,357	35,420	35,357	106,134	35,357	300.2%		
17.00	Total Fire Services	1	10%					2,530	2,530	1,265	6,325	1,265	500.0%	Overall Recommendation/Action	Targeted regular maintenance and cleaning.
18.00	Total Electrical Services	3	50%					0	13,649	45,973	59,622	59,622	100.0%	1	Treat and spot prime rusted gutters immediately.
19.00	Total Vertical Transportation	0	0%					0	0	0	0	0	0.0%	1	Review roof and consider re-painting. Treat and repair termite damage to doors. Regularly
20.00	Total Special Services	2	30%					0	5,118	0	5,118	5,118	100.0%	1	maintain and replace mechanical and fire
С	TOTAL BUILDING SERVICES	3	50%					37,887	60,512	91,197	189,595	113,759	166.7%	1	services by 2023.
	TOTAL BUILDING	3	50%					37,887	106,438	305,557	449,882	673,750	66.8%	1	







# C - CLASSROOM BUILDING C





			Condition Grading			Condition Gauge								
l		Condi	tion Grading	VG	G A	Р	VP		Asset Rer	newal Cost				TOP 5 MAJOR ELEMENTS REQUIRING
ID Code	Element	Condition Grade	% Deterioration	0-20 %	20-40 40-60	60-80	80-100 %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace	
1.00	Total Sub-Structure	2	30%					0	0	0	0	68,377	0.0%	
2.00	Total Frame	2	30%					0	0	0	0	74,553	0.0%	Element Observed Deterioration/Recommendations
3.00	Total Structural Walls	2	30%					0	0	0	0	41,792	0.0%	
4.00	Total Upper Floors	0	0%					0	0	0	0	0	0.0%	Profiled Metal Sheet Roof Cladding (Pre-Finished) Faded paint to roof, rush patches occurring
5.00	Total Roof	3	50%					0	62,663	9,399	72,061	72,061	100.0%	
6.00	Total External Walls & Finishes	3	50%					0	0	8,742	8,742	40,648	21.5%	
7.00	Total Windows & Doors	2	30%					0	0	49,807	49,807	68,965	72.2%	Solid Plaster Cladding with Painted Finishes  Minor paint flacking
A	TOTAL STRUCTURE	3	50%					0	62,663	67,949	130,611	366,397	35.6%	
8.00	Total Stairs Balustrades & Handrails	0	0%					0	0	0	0	0	0.0%	Alexander I and a second the Timber France Miladau and France of According to Accor
9.00	Total Internal Walls/Partitions	2	30%					0	0	0	0	7,172	0.0%	Aluminium Louver with Timber Frame Windows Evidence of termite damage to frames
10.00	Total Internal Doors	2	30%					0	0	0	0	4,483	0.0%	<b>1</b>
11.00	Total Floor Finishes	3	50%					0	3,151	15,507	18,658	18,658	100.0%	
12.00	Total Wall Finishes	3	50%					18,581	0	34,096	52,677	34,096	154.5%	Plasterboard Ceiling Lining with Painted Finishes Evidence of leaks, Blistering of some paintwork
13.00	Total Ceiling Finishes	3	50%					0	35,852	0	35,852	35,852	100.0%	<b>1</b>
14.00	Total Fixed Joinery Units	2	30%					0	0	3,036	3,036	3,036	100.0%	
В	TOTAL INTERNAL FIT-OUT	3	50%					18,581	39,003	52,639	110,223	103,297	106.7%	Plasterboard Wall Linings with Painted Finishes Good condition, some minor impact damage
15.00	Total Sanitary Plumbing	0	0%					0	0	0	0	0	0.0%	<b>1</b>
16.00	Total Mechanical Services	3	50%					22,770	17,710	22,770	63,250	22,770	277.8%	
17.00	Total Fire Services	1	10%					2,530	2,530	1,265	6,325	1,265	500.0%	<ul> <li>Overall Recommendation/Action</li> <li>Targeted regular maintenance and cleaning.</li> <li>Treat and spot prime rusted roofing immediately.</li> </ul>
18.00	Total Electrical Services	2	30%					0	0	54,119	54,119	54,119	100.0%	Review roof and consider re-painting. Treat and
19.00	Total Vertical Transportation	0	0%					0	0	0	0	0	0.0%	repair termite damage to windows. Refurbish wall
20.00	Total Special Services	2	30%					0	4,820	0	4,820	4,820	100.0%	, , , , , , , , , , , , , , , , , , , ,
С	TOTAL BUILDING SERVICES	3	50%					25,300	25,060	78,154	128,514	82,974	154.9%	mechanical and fire services by 2023
	TOTAL BUILDING	3	50%					43,881	126,726	198,742	369,348	552,668	66.8%	







## I - COMPUTER LAB





		Condi	tion Grading	VG G	Α	Р	VP		Asset Ren	ewal Cost		TOP 5 MAJOR ELEMENTS REQUIRING			MENTS REQUIRING
ID Code	Element	Condition Grade	% Deterioration	0-20 20-40 % %		60-80 %	80-100 %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace	URGENT MAINTENANCE, RE	NEWAL OR REPLACEMENT
1.00	Total Sub-Structure	2	30%					0	0	0	0	44,851	0.0%		
2.00	Total Frame	2	30%					0	0	0	0	83,010	0.0%	Element	Observed Deterioration/Recommendations
3.00	Total Structural Walls	2	30%					0	0	0	0	62,927	0.0%		
4.00	Total Upper Floors	0	0%					0	0	0	0	0	0.0%	Aluminium Framed Windows	25% of windows appear to be boarded up, otherwise windows in ok condition
5.00	Total Roof	3	50%					2,313	34,768	0	37,081	37,081	100.0%	1	otherwise windows in or condition
6.00	Total External Walls & Finishes	2	30%					0	0	0	0	23,326	0.0%		
7.00	Total Windows & Doors	3	50%	-				0	18,444	8,516	26,960	43,536	61.9%	Metal Gutters	Gutters corrosion around downpipes, minor impact damage
A	TOTAL STRUCTURE	3	50%					2,313	53,212	8,516	64,041	294,731	21.7%		impaot damage
8.00	Total Stairs Balustrades & Handrails	0	0%					0	0	0	0	5,123	0.0%		
9.00	Total Internal Walls/Partitions	2	30%					0	0	0	0	571	0.0%	Air-Conditioning - DX/Split System	Tired by appearance. Functionality not tested
10.00	Total Internal Doors	3	50%					0	0	3,036	3,036	3,036	100.0%	1	
11.00	Total Floor Finishes	3	50%	-				16,923	0	16,923	33,846	16,923	200.0%		
12.00	Total Wall Finishes	2	30%					0	1,307	14,369	15,676	15,676	100.0%	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Rust present on topside of roof cladding
13.00	Total Ceiling Finishes	2	30%					0	0	22,728	22,728	22,728	100.0%	1	
14.00	Total Fixed Joinery Units	2	30%	-				0	0	759	759	759	100.0%		
В	TOTAL INTERNAL FIT-OUT	3	50%					16,923	1,307	57,815	76,046	64,817	117.3%	Metal Down Pipes	Downpipes corrosion around gutters
15.00	Total Sanitary Plumbing	0	0%					0	0	0	0	0	0.0%	1	
16.00	Total Mechanical Services	4	70%					35,420	17,710	17,710	70,840	17,710	400.0%		
17.00	Total Fire Services	2	30%					1,265	1,265	633	3,163	633	500.0%	Overall Recommendation/Action	Targeted regular maintenance and cleaning. Rust treat, repaint and clean roof and gutters
18.00	Total Electrical Services	3	50%					0	40,740	0	40,740	40,740	100.0%	1	immediately, or review replacement of roof and
19.00	Total Vertical Transportation	0	0%					0	0	0	0	0	0.0%	1	gutters. Repair boarded up windows and install
20.00	Total Special Services	3	50%					8,462	0	8,462	16,923	8,462	200.0%	1	security louvres. Refurbish floor finishes by 2023.
С	TOTAL BUILDING SERVICES	3	50%					45,147	59,715	26,804	131,666	67,544	194.9%	1	Regularly maintain and replace mechanical, fire and special services by 2023
	TOTAL BUILDING	3	50%					64,383	114,234	93,135	271,753	427,093	63.6%	1	and special services by 2025
															1







# **K – LEARNING RESOURCES CENTER**





Condition Grading				V/C		ii Gaug	N N N		Asset Ren	Cont		1		TOP 5 MAJOR ELEMENTS REQUIRING		
		Condit	tion Grading	VG	G A	A F	VP		Asset Ren	iewai Cost				TOT OWNOON ELLI	MENTO REGUIRING	
ID Code	Element	Condition Grade	% Deterioration	0-20 %		-60 60 %	-80 <mark>80-10</mark> %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace	URGENT MAINTENANCE, RE	ENEWAL OR REPLACEMENT	
1.00	Total Sub-Structure	2	30%					0	0	0	0	45,747	0.0%			
2.00	Total Frame	2	30%					0	0	0	0	89,592	0.0%	Element	Observed Deterioration/Recommendations	
3.00	Total Structural Walls	2	30%					0	0	0	0	41,162	0.0%	Madal Cuttors	Cutton consists around downsian asian	
4.00	Total Upper Floors	0	0%					0	0	0	0	0	0.0%	Metal Gutters	Gutters corrosion around downpipes, minor impact damage	
5.00	Total Roof	3	50%					4,665	37,831	949	43,446	43,446	100.0%			
6.00	Total External Walls & Finishes	2	30%					0	0	0	0	23,668	0.0%	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Rust present on topside of roof cladding	
7.00	Total Windows & Doors	3	50%					0	0	3,977	3,977	29,935	13.3%	Profiled Metal Sheet Roof Gladding (Fre-Finished)	Rust present on topside of roof clauding	
A	TOTAL STRUCTURE	3	50%					4,665	37,831	4,926	47,423	273,550	17.3%			
8.00	Total Stairs Balustrades & Handrails	0	0%					0	0	0	0	0	0.0%	Metal Down Pipes	Downpipes corrosion around gutters	
9.00	Total Internal Walls/Partitions	2	30%					0	0	0	0	3,852	0.0%	ivietai Dowii Pipes	Downpipes corrosion around guitters	
10.00	Total Internal Doors	3	50%					0	0	3,036	3,036	5,768	52.6%			
11.00	Total Floor Finishes	3	50%					17,355	0	17,355	34,710	17,355	200.0%	Timber Deers (Calid/No Claries)	Minor domana to from	
12.00	Total Wall Finishes	2	30%					0	0	14,494	14,494	26,049	55.6%	Timber Doors (Solid/No Glazing)	Minor damage to frame	
13.00	Total Ceiling Finishes	2	30%					0	0	20,384	20,384	20,384	100.0%			
14.00	Total Fixed Joinery Units	1	10%					0	1,113	4,908	6,021	4,908	122.7%			
В	TOTAL INTERNAL FIT-OUT	2	30%					17,355	1,113	60,177	78,645	78,317	100.4%	Vinyl Floor Finishes	Minor damage to tiles around exterior doors due	
15.00	Total Sanitary Plumbing	0	0%					0	0	0	0	0	0.0%		to high traffic area	
16.00	Total Mechanical Services	3	50%					22,138	44,275	22,138	88,550	22,138	400.0%			
17.00	Total Fire Services	1	10%					1,265	1,265	633	3,163	633	500.0%	Overall Recommendation/Action	Targeted regular maintenance and cleaning.	
18.00	Total Electrical Services	3	50%					0	39,221	0	39,221	39,221	100.0%		Rust treat, repaint and clean roof and gutters	
19.00	Total Vertical Transportation	0	0%					0	0	0	0	0	0.0%		immediately, or review replacement of roof and gutters. Refurbish floor finishes by 2023.	
20.00	Total Special Services	2	30%					0	8,677	0	8,677	8,677	400.00/		Regularly maintain and replace mechanical and	
С	TOTAL BUILDING SERVICES	3	50%					23,403	93,438	22,770	139,611	70,668				
	TOTAL BUILDING	3	50%					45,423	132,383	87,873	265,679	422,535	62.9%			







## H – STUDENT SERVICES BUILDING





					Oonai	uon Ga	luge						•		TOP 5 MAJOR ELEI	MENTS REQUIRING
		Condit	tion Grading	VG	G	Α	Р	VP		Asset Rer	newal Cost				TOT O MACOIL ELLI	WEITTO REGUIRING
ID Code	Element	Condition Grade	% Deterioration	0-20 %		40-60 %	60-80 %	80-100 %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace	URGENT MAINTENANCE, RE	NEWAL OR REPLACEMENT
1.00	Total Sub-Structure	3	50%						0	0	0	0	77,017	0.0%		
2.00	Total Frame	4	70%			•			12,650	0	0	12,650	82,295	15.4%	Element	Observed Deterioration/Recommendations
3.00	Total Structural Walls	4	70%						0	21,233	0	21,233	21,233	100.0%	W. LEL. E. L.	
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%	Vinyl Floor Finishes	Minor damage to tiles around exterior doors due to high traffic area, gaps between tiles, dust
5.00	Total Roof	4	70%						47,109	0	0	47,109	47,109	100.0%		build-up
6.00	Total External Walls & Finishes	4	70%						13,121	0	0	13,121	13,121	100.0%		'
7.00	Total Windows & Doors	3	50%						0	9,488	6,575	16,062	16,062	100.0%	WHB (Single)	General wear and tear, corrosion to taps
A	TOTAL STRUCTURE	4	70%			•			72,880	30,721	6,575	110,176	256,837	42.9%		
8.00	Total Stairs Balustrades & Handrails	0	0%						0	0	0	0	0	0.0%		
9.00	Total Internal Walls/Partitions	3	50%						0	0	0	0	949	0.0%	Air-Conditioning - Window Mounted Unit	Tired by appearance.
10.00	Total Internal Doors	3	50%						0	0	3,036	3,036	3,036	100.0%		
11.00	Total Floor Finishes	4	70%			•			14,883	0	14,883	29,767	14,883	200.0%		
12.00	Total Wall Finishes	4	70%						0	12,706	0	12,706	12,706	100.0%	Structural Steel Frame Truss and columns for	Good condition, Minor rust due to paint loss
13.00	Total Ceiling Finishes	3	50%						0	0	27,726	27,726	27,726	100.0%	outside canopy	
14.00	Total Fixed Joinery Units	3	50%						0	5,693	0	5,693	5,693	100.0%		
В	TOTAL INTERNAL FIT-OUT	4	70%						14,883	18,398	45,646	78,927	64,993	121.4%	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Faded paint to roof, rust patches starting to
15.00	Total Sanitary Plumbing	0	0%						0	0	0	0	0	0.0%		appear
16.00	Total Mechanical Services	4	70%						7,590	7,590	7,590	22,770	7,590	300.0%		
17.00	Total Fire Services	1	10%						2,530	2,530	1,265	6,325	1,265	500.0%	Overall Recommendation/Action	Targeted regular maintenance and cleaning.
18.00	Total Electrical Services	3	50%						0	35,124	0	35,124	35,124	100.0%	1	Rust treat, repaint and clean roof and structural
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%	1	steel frame immediately. Refurbish floor finishes by 2023. Regularly maintain and replace sanitary
20.00	Total Special Services	0	0%						0	5,642	0	5,642	5,642	100.0%	1	plumbing, mechanical, fire and special services
С	TOTAL BUILDING SERVICES	3	50%						10,120	50,886	8,855	69,861	49,621	140.8%		by 2023
	TOTAL BUILDING	4	70%						97,884	100,005	61,075	258,964	371,451	69.7%	1	







## F – CRE BUILDING





	Condition Gradi			С	ondition G	auge								TOP 5 MAJOR ELEMENTS REQUIRING		
		Condition	Grading	VG G	A	Р	VP		Asset Ren	ewal Cost				TOP 5 MAJOR ELE	MEN 15 REQUIRING	
ID Code	Element	Condition Grade	% Deteriorat ion	0-20 20- %		60-80 %	80-100 %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace	URGENT MAINTENANCE, RE	ENEWAL OR REPLACEMENT	
1.00	Total Sub-Structure	2	30%					0	0	0	0	49,277	0.0%			
2.00	Total Frame	3	50%					0	0	0	0	62,498	0.0%	Element	Observed Deterioration/Recommendations	
3.00	Total Structural Walls	2	30%					0	0	0	0	34,437	0.0%			
4.00	Total Upper Floors	0	0%					0	0	0	0	0	0.0%	Metal Rain Water Heads	Corrosion at top. Some steel not protected	
5.00	Total Roof	3	50%					4,627	42,254	949	47,830	47,830	100.0%			
6.00	Total External Walls & Finishes	4	70%					0	32,123	4,409	36,532	36,532	100.0%			
7.00	Total Windows & Doors	3	50%					0	0	29,838	29,838	30,203	98.8%	Metal Gutters	Corrosion to gutters	
A	TOTAL STRUCTURE	3	50%					4,627	74,377	35,196	114,200	260,777	43.8%			
8.00	Total Stairs Balustrades & Handrails	0	0%					0	0	0	0	0	0.0%			
9.00	Total Internal Walls/Partitions	2	30%					0	0	0	0	11,793	0.0%	Plywood Shadowclad with Painted Finishes	Ok condition. Rusted flashings apparent and	
10.00	Total Internal Doors	3	50%					0	0	18,216	18,216	18,216	100.0%	Trywood Shadowciad with Fainted Finishes	joints at front gable end needs attention	
11.00	Total Floor Finishes	4	70%					18,196	2,200	18,196	38,592	20,396	189.2%		,	
12.00	Total Wall Finishes	3	50%					37,152	3,915	37,152	78,219	41,067	190.5%	Vinyl Floor Finishes - Tiled	Minor damage to tiles around exterior doors due	
13.00	Total Ceiling Finishes	4	70%					10,434	15,579	0	26,013	26,013	100.0%	Viriyi Floor Filliones - Flied	to high traffic area, gaps between tiles, dust	
14.00	Total Fixed Joinery Units	2	30%					0	0	21,027	21,027	21,027	100.0%		build-up	
В	TOTAL INTERNAL FIT-OUT	3	50%					65,782	21,693	94,591	182,066	138,512	131.4%			
15.00	Total Sanitary Plumbing	3	50%					0	16,445	6,325	22,770	22,770	100.0%	Fibre Cement Soffit Lining with Painted Finishes	Damage to some corners	
16.00	Total Mechanical Services	4	70%					44,971	22,138	22,833	89,942	22,833	393.9%			
17.00	Total Fire Services	1	10%					1,898	1,898	949	4,744	949	500.0%	<b></b>		
18.00	Total Electrical Services	3	50%					0	41,128	0	41,128	41,128	100.0%	Overall Recommendation/Action	Targeted regular maintenance and cleaning.	
19.00	Total Vertical Transportation	0	0%					0	0	0	0	0	0.0%		Rust treat, repaint and clean roof, gutters and wall flashings immediately. Refurbish floor, wall	
20.00	Total Special Services	3	50%					9,587	0	9,587	19,174	9,587	200.0%		and ceiling finishes by 2023. Regularly maintain	
С	TOTAL BUILDING SERVICES	3	50%					56,455	81,608	39,694	177,757	97,267	182.8%		and replace mechanical, fire and special services	
	TOTAL BUILDING	3	50%					126,864	177,678	169,481	474,024	496,555	95.5%		by 2023	







## J - STUDENT CENTER





			Condition Gauge										TOP 5 MAJOR ELEMENTS REQUIRING				
		Condit	ion Grading	VG	VG G A P VP			Asset Renewal Cost						TOP 5 MAJOR ELEMENTS REQUIRING			
ID Code	Element	Condition Grade	% Deterioration	0-20 %	20-40 40-6	60 60-8		Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace	URGENT MAINTENANCE, RENEWAL OR REPLACEMENT			
1.00	Total Sub-Structure	3	50%					0	0	0	0	77,017	0.0%				
2.00	Total Frame	4	70%					12,650	0	0	12,650	82,295	15.4%	Element	Observed Deterioration/Recommendations		
3.00	Total Structural Walls	4	70%					0	21,233	0	21,233	21,233	100.0%	200			
4.00	Total Upper Floors	0	0%					0	0	0	0	0	0.0%	PVC Downpipes	Missing		
5.00	Total Roof	4	70%					47,109	0	0	47,109	47,109	100.0%				
6.00	Total External Walls & Finishes	4	70%					13,121	0	0	13,121	13,121	100.0%				
7.00	Total Windows & Doors	3	50%					0	9,488	6,575	16,062	16,062	100.0%	Metal Gutters	To unenclosed area only, No end on gutters,		
A	TOTAL STRUCTURE	4	70%					72,880	30,721	6,575	110,176	256,837	42.9%		missing portions		
8.00	Total Stairs Balustrades & Handrails	0	0%					0	0	0	0	0	0.0%				
9.00	Total Internal Walls/Partitions	3	50%					0	0	0	0	949	0.0%	Shipping Containers	Rusted out at base due to proximity to ground		
10.00	Total Internal Doors	3	50%					0	0	3,036	3,036	3,036	100.0%	Chipping Containers	and area prone to flooding		
11.00	Total Floor Finishes	4	70%					14,883	0	14,883	29,767	14,883	200.0%	•			
12.00	Total Wall Finishes	4	70%					0	12,706	0	12,706	12,706	100.0%				
13.00	Total Ceiling Finishes	3	50%					0	0	27,726	27,726	27,726	100.0%	Timber Framed Walls	Poor workmanship/ construction, Framing		
14.00	Total Fixed Joinery Units	3	50%					0	5,693	0	5,693	5,693	100.0%		damaged at base due to water damage		
В	TOTAL INTERNAL FIT-OUT	4	70%					14,883	18,398	45,646	78,927	64,993	121.4%				
15.00	Total Sanitary Plumbing	0	0%					0	0	0	0	0	0.0%				
16.00	Total Mechanical Services	4	70%					7,590	7,590	7,590	22,770	7,590	300.0%	Profiled Metal Sheet Wall Cladding (Pre-Finished)	Poor workmanship/ construction, corrosion and		
17.00	Total Fire Services	1	10%					2,530	2,530	1,265	6,325	1,265	500.0%		paint faded/ warn off		
18.00	Total Electrical Services	3	50%					0	33,024	0	33,024	33,024	100.0%				
19.00	Total Vertical Transportation	0	0%					0	0	0	0	0	0.0%	Overall Recommendation/Action	Accet is run down Bonloss roof and suffers		
20.00	Total Special Services	0	0%					0	3,542	0	3,542	3,542	100.0%	Overall Recommendation/Action	Asset is run-down. Replace roof and gutters immediately. Provide ridge ventilation to roof.		
С	TOTAL BUILDING SERVICES	3	50%					10,120	46,686	8,855	65,661	45,421	144.6%	1	Immediate localised patching of wall cladding.		
	TOTAL BUILDING	4	70%					97,884	95,805	61,075	254,764	367,251	69.4%		Review asset condition in 2018.		







## D - CAMPUS DEAN'S OFFICE





				Conditio	on Gauge								TOD 5 MA IOD ELEMENTO DECLUDINO			
		Condit	ion Grading	VG G A P		VP	Asset Renewal Cost					TOP 5 MAJOR ELEMENTS REQUIRING				
ID Code	Element	Condition Grade	% Deterioration		% 60-8 % %	80-100	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace	URGENT MAINTENANCE, RENEWAL OR REPLACEMENT			
1.00	Total Sub-Structure	3	50%				0	0	0	0	35,886	0.0%	Flores	Observed Batarianskian/Basaranandations		
2.00	Total Frame	3	50%				0	0	27,618	27,618	27,618	100.0%	Element	Observed Deterioration/Recommendations		
3.00	Total Structural Walls	4	70%				0	0	40,020	40,020	40,020	100.0%	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Desta difference la consta		
4.00	Total Upper Floors	0	0%				0	0	0	0	0	0.0%	Profiled Metal Sfieet Roof Clauding (Fre-Fifished)	Rusted through in parts		
5.00	Total Roof	5	90%				19,727	1,249	0	20,976	20,976	100.0%				
6.00	Total External Walls & Finishes	3	50%				0	15,765	0	15,765	15,765	100.0%	Vinyl Floor Finishes	Chipped and broken vinyl tiles		
7.00	Total Windows & Doors	3	50%				0	0	17,548	17,548	17,548	100.0%	Viriyi i 100i i illistics	Chipped and broken viriyi tiles		
A	TOTAL STRUCTURE	4	70%				19,727	17,014	85,186	121,928	157,813	77.3%				
8.00	Total Stairs Balustrades & Handrails	0	0%				0	0	0	0	0	0.0%	Tiled Floor Finishes	Toilet - damaged tiles and loose grout		
9.00	Total Internal Walls/Partitions	3	50%				0	0	0	0	1,266	0.0%	Tiled Floor Fillisties	Tollet - damaged tiles and loose grout		
10.00	Total Internal Doors	3	50%				0	0	6,072	6,072	6,072	100.0%				
11.00	Total Floor Finishes	5	90%				13,301	0	12,176	25,477	13,301	191.5%	WC	Not used lete of wear and to a and impost		
12.00	Total Wall Finishes	3	50%				0	22,859	3,798	26,657	26,657	100.0%	WC	Not used, lots of wear and tear and impact damage		
13.00	Total Ceiling Finishes	3	50%				0	10,726	0	10,726	10,726	100.0%				
14.00	Total Fixed Joinery Units	1	10%				0	0	380	380	380	100.0%	Chauser	Not used lete of wear and toor and impact		
В	TOTAL INTERNAL FIT-OUT	4	70%				13,301	33,585	22,426	69,311	58,401	118.7%	Shower	Not used, lots of wear and tear and impact damage		
15.00	Total Sanitary Plumbing	5	90%				8,223	3,795	0	12,018	12,018	100.0%				
16.00	Total Mechanical Services	3	50%				3,795	3,795	3,795	11,385	3,795	300.0%	Overall Recommendation/Action	Taxastad vasular maintenance and alconing		
17.00	Total Fire Services	1	10%				633	633	316	1,581	316	500.0%	Overall Recommendation/Action	Targeted regular maintenance and cleaning. Rust treat, repaint and clean roof, or replace		
18.00	Total Electrical Services	3	50%				0	25,955	0	25,955	25,955	100.0%	corroded roof immediately. Refi finishes by 2023. Regularly main	corroded roof immediately. Refurbish floor,		
19.00	Total Vertical Transportation	0	0%				0	0	0	0	0	0.0%		finishes by 2023. Regularly maintain and replace		
20.00	Total Special Services	4	70%				6,338	0	6,338	12,676	6,338	200.0%		sanitary plumbing, mechanical, fire and special		
С	TOTAL BUILDING SERVICES	4	70%				18,988	34,178	10,449	63,615	48,422	131.4%		Services by 2023		
	TOTAL BUILDING	4	70%				52,016	84,776	118,061	254,853	264,636	96.3%				







## E - RESTROOMS





			Co	ndition G	Gauge								TOD 5 MA IOD 51 EMENTS DECLUDING			
		Condi	Condition Grading		VG G A P VP		VP		ewal Cost				TOP 5 MAJOR ELEMENTS REQUIRING			
ID Code	Element	Condition Grade	% Deterioration	0-20 20-4 %		60-80 %	80-100 %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace	URGENT MAINTENANCE, RENEWAL OR REPLACEMENT		
1.00	Total Sub-Structure	2	30%					0	0	0	0	16,178	0.0%			
2.00	Total Frame	2	30%					0	0	0	0	32,070	0.0%	Element	Observed Deterioration/Recommendations	
3.00	Total Structural Walls	2	30%					0	0	0	0	19,609	0.0%	B (1) 111 12 12 12 13 14 15 17 18 17 18 18 18 18 18 18 18 18 18 18 18 18 18	- · · · · · · · · · · · · · · · · · · ·	
4.00	Total Upper Floors	0	0%					0	0	0	0	0	0.0%	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Fading of coating and minor flacking	
5.00	Total Roof	3	50%					0	13,177	0	13,177	13,177	100.0%	1		
6.00	Total External Walls & Finishes	3	50%					0	0	11,858	11,858	11,858	100.0%			
7.00	Total Windows & Doors	2	30%					0	0	0	0	9,799	0.0%	Metal Gutters	Some corrosion around downpipe	
A	TOTAL STRUCTURE	3	50%					0	13,177	11,858	25,035	102,691	24.4%		, and the second	
8.00	Total Stairs Balustrades & Handrails	0	0%					0	0	0	0	0	0.0%	1		
9.00	Total Internal Walls/Partitions	2	30%					0	0	0	0	6,913	0.0%	7		
10.00	Total Internal Doors	3	50%					0	0	5,313	5,313	5,313	100.0%	Solid Plaster Cladding with Painted Finishes	Dust and water damage	
11.00	Total Floor Finishes	3	50%					0	8,682	0	8,682	8,682	100.0%	7		
12.00	Total Wall Finishes	3	50%					0	16,169	0	16,169	16,169	100.0%	7		
13.00	Total Ceiling Finishes	3	50%					0	8,102	0	8,102	8,102	100.0%	Tilled Floor Fields	Make a delicie a constant	
14.00	Total Fixed Joinery Units	3	50%					0	3,932	0	3,932	3,932	100.0%	Tiled Floor Finishes	Water staining near floor waste	
В	TOTAL INTERNAL FIT-OUT	3	50%					0	36,884	5,313	42,197	49,110	85.9%	1		
15.00	Total Sanitary Plumbing	3	50%					0	28,463	0	28,463	28,463	100.0%	T		
16.00	Total Mechanical Services	0	0%					0	0	0	0	0	0.0%	Fibre Cement Soffit Lining with Painted Finishes	Cracking at corners	
17.00	Total Fire Services	0	0%					0	0	0	0	0	0.0%	<b>1</b>		
18.00	Total Electrical Services	0	0%					0	0	0	0	12,199	0.0%	1		
19.00	Total Vertical Transportation	0	0%					0	0	0	0	0	0.0%	<u> </u>		
20.00	Total Special Services	0	0%					0	0	0	0	0	0.0%	Overall Recommendation/Action	Targeted regular maintenance and cleaning. To	
С	TOTAL BUILDING SERVICES	2	30%					0	28,463	0	28,463	40,662	70.0%	extend asset life	extend asset life	
	TOTAL BUILDING	3	50%					0	78,524	17,171	95,695	192,464	49.7%			







# M - MIDTOWN (OFF CAMPUS)





					Condition G	Sauge							TOR EMAJOR ELEMENTO REQUIRING			
		Condi	tion Grading	VG G A P VP				Asset Rei	newal Cost		]		TOP 5 MAJOR ELEMENTS REQUIRING			
ID Code	Element	Condition Grade	% Deterioration	0-20 20 %	0-40 40-60 %	60-80 <mark>80-10</mark> %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace	URGENT MAINTENANCE, RI	ENEWAL OR REPLACEMENT		
1.00	Total Sub-Structure	4	70%				0	0	48,699	48,699	48,699	100.0%				
2.00	Total Frame	0	0%				0	0	0	0	0	0.0%	Element	Observed Deterioration/Recommendations		
3.00	Total Structural Walls	5	90%				61,763	0	0	61,763	61,763	100.0%				
4.00	Total Upper Floors	0	0%				0	0	0	0	0	0.0%	Reinforced Concrete Slab - Roof	Poor condition		
5.00	Total Roof	5	90%				87,087	0	28,270	115,357	87,087	132.5%				
6.00	Total External Walls & Finishes	5	90%				20,784	0	0	20,784	20,784	100.0%	External Ctrustural Walls Colid Plantar Cladding	Door condition Fuldance of creating concrete		
7.00	Total Windows & Doors	5	90%				26,945	0	0	26,945	26,945	100.0%	External Structural Walls - Solid Plaster Cladding with Painted Finishes	Poor condition. Evidence of cracking, concrete spalling and exposed reinforcing steel		
A	TOTAL STRUCTURE	5	90%				196,578	0	76,968	273,547	245,277	111.5%	With a direct fillenes	opaning and expected remotering election		
8.00	Total Stairs Balustrades & Handrails	0	0%				0	0	0	0	0	0.0%	Timber Deere (Colid/No Cleries)	Vomencer condition		
9.00	Total Internal Walls/Partitions	0	0%				0	0	0	0	0	0.0%	Timber Doors (Solid/No Glazing)	Very poor condition		
10.00	Total Internal Doors	0	0%				0	0	0	0	0	0.0%				
11.00	Total Floor Finishes	4	70%				19,070	0	19,070	38,140	19,070	200.0%	Solid Plaster Wall Lining with Painted Finishes	Assumed poor condition from exterior (unable to		
12.00	Total Wall Finishes	5	90%				37,136	0	0	37,136	37,136	100.0%	Solid Flaster Wall Lithing With Fainted Finishes	view interior of building)		
13.00	Total Ceiling Finishes	5	90%				21,454	0	0	21,454	21,454	100.0%		,g,		
14.00	Total Fixed Joinery Units	0	0%				0	0	0	0	0	0.0%	Reinforced Concrete Foundations Beams	Poor condition		
В	TOTAL INTERNAL FIT-OUT	5	90%				77,660	0	19,070	96,729	77,660	124.6%	Trainiorded Controle Foundations Beams	1 con containen		
15.00	Total Sanitary Plumbing	0	0%				0	0	0	0	0	0.0%	-			
16.00	Total Mechanical Services	5	90%				5,566	0	5,566	11,132	5,566	200.0%				
17.00	Total Fire Services	0	0%				0	0	0	0	0	0.0%	Overall Recommendation/Action	Asset is showing significant structural and		
18.00	Total Electrical Services	5	90%				36,294	0	0	36,294	36,294	100.0%	1	elemental failure. Consider if this off-campus		
19.00	Total Vertical Transportation	0	0%				0	0	0	0	0	0.0%	1	facility is required by CoM. If it is required consider cost of renewal/upgrade verses		
20.00	Total Special Services	0	0%				0	0	0	0	0	0.0%	-	demolition and replacement. If asset is no longer		
С	TOTAL BUILDING SERVICES	5	90%				41,860	0	5,566	47,426	41,860	113.3%	· · · · · · · · · · · · · · · · · · ·	required run it down and divert funds to on-		
	TOTAL BUILDING	5	90%				316,098	0	101,604	417,702	364,796	114.5%		campus maintenance/renewal costs.		



СН	UUK CAMPUS, NEPUK	OS WENO,	CHU	UK	STA	ΛTE							s	ITE INF	RASTRUCTURE		
		Condition	n Grading	VG	Con	dition G	auge	VP	Asset Renewal Cost						TOP 5 MAJOR ELEMENTS REQUIRING URGENT MAINTENANCE, RENEWAL OR REPLACEMENT		
ID Code	Element		l o			10.00		00.400	Va.a. d. 40			l Cuand	Full	W Full	Element	Observed Deterioration/Recommendations	
ID Code	ciement	Condition Grade	% Deter.	<b>U-2U</b> %	20-40 %	4 <b>U-0U</b> %	% %	%	Year 1-10 Total	Year 11-20 Total	Total	Grand Total	Replace	% ruii Replace	Liement	Observed Deterioration//tecommendations	
1.00	Total Roading	3	50%						2,593	2,593	1,297	6,483	1,297	500.0%	Concrete footpaths and gravel roads	Some areas of damage to footpaths observed. Replace damaged sections. Trim and grade gravel roads to falls, fill pot holes and ruts	
2.00	Total Car Parks	0	0%						0	0	0	0	0	0.0%		graver reade to raile, mil per riches and rate	
3.00	Total Foot Paths & Collection Areas	3	50%						0	0	51,713	51,713	82,741	62.5%	Metal balustrades	Some areas of corrosion – treat and re-paint	
4.00	Total Fences & Gates	3	50%						0	0	27,415	27,415	29,237	93.8%	Drainage	Monitor and clean swales, sumps and septic tanks. Underground pipework not assessed.	
5.00	Total Structures	3	50%						0	0	70,929	70,929	186,050	38.1%	Electrical	Review tangled overhead power lines and make	
6.00	Total Retaining Walls	3	50%						0	0	0	0	53,130	0.0%		safe. Replace existing(over-sized) 300kW generator with 150-200kW generator within 5 years.	
7.00	Site Drainage	3	50%						0	0	81,909	81,909	118,594	69.1%			
8.00	Total Electrical Infrastructure	4	70%						253,000	110,688	0	363,688	363,688	100.0%	Water pumps	Some corrosion observed. Treat corrosion and service / maintain pumps regularly	
0.00	Total Electrical Initastructure	4	10%						253,000	110,000	"	J0J,000	303,000	100.0%			
9.00	Total Water Services	3	50%						18,975	0	56,925	75,900	72,105	105.3%	Overall Recommendation/Action	Targeted regular maintenance and cleaning to extend asset life. Make safe low tangled	
10.00	Total Site Furniture	0	0%						0	0	0	0	0	0.0%		overhead power lines. Replace existing generator within 5 years	
	TOTAL SITE INFRASTRUCTURE								274,568	113,281	290,187	678,036	906,841	74.8%			



Appendix C

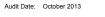
## Indicative Asset Renewal and Maintenance Cost Plan



**COLLEGE OF MICRONESIA - FSM** 

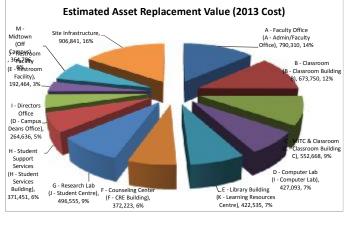
CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE SUMMARY OF COST OF ASSET RENEWAL AND MAINTENANCE

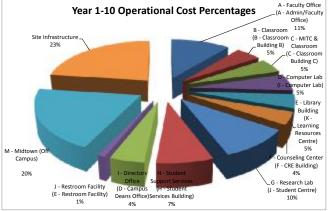
DOCUMENT: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN





									tenewal Cost vs Full ment Cost		Renewal Cost vs Full ment Cost		Renewal Cost vs Full ment Cost				0	perational Cost (Cost o	of Renewal and Maintenan	ce)	
		Condition Grade	Key Me	tric Data		Replacement C		Year 1 - 10 Asset Renewal Cost	% of Full Replacement Cost	Year 11 - 20 Asset Renewal Cost	% of Full Replacement Cost	Year 21 - 30 Asset Renewal Cost	% of Full Replacement Cost	Total 30 Year Asset Renewal Cost	% of Full Replacement Cost	Annualised Asset Renewal Cost	Annualised Maintenance Cost	Annualised Total Operational Cost		Total Year 11-20 Operational Cost (\$USD	Total Year 21-30  Operational Cost (\$USI
Ref	Asset Description	Rank 1 - 5	GFA (ft2)	GFA (m2)	Build Rate (ft2)	Build Rate (m2)	Cost (\$ USD)	(\$ USD)		(\$ USD)		(\$ USD)		(\$ USD)							A
1.00	A - Faculty Office (A - Admin/Faculty Office)	3	3,621	336	218	2,349	790,310	129,443	16%	292,901	37%	203,663	26%	626,007	79%	20,867	5,679	26,546	186,237	349,695	260,457
.00	B - Classroom (B - Classroom Building B)	3	2,903	270	232	2,498	673,750	37,887	6%	106,438	16%	305,557	45%	449,882	67%	14,996	4,164	19,160	79,529	148,080	347,200
3.00	C - MITC & Classroom (C - Classroom Building C)	3	2,734	254	202	2,176	552,668	43,881	8%	126,726	23%	198,742	36%	369,348	67%	12,312	3,656	15,968	80,444	163,288	235,304
1.00	D - Computer Lab (I - Computer Lab)	3	1,800	167	237	2,554	427,093	64,383	15%	114,234	27%	93,135	22%	271,753	64%	9,058	2,938	11,997	93,767	143,618	122,519
5.00	E - Library Building (K - Learning Resources Centre)	3	1,846	171	229	2,464	422,535	45,423	11%	132,383	31%	87,873	21%	265,679	63%	8,856	3,133	11,989	76,749	163,709	119,200
3.00	F - Counseling Center (F - CRE Building)	3	1,440	134	259	2,783	372,223	37,791	10%	58,070	16%	169,870	46%	265,731	71%	8,858	3,122	11,980	69,011	89,291	201,090
7.00	G - Research Lab (J - Student Centre)	3	2,039	189	243	2,621	496,555	126,864	26%	177,678	36%	169,481	34%	474,024	95%	15,801	3,982	19,783	166,683	217,496	209,299
3.00	H - Student Support Services (H - Student Services Building)	4	1,200	112	309	3,331	371,451	97,884	26%	100,005	27%	61,075	16%	258,964	70%	8,632	2,779	11,411	125,671	127,792	88,863
9.00	I - Directors Office (D - Campus Deans Office)	4	1,348	125	196	2,113	264,636	52,016	20%	84,776	32%	118,061	45%	254,853	96%	8,495	2,470	10,965	76,717	109,477	142,762
10.00	J - Restroom Facility (E - Restroom Facility)	3	410	38	469	5,048	192,464	0	0%	78,524	41%	17,171	9%	95,695	50%	3,190	1,728	4,917	17,276	95,800	34,447
11.00	M - Midtown (Off Campus)	5	2,028	188	180	1,936	364,796	316,098	87%	0	0%	101,604	28%	417,702	115%	13,923	2,355	16,279	339,652	23,555	125,159
12.00	Site Infrastructure						906,841	274,568	30%	113,281	12%	290,187	32%	678,036	75%	22,601	11,666	34,267	391,226	229,939	406,845
	TOTALS EXCLUDING ESCALATION	v	21,371	1,985	ĺ		5,835,321	1,226,237	21%	1,385,016	24%	1,816,420	31%	4,427,673	76%	147,589	47,673	195,262	1,702,962	1,861,741	2,293,145
								298,022		998,116		2,464,098		3,760,236		125,341	83,440	208,781	1,132,417	1,832,511	3,298,493
	TOTALS INCLUDING ESCALATION (3.4% per annum assumed)							1,524,259		2,383,132		4,280,518		8,187,909		272,930	131,112	404,042	2,835,380	3,694,252	5,591,638





CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

ASSET RENEWAL DETAILED EXPENDITURE

DOCUMENT: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



- Classroom - Classroom Building B)	Cost Split Summary  Annual Asset Renewal Cost  Year 1 - 10 Asset Renewal Cost  Year 11 - 20 Asset Renewal Cost	2013 (\$ USD)	2 2014 (\$ USD)	3 2015	4	5	6	7	8	Q	40														0.4							
- Faculty Office - Admin/Faculty Office) - Classroom	Annual Asset Renewal Cost Year 1 - 10 Asset Renewal Cost Year 11 - 20 Asset Renewal Cost	(\$ USD)	2014 (\$ USD)	2015						•	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
- Admin/Faculty Office)  - Classroom	Year 1 - 10 Asset Renewal Cost Year 11 - 20 Asset Renewal Cost		(\$ USD)		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Total
- Classroom	Year 11 - 20 Asset Renewal Cost		0	( <b>\$ USD</b> )	( <b>\$ USD</b> ) 4,428	( <b>\$ USD</b> ) 19,608	( <b>\$ USD</b> )	( <b>\$ USD</b> )	( <b>\$ USD</b> )	( <b>\$ USD</b> ) 949	<b>(\$ USD)</b> 104,459	( <b>\$ USD</b> ) 4,428	( <b>\$ USD</b> )	( <b>\$ USD</b> )	(S USD) 1,898	<b>(\$ USD)</b> 188,730	( <b>\$ USD)</b>	( <b>\$ USD</b> )	( <b>\$ USD</b> ) 4,428	(\$ USD) 0	( <b>\$ USD</b> ) 93,418	( <b>\$ USD</b> ) 2,941	( <b>\$ USD</b> )	( <b>\$ USD</b> )	(\$ USD)	( <b>\$ USD</b> ) 97,527	( <b>\$ USD</b> )	( <b>\$ USD</b> )	( <b>\$ USD</b> )	( <b>\$ USD</b> )	<b>(\$ USD)</b> 103,194	(\$ USD) 626,007
						129	,443					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-					292,	901					-	-	-	-	-	-	-	-	-	-	-
	Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					20	3,663					-
- Classroom Building B)	Annual Asset Renewal Cost	0	0	0	0	18,975	0	0	0	0	18,912	0	17,710	0	5,118	50,986	0	0	0	17,710	14,914	132,797	0	0	0	88,394	17,710	3,036	45,973	0	17,647	449,882
	Year 1 - 10 Asset Renewal Cost					37,	887					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-					106,	438					-	-	-	-	-	-	-	-	-	-	
	Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					30	5,557					
- MITC & Classroom	Annual Asset Renewal Cost	0	0	0	8,855	1,265	0	0	0	0	33,761	8,855	0	0	7,972	99,779	0	0	8,855	0	1,265	18,897	0	0	0	93,230	0	0	54,119	0	32,496	369,348
- Classroom Building C)	Year 1 - 10 Asset Renewal Cost					43.	881					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-					126,	726					-	-	-	-	-	-	-	-	-	-	
	Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					198	8,742					
- Computer Lab	Annual Asset Renewal Cost	0	0	17,710	0	633	0	0	0	2,313	43,727	0	0	0	1,307	53,844	0	17,710	0	0	41,373	37,856	0	0	17,710	12,184	0	0	0	0	25,385	271,753
- Computer Lab)	Year 1 - 10 Asset Renewal Cost					64.	383					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-					114,	234					-	-	-	-	-	-	-	-	-	-	
	Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					93	3,135					
- Library Building	Annual Asset Renewal Cost	0	0	0	22,138	633	0	0	0	4,665	17,987	22,138	0	0	9,791	38,464	0	0	22,138	0	39,853	35,827	0	0	0	29,783	0	3,795	0	1,113	17,355	265,679
- Learning Resources Centre)	Year 1 - 10 Asset Renewal Cost					45	423					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-					132,	383					-	-	-	-	-	-	-	-	-	-	
	Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					87	7,873					
- Counseling Center	Annual Asset Renewal Cost	0	0	5,693	4,428	633	11,667	0	0	3,795	11,576	4,428	0	5,693	0	31,045	0	0	4,428	0	12,478	74,958	0	5,693	0	44,281	11,667	380	21,948	0	10,943	265,731
- CRE Buildina)	Year 1 - 10 Asset Renewal Cost					37,	791					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-					58,0	070					-	-	-	-	-	-	-	-	-	-	
	Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					16	9,870					
- Research Lab	Annual Asset Renewal Cost	0	0	22,138	0	949	18,196	0	0	15,061	70,521	0	0	0	0	113,464	0	22,138	0	0	42,077	27,162	0	0	22,138	45,822	25,786	1,139	0	0	47,435	474,024
- Student Centre)	Year 1 - 10 Asset Renewal Cost					126	,864					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-					177,	678					-	-	-	-	-	-	-	-	-	-	
	Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					169	9,481					
- Student Support Services	Annual Asset Renewal Cost	0	0	13,732	0	1,265	8,761	0	12,650	54,089	7,388	0	0	7,590	0	50,384	0	0	0	0	42,031	0	0	7,590	0	38,602	8,761	0	0	0	6,123	258,964
- Student Services Buildina)	Year 1 - 10 Asset Renewal Cost					97,	884					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-					100,	005					-	-	-	-	-	-	-	-	-	-	
	Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					61	1,075					
Directors Office	Annual Asset Renewal Cost	0	12,176	29,075	0	4,111	6,338	0	0	0	316	0	0	0	0	58,505	0	0	0	0	26,271	0	12,176	0	0	59,148	6,338	380	0	0	40,020	254,853
- Campus Deans Office)	Year 1 - 10 Asset Renewal Cost					52,	016					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-					84,7	776					-	-	-	-	-	-	-	-	-	-	
	Year 21 - 30 Asset Renewal Cost	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			<u> </u>			113	8,061					
- Restroom Facility	Annual Asset Renewal Cost	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78,524	0	0	0	0	0	0	0	0	0	17,171	0	0	0	0	0	95,695
- Restroom Facility)	Year 1 - 10 Asset Renewal Cost						<b>I</b> 0					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-					78,	524					-	-	-	-	-	-	-	-	-	-	
	Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-						17	7,171		<u> </u>			
	- Classroom Building C)  - Computer Lab Computer Lab Computer Lab)  - Library Building - Learning Resources Centre)  - Counseling Center - CRE Building)  - Research Lab - Student Centre)  - Student Support Services - Student Services Building)  - Directors Office - Campus Deans Office)	Annual Asset Renewal Cost Year 1 - 10 Asset Renewal Cost Year 11 - 20 Asset Renewal Cost Year 21 - 30 Asset Renewal Cost Year 21 - 30 Asset Renewal Cost Year 21 - 30 Asset Renewal Cost Year 11 - 20 Asset Renewal Cost Year 11 - 20 Asset Renewal Cost Year 21 - 30 Asset Renewal Cost Year 30 Asset Renewal Cost	MITC & Classroom	MITC & Classroom	MITC & Classroom   Annual Asset Renewal Cost   Year 11 - 10 Asset Renewal Cost   Year 1 - 10 Asset Renewal Cost   Year 11 - 20 Asset Renewal Cost   Year 21 - 30 Asset Renewal Cost   Year 11 - 20 Asset Renewal	Annual Asset Renewal Cost	MITC & Classroom	MITC & Classroom Bullding C    Annual Asset Renewal Cost   Vear 1 - 10 Asset Renewal Cost   Vear 1 - 10 Asset Renewal Cost   Vear 1 - 10 Asset Renewal Cost   Vear 21 - 30 Asset Renewal Cost   Vear 1 - 10 Asset Renewal Cost   Vear 1 - 20 Asset Renewal Cost   Vear 21 - 30 Asset Renewal Cost   Vear 21 - 30 Asset Renewal Cost   Vear 21 - 30 Asset Renewal Cost   Vear 1 - 20 Asset Renewal Cost   Vear 21 - 30 Asset Renewal Cost	Annual Asset Renewal Cost   0   0   0   8.855   1.265   0   0   0   Castroom Building Cl	Annual Asset Renewal Cost	MITC & Classroom Building C	Annual Asset Renewal Cost	Annual Asset Renewal Cost	Annual Asset Renewal Cost  CREE Buildins  Annual Asset Renewal Cost  Vaur 1 - 10 Asset Renewal	Annual Asset Renewal Cost	Amount Asset Remeval Cost	AMICA CASSAGON - Cassagon Building C)  ***Compater Lab ***Compater Lab **Compater	Armad Assert Removal Cost	MICE C LOSSESSON - CREATED AND A CONTROLLED - CREATED A CONTROLLED - CREATED AND A CONTROLLED - CREATE	MEG A Consomor Control	APPEAL PROPERTY OF THE PROPERT	MICH C Conserved Michigan   Private Assemblies No. 1	MICH CASCALLAMINA AND PROPOSED COST 1999 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	MCC Consomer Material Control February C	META CLASSICATION (ASSISTANCE)  TATE 1 ASSISTANCE (PRINCE)  TATE 1 ASSISTANCE (PRINCE)	MEAN CASCONNIAN MATERIAL METALE METAL	MEAN COMPANY CONTROLLED SET 1999 SET 19	Metalementary 1. Metale	Maria Mari	Medical Method M	Medical Management of the property of the prop	4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

ASSET RENEWAL DETAILED EXPENDITURE

DOCUMENT: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
	Asset Description	Cost Split Summary	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	2023 (\$ USD)	2024 (\$ USD)	2025 (\$ USD)	2026 (S USD)	2027 (\$ USD)	2028 (\$ USD)	2029 (\$ USD)	2030 (\$ USD)	2031 (\$ USD)	2032 (\$ USD)	2033 (\$ USD)	2034 (\$ USD)	2035 (\$ USD)	2036 (\$ USD)	2037 (\$ USD)	2038 (\$ USD)	2039 (\$ USD)	2040 (\$ USD)	2041 (\$ USD)	2042 (\$ USD)	To (\$ U
)	M - Midtown (Off Campus)	Annual Asset Renewal Cost	0	33,836	60,867	36,294	47,729	19,070	0	0	0	118,303	0	0	0	0	0	0	0	0	0	0	0	33,836	0	0	0	19,070	0	0	0	48,699	417,
		Year 1 - 10 Asset Renewal Cost					316	,098					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-		ı			(	)		<u> </u>			-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					10	1,604					
	Site Infrastructure	Annual Asset Renewal Cost	0	0	254,297	0	0	0	0	1,297	0	18,975	0	0	1,297	0	110,688	0	0	1,297	0	0	0	0	1,297	0	250,700	0	0	0	0	38,190	67
		Year 1 - 10 Asset Renewal Cost		!			274	,568					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-		<u>I</u>			113,	281					-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					29	00,187					-
	Total Campus Annual Asset Rene	wal Cost (Excluding Escalation)	0	46,012	403,510	76,141	95,799	64,032	0	13,947	80,872	445,925	39,848	17,710	14,579	26,085	874,412	0	39,848	41,144	17,710	313,680	330,438	46,012	14,579	39,848	776,845	89,332	8,729	122,039	1,113	387,486	4,42
	Year 1 - 10 Asset Renewal Cost (B	xcluding Escalation)					1,22	6,237					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Year 11 - 20 Asset Renewal Cost	Excluding Escalation)	-	-	-	-	-	-	-	-	-	-					1,385	5,016					-	-	-	-	-	-	-	-	-	-	П
	Year 21 - 30 Asset Renewal Cost	Excluding Escalation)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					1,81	16,420					
	Total Campus Annual Asset Rene	wal Cost (Including Escalation)	0	49,194	446,083	87,037	113,230	78,257	0	18,224	109,266	622,970	57,561	26,452	22,516	41,657	1,443,857	0	70,348	75,107	33,428	612,207	666,840	96,011	31,456	88,898	1,792,039	9 213,080	21,528	311,225	2,935	1,056,505	8,1
	Year 1 - 10 Asset Renewal Cost (I	ncluding Escalation)					1,52	4,259					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Year 11 - 20 Asset Renewal Cost	Including Escalation)	-	-	-	-	-	-	-	-	•	•					2,383	3,132					-	-	-	-	-	•	<u> </u>	-	-	-	
	Year 21 - 30 Asset Renewal Cost																																

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

**SUMMARY OF BUILDING & ELEMENT RENEWAL COSTS** 

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



-s Ina	lation or	IO Posited	Sub- Structure	Frame	Structural Walls	Upper Floors	Roof	External Walls &	Windows & Doors	Structure	Stairs Balus. & Handrails	Internal Walls & Partitions	Internal Doors	Floor Finishes	Wall Finishes	Ceiling Finishes	Fixed Joinery Units	Internal Fit- Out	Sanitary Plumbing	Mech. Services	Fire Services	Electrical Services	Vertical Transport	Special Services	Building Services	Building
et Build	lding	Cost Period						Finishes																		
	Faculty Office Admin/Faculty Office)	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	0	0	949	0	0	949	0	0	0	32,368	52,539	0	0	84,907	0	21,505	5,060	0	0	17,022	43,587	129,443
Ì	, , , , , , , , , , , , , , , , , , , ,	Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	89,596	0	0	89,596	0	0	0	3,771	17,216	48,420	0	69,407	10,120	38,962	5,060	79,756	0	0	133,898	292,901
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	0	0	0	0	0	64,384	64,384	0	0	9,108	32,368	52,539	0	2,941	96,956	1,265	21,505	2,530	0	0	17,022	42,322	203,663
		Total (\$ USD)	0	0	0	0	90,545	0	64,384	154,929	0	0	9,108	68,508	122,293	48,420	2,941	251,270	11,385	81,972	12,650	79,756	0	34,044	219,808	626,007
	Classroom	Year 1 - 10 Asset Renewal Cost (\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35,357	2,530	0	0	0	37,887	37,887
(B -	Classroom Building B)	USD) Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	17,209	0	20,873	38,082	0	0	0	0	0	7,844	0	7,844	3,795	35,420	2,530	13,649	0	5,118	60,512	106,438
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	0	0	0	57,283	28,349	58,781	144,413	0	0	0	3,135	41,598	22,179	3,036	69,948	8,602	35,357	1,265	45,973	0	0	91,197	305,557
		Total (\$ USD)	0	0	0	0	74,492	28,349	79,653	182,494	0	0	0	3,135	41,598	30,023	3,036	77,792	12,397	106,134	6,325	59,622	0	5,118	189,595	449,882
.00 C - N	MITC & Classroom	Year 1 - 10 Asset Renewal Cost (\$	0	I 0	0	0	0	0	0	0	0	0	0	0	18,581	l 0	0	18,581	0	22,770	2,530	0	0	1 0	25,300	43,881
	Classroom Building C)	USD) Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	62,663	0	0	62,663	0	0	0	3,151	0	35,852	0	39,003	0	17,710	2,530	0	0	4,820	25,060	126,726
		USD) Year 21 - 30 Asset Renewal Cost (\$	0	0	0	0	9,399	8,742	49,807	67,949	0	0	0	15,507	34,096	0	3,036	52,639	0	22,770	1,265	54,119	0	0	78,154	198,742
		USD) Total (\$ USD)	0	0	0	0	72,061	8,742	49,807	130,611	0	0	0	18,658	52,677	35,852	3,036	110,223	0	63,250	6,325	54,119	0	4,820	128,514	369,348
			ļ	ļ	ļ	<u> </u>		<u> </u>	ļ	·		ļ	<u> </u>	<u> </u>					<u> </u>					<u></u>		
	Computer Lab Computer Lab)	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	0	0	2,313	0	0	2,313	0	0	0	16,923	0	0	0	16,923	0	35,420	1,265	0	0	8,462	45,147	64,383
		Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	34,768	0	18,444	53,212	0	0	0	0	1,307	0	0	1,307	0	17,710	1,265	40,740	0	0	59,715	114,234
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	0	0	0	0	0	8,516	8,516	0	0	3,036	16,923	14,369	22,728	759	57,815	0	17,710	633	0	0	8,462	26,804	93,135
		Total (\$ USD)	0	0	0	0	37,081	0	26,960	64,041	0	0	3,036	33,846	15,676	22,728	759	76,046	0	70,840	3,163	40,740	0	16,923	131,666	271,753
	Library Building Learning Resources Centre)	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	0	0	4,665	0	0	4,665	0	0	0	17,355	0	0	0	17,355	0	22,138	1,265	0	0	0	23,403	45,423
(14 -	Learning Resources Centre)	Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	37,831	0	0	37,831	0	0	0	0	0	0	1,113	1,113	0	44,275	1,265	39,221	0	8,677	93,438	132,383
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	0	0	0	949	0	3,977	4,926	0	0	3,036	17,355	14,494	20,384	4,908	60,177	0	22,138	633	0	0	0	22,770	87,873
		Total (\$ USD)	0	0	0	0	43,446	0	3,977	47,423	0	0	3,036	34,710	14,494	20,384	6,021	78,645	0	88,550	3,163	39,221	0	8,677	139,611	265,679
	Counseling Center	Year 1 - 10 Asset Renewal Cost (\$	0	0	0	0	0	0	0	0	0	0	0	11,667	0	0	0	11,667	3,795	14,295	1,265	0	0	6,769	26,123	37,791
(F - 0	CRE Building)	USD) Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	0	0	0	0	0	0	0	4,208	8,880	10,999	0	24,087	6,325	14,548	1,265	11,845	0	0	33,983	58,070
		USD) Year 21 - 30 Asset Renewal Cost (\$	0	0	0	0	39,025	0	25,142	64,167	0	0	14,079	11,667	23,344	8,161	380	57,631	4,428	14,295	633	21,948	0	6,769	48,071	169,870
		USD) Total (\$ USD)	0	0	0	0	39,025	0	25,142	64,167	0	0	14,079	27,543	32,224	19,160	380	93,386	14,548	43,137	3,163	33,793	0	13,538	108,177	265,731
7.00 G - F	Research Lab	Voor 1 10 Accet Denouval Cost /©					4.627			4 627				19 106	27.452	10.424		65 792		44.071	1 909		0	0.597	EG AEE	426.964
	Student Centre)	Year 1 - 10 Asset Renewal Cost (\$ USD)  Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	4,627	32,123	0	4,627 74,377	0	0	0	18,196 2,200	37,152 3,915	10,434 15,579	0	65,782 21,693	0 16,445	44,971 22,138	1,898	41,128	0	9,587	56,455 81,608	126,864
		USD) Year 21 - 30 Asset Renewal Cost (\$	0	0	0	0	949	4,409	29,838	35,196	0	0	18,216	18,196	37,152	0	21,027	94,591	6,325	22,833	949	0	0	9,587	39,694	169,481
		USD) Total (\$ USD)	0	0	0	0	47,830	36,532	29,838	114,200	0	0	18,216	38,592	78,219	26,013	21,027	182,066	22,770	89,942	4,744	41,128	0	19,174	177,757	474,024
		()					.,,,,,,,,,	35,552		,200			/5,210	30,002	7 5,2 10	20,010	,	. 22,000	,	-5,5 12	.,. ++	,.20		10,	,	,,,,,,,
	Student Support Services Student Services Building)	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	12,650	0	0	47,109	13,121	0	72,880	0	0	0	14,883	0	0	0	14,883	0	7,590	2,530	0	0	0	10,120	97,884
ſ	٥,	Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	21,233	0	0	0	9,488	30,721	0	0	0	0	12,706	0	5,693	18,398	0	7,590	2,530	35,124	0	5,642	50,886	100,005
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	0	0	0	0	0	6,575	6,575	0	0	3,036	14,883	0	27,726	0	45,646	0	7,590	1,265	0	0	0	8,855	61,075
		Total (\$ USD)	0	12,650	21,233	0	47,109	13,121	16,062	110,176	0	0	3,036	29,767	12,706	27,726	5,693	78,927	0	22,770	6,325	35,124	0	5,642	69,861	258,964

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

**SUMMARY OF BUILDING & ELEMENT RENEWAL COSTS** 

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



f Building	Cost Period	Sub- Structure	Frame	Structural Walls	Upper Floors	Roof	External Walls & Finishes	Windows & Doors	Structure	Stairs Balus & Handrails	Internal Walls & Partitions	Internal Doors	Floor Finishes	Wall Finishes	Ceiling Finishes	Fixed Joinery Units	Internal Fit- Out	Sanitary Plumbing	Mech. Services	Fire Services	Electrical Services	Vertical Transport	Special Services	Building Services	Building
								<u>l</u>											<u>l</u>						
I - Directors Office (D - Campus Deans	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	0	0	19,727	0	0	19,727	0	0	0	13,301	0	0	0	13,301	8,223	3,795	633	0	0	6,338	18,988	52,016
, ,	Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	1,249	15,765	0	17,014	0	0	0	0	22,859	10,726	0	33,585	3,795	3,795	633	25,955	0	0	34,178	84,776
	Year 21 - 30 Asset Renewal Cost (\$ USD)	0	27,618	40,020	0	0	0	17,548	85,186	0	0	6,072	12,176	3,798	0	380	22,426	0	3,795	316	0	0	6,338	10,449	118,061
	Total (\$ USD)	0	27,618	40,020	0	20,976	15,765	17,548	121,928	0	0	6,072	25,477	26,657	10,726	380	69,311	12,018	11,385	1,581	25,955	0	12,676	63,615	254,853
.00 J - Restroom Facility	Year 1 - 10 Asset Renewal Cost (\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(E - Restroom Facilit	USD) Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	13,177	0	0	13,177	0	0	0	8,682	16,169	8,102	3,932	36,884	28,463	0	0	0	0	0	28,463	78,524
	USD)	0	0	0	0			0			0	ŭ	0,002	0	0,102	0,302	,	20,400		0	0	0			,
	Year 21 - 30 Asset Renewal Cost (\$ USD)			Ů	U	0	11,858	Ů	11,858	0	Ů	5,313	Ů		U		5,313	Ů	0	U		U	0	0	17,171
	Total (\$ USD)	0	0	0	0	13,177	11,858	0	25,035	0	0	5,313	8,682	16,169	8,102	3,932	42,197	28,463	0	0	0	0	0	28,463	95,695
.00 M - Midtown (Off Car	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	61,763	0	87,087	20,784	26,945	196,578	0	0	0	19,070	37,136	21,454	0	77,660	0	5,566	0	36,294	0	0	41,860	316,098
	Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Year 21 - 30 Asset Renewal Cost (\$ USD)	48,699	0	0	0	28,270	0	0	76,968	0	0	0	19,070	0	0	0	19,070	0	5,566	0	0	0	0	5,566	101,604
	Total (\$ USD)	48,699	0	61,763	0	115,357	20,784	26,945	273,547	0	0	0	38,140	37,136	21,454	0	96,729	0	11,132	0	36,294	0	0	47,426	417,702
<u> </u>	Total - Year 1 - 10 Asset Renewal Cost (\$ USD)	0	12,650	61,763	0	166,477	33,906	26,945	301,740	0	0	0	143,764	145,408	31,888	0	321,060	12,018	213,406	18,975	36,294	0	48,177	328,869	951,669
	Total - Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	21,233	0	298,747	47,888	48,804	416,672	0	0	0	22,012	83,051	137,522	10,737	253,322	68,943	202,147	18,975	287,419	0	24,258	601,741	1,271,735
	Total - Year 21 - 30 Asset Renewal Cost (\$ USD)	48,699	27,618	40,020	0	135,875	53,358	264,569	570,138	0	0	61,896	161,282	221,390	101,179	36,466	582,213	20,620	173,558	9,488	122,039	0	48,177	373,882	1,526,233
	Grand Total (\$ USD)	48.699	40,268	123,015	0	601,099	135,152	340,317	1,288,550	0	T 0	61,896	327,058	449,849	270,588	47,203	1,156,595	101,580	589,111	47,438	445,752		120,612	1,304,492	3,749,637

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

SUMMARY OF SITE INFRASTRUCTURE RENEWAL COSTS

DOCUMENT CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



		Roading	Car Parks	Foot Paths & Circulation Areas	Fences & Gates	Structures	Retaining Walls	Site Drainage	Electrical Infrastructure	Water Services	Site Furniture	Total
f Building	Cost Period											
Site Infrastructure	Year 1 - 10 Asset Renewal Cost (\$ USD)	2,593	0	0	0	0	0	0	253,000	18,975	0	274,568
	Year 11 - 20 Asset Renewal Cost (\$ USD)	2,593	0	0	0	0	0	0	110,688	0	0	113,281
	Year 21 - 30 Asset Renewal Cost (\$ USD)	1,297	0	51,713	27,415	70,929	0	81,909	0	56,925	0	290,187
	Total (\$ USD)	6,483	0	51,713	27,415	70,929	0	81,909	363,688	75,900	0	678,036

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

**SUMMARY OF BUILDING & ELEMENT CONDITION GRADES** 

DOCUMENT: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



		Sub-Structure	Frame	Structural Walls	Upper Floors	Roof	External Walls & Finishes	Windows & Doors	Structure	Stairs Balus. & Handrails	Internal Walls & Partitions	Internal Doors	Floor Finishes	Wall Finishes	Ceiling Finishes	Fixed Joinery Units	Internal Fit-Out	Sanitary Plumbing	Mech. Services	Fire Services	Electrical Services	Vertical Transport	Special Services	Building Services	Building
Ref	Building	Ĭ																							
1.00	A - Faculty Office (A - Admin/Faculty Office)	2	2	2	0	3	2	3	3	0	2	3	3	3	3	2	3	2	3	1	1	0	3	3	3
2.00	B - Classroom (B - Classroom Building B)	2	2	2	0	3	3	3	3	0	2	0	2	2	3	1	2	3	3	1	3	0	2	3	3
3.00	C - MITC & Classroom (C - Classroom Building C)	2	2	2	0	3	3	2	3	0	2	2	3	3	3	2	3	0	3	1	2	0	2	3	3
4.00	D - Computer Lab (I - Computer Lab)	2	2	2	0	3	2	3	3	0	2	3	3	2	2	2	3	0	4	2	3	0	3	3	3
5.00	E - Library Building (K - Learning Resources Centre)	2	2	2	0	3	2	3	3	0	2	3	3	2	2	1	2	0	3	1	3	0	2	3	3
3.00	F - Counseling Center (F - CRE Building)	2	3	2	0	2	2	3	3	0	3	3	4	3	3	1	3	3	4	2	3	0	3	3	3
7.00	G - Research Lab (J - Student Centre)	2	3	2	0	3	4	3	3	0	2	3	4	3	4	2	3	3	4	1	3	0	3	3	3
3.00	H - Student Support Services (H - Student Services Building)	3	4	4	0	4	4	3	4	0	3	3	4	4	3	3	4	0	4	1	3	0	0	3	4
9.00	I - Directors Office (D - Campus Deans Office)	3	3	4	0	5	3	3	4	0	3	3	5	3	3	1	4	5	3	1	3	0	4	4	4
10.00	J - Restroom Facility (E - Restroom Facility)	2	2	2	0	3	3	2	3	0	2	3	3	3	3	3	3	3	0	0	0	0	0	2	3
11.00	M - Midtown (Off Campus)	4	0	5	0	5	5	5	5	0	0	0	4	5	5	0	5	0	5	0	5	0	0	5	5

Condition Grade O = N/A	Not present or not applicable
Condition Grade 1 = Very Good	The building/element is new and is functioning as required.
Condition Grade 2 = Good	The building/element is functioning as required.
Condition Grade 3 = Average	The building element is approaching the end of its serviceable life but is still functioning as required. Maintenance is required to extend serviceable life.
Condition Grade 4 = Poor	The building element is showing signs of failure and deterioration. Extensive maintenance is required or the item should be considered for replacement.
Condition Grade 5 = Very Poor	The building element has failed and has deteriorated significantly beyond the point of repair. The item must be replaced

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

MAINTENANCE COST PLAN (BUILDINGS)

DOCUMENT: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



												Element				Structure					ı	nternal Fit-O	ut						Services				
												Maintenance Task	Building Wash	External Wall Painting	Protective Coatings to Roof	Wall Cladding Repairs	Roof Cladding Repairs	Door & Window Repairs	Misc Repairs	Floor Finishes Cleaning & Repairs	Internal Wall Painting	Ceiling & Soffit Painting	Internal Door Repairs	Misc Repairs	Fire Suppress. Detection & Alarm	Mechanical Ventillation		Hot Water Generation	Electrical Services	Hydraulic Services	Comm. Systems	Vertical Transport	Misc Repairs
												Unit	ft2	ft2	ft2	ft2	ft2	ft2	LS Allow	ft2	ft2	ft2	No.	LS Allow	Systems ft2	LS Allow	No.	LS Allow	ft2	No.	LS Allow	LS Allow	LS Allow
Building	Gross Area ft2	Floor (GFA) m2		nal Wall (EWA) m2	R ft2	Roof Area (RA) 2 m2		oor & W Area (D ft2		Interna Area ft2		Rate/Cost (\$ USD) Frequency	0.01	0.65 5.00	0.93 7.00	0.05 1.00	0.05 1.00	0.25 1.00	250.00	1.00	0.56 12.00	0.65 12.00	25.00 1.00	250.00 1.00	0.05 1.00	100.00	50.00 0.50	500.00 1.00	0.05 1.00	25.00 1.00	250.00	2,500.00	250.00
Dunung	112	1112	1(2	IIIZ	1102			102	IIIZ	ILE	IIIZ	(Years)	0.50	0.00	7.00	1.00	1.00	1.00	1.00	1.00	12.00	12.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	
A - Faculty Office (A - Admin/Faculty	3,621	336	3,570	332	5,76	53	5	533	50	2,753	256	Quantity	9,330	3,570	5,760	3,570	5,760	533	1	3,621	9,076	5,480	6	1	3,621	2	10	0	3,621	5	1	0	250
Office)												Total Cost Per Occurrence (\$ USD) Annualised Maint.	93	2,322	5,351 <b>764</b>	179 179	288 288	133 133	250 <b>250</b>	109 109	5,059 <b>422</b>	3,564 <b>297</b>	150 150	250 <b>250</b>	181 <b>181</b>	200	500 <b>1,000</b>	0	181 <b>181</b>	125 125	250 <b>250</b>	0	250 250
	1						!					Budget (\$ USD)				2,265						1,227					1,000		2,187				
D. Classesses	0.000	070	0.004	077	1 4 70	04   44	- 1	005	00	4.007	04	O	7 775	0.004	4.704	0.004	4.704	005	1 4	2.002	4.004	2.000			0.000		1 4		2.002				
B - Classroom (B - Classroom Building B)		270	2,981	277	4,79	94 44		665	62	1,007	94	Quantity Total Cost Per	7,775	2,981 1,939	4,794 4,453	2,981	4,794 240	665 166	250	2,903 87	2,784	3,606 2,345	0	250	2,903 145	100	200	0	2,903 145	125	250	0	250
ט												Occurrence (\$ USD) Annualised Maint.	155	388	636	149	240	166	250	87	232	195	0	250	145	100	400	0	145	125	250	0	250
	1											Budget (\$ USD)				1,984						765							1,415				
C - MITC & Classroom	2,734	254	2,842	264	4,53	31 42	1 1	565	52	1,017	94	Quantity	7,374	2,842	4,531	2,842	4,531	565	1 1	2,734	4,877	4,075	1 1	1 1	2,734	0	2	I 0	2,734		1 1		1
(C - Classroom Building C)	2,754	204	2,042	204	7,50	31 42	'   '	505	32	1,017	34	Total Cost Per	74	1,848	4,210	142	227	141	250	82	2,718	2,650	25	250	137	0	100	0	137	0	250	0	250
												Occurrence (\$ USD) Annualised Maint.	147	370	601	142	227	141	250	82	227	221	25	250	137	0	200	0	137	0	250	0	250
	1			<u> </u>								Budget (\$ USD)				1,878						804							973				
D - Computer Lab	1,800	167	2,067	192	2,76	62 25	7 :	248	23	81	8	Quantity	4,829	2,067	2,762	2,067	2,762	248	1	1,800	2,229	2,130	2	1	1,800	0	4	0	1,800	0	1	0	1
(I - Computer Lab)												Total Cost Per	48	1,344	2,566	103	138	62	250	54	1,242	1,385	50	250	90	0	200	0	90	0	250	0	250
												Occurrence (\$ USD) Annualised Maint. Budget (\$ USD)	97	269	367	103	138	62	250	54	104	115	50	250	90	0	400	0	90	0	250	0	250
	- II.			1		u .				J.		IBudder 13 USD)				1,285						573	•				•		1,080				
E - Library Building	1,846	171	2,092	194	2,82	22 26	2 2	295	27	546	51	Quantity	4,914	2,092	2,822	2,092	2,822	295	1	1,846	3,184	2,409	2	1	1,846	0	5	0	1,846	0	1	0	1
(K - Learning Resources Centre)	i											Total Cost Per Occurrence (\$ USD)	49	1,360	2,622	105	141	74	250	55	1,775	1,566	50	250	92	0	250	0	92	0	250	0	250
												Annualised Maint. Budget (\$ USD)	98	272	375	105	141	74	250	55	148	131	50	250	92	0	500	0	92	0	250	0	250
																1,314						634							1,185				
F - Counseling Center (F - CRE Building)	1,440	134	1,831	170	2,59	95 24	1 :	242	23	47	4	Quantity	4,426	1,831	2,595	1,831	2,595	242	1	1,440	1,924	2,171	8	1	1,440	0	4	0	1,440	7	1	0	1
(F - CRE building)												Total Cost Per Occurrence (\$ USD)	44	1,190	2,411	92	130	61	250	43	1,072	1,412	200	250	72	0	200	0	72	175	250	0	250
												Annualised Maint. Budget (\$ USD)	89	238	344		130	61	250	43	89	118	200	250	72	0	400	0		175	250	0	250
																1,203						700							1,219				
G - Research Lab (J - Student Centre)	2,039	189	2,185	203	3,59	95 33	4 :	231	21	1,673	155	Quantity	5,780	2,185	3,595	2,185	3,595	231	1	2,039	5,530	2,974	12	1	2,039	0	5	0	2,039	11	1	0	1
(2 Stadont Contro)												Total Cost Per Occurrence (\$ USD)	58	1,421	3,340	109	180	58	250	61	3,082	1,934	300	250	102	0	250	0	102	275	250	0	250
	1											Annualised Maint. Budget (\$ USD)	116	284	477	109	180	58	250	61	257	161	300	250	102	0	500	0	102	275	250	0	250

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

MAINTENANCE COST PLAN (BUILDINGS)

DOCUMENT: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



													Element				Structure					ı	nternal Fit-Oເ	ıt						Services					7
													Maintenance Task	Building Wash	External Wall Painting	Protective Coatings to Roof	Wall Cladding Repairs	Roof Cladding Repairs	Door & Window Repairs	Misc Repairs	Floor Finishes Cleaning & Repairs	Internal Wall Painting	Ceiling & Soffit Painting	Internal Door Repairs	Misc Repairs	Fire Suppress. Detection & Alarm	Mechanical Ventillation		Hot Water Generation	Electrical Services	Hydraulic Services	Comm. Systems	Vertical Transport	Misc Repairs	
													Unit	ft2	ft2	ft2	ft2	ft2	ft2	LS Allow	ft2	ft2	ft2	No.	LS Allow	Systems ft2	LS Allow	No.	LS Allow	ft2	No.	LS Allow	LS Allow	LS Allow	
В	Building		s Floor (GFA) m2		nal Wall (EWA) m2		of Area (RA) m2	Aı	or & Win rea (DW 2 r	VA)	Internal V Area (IW ft2		Rate/Cost (\$ USD) Frequency	0.01	0.65 5.00	7.00	1.00	1.00	0.25 1.00	250.00	1.00	0.56	0.65 12.00	25.00	250.00	1.00	100.00	50.00 0.50	1.00	0.05 1.00	25.00 1.00	250.00	2,500.00	250.00	-
Н	H - Student Support	1,200	112	1,204	112	3,486	324	58	8	5	135	13	(Years) Quantity	4,690	1,204	3,486	1,204	3,486	58	<u> </u>	1,200	1,474	2,621	2	1	1,200	I 0	4	1 0	1,200	0	1 1	0	1	
	Services H - Student Services	1,200	112	1,204	112	0,400	024			J	100		Total Cost Per	47	783	3,239	60	174	15	250	36	821	1,705	50	250	60	0	200	0	60	0	250	0	250	$\dashv$
B	Building)												Occurrence (\$ USD) Annualised Maint.	94	157	463	60	174	15	250	36	68	142	50	250	60	0	400	0	60	0	250	0	250	┪┝
													Budget (\$ USD)				1,212						547							1,020					76
	- Directors Office	1,348	125	1,513	141	1,679	156	15	55	14	180	17	Quantity	3,192	1,513	1,679	1,513	1,679	155	1	1,348	1,872	1,404	4	1	1,348	0	2	0	1,348	6	1	0	1	- 7
	D - Campus Deans Office)												Total Cost Per	32	984	1,559	76	84	39	250	40	1,044	913	100	250	67	0	100	0	67	150	250	0	250	┨┌
													Occurrence (\$ USD) Annualised Maint. Budget (\$ USD)	64	197	223	76	84	39	250	40	87	76	100	250	67	0	200	0	67	150	250	0	250	
1						•					I.		Sudder of USD1				932						554							985					
) J	J - Restroom Facility	410	38	958	89	814	76	85	5	8	392	36	Quantity	1,771	958	814	958	814	85	1	410	1,742	747	6	1	410	0	0	0	410	11	0	0	1	7
(E	E - Restroom Facility)												Total Cost Per Occurrence (\$ USD)	18	623	756	48	41	21	250	12	971	486	150	250	21	0	0	0	21	275	0	0	250	1 [
													Annualised Maint. Budget (\$ USD)	35	125	108	48	41	21	250	12	81	40	150	250	21	0	0	0	21	275	0	0	250	
																	628						534							566					
	M - Midtown (Off Campus)	2,028	188	1,808	168	2,406	223	19	94	18	0	0	Quantity	4,214	1,808	2,406	1,808	2,406	194	1	2,028	1,808	2,028	0	1	2,028	0	0	0	2,028	0	1	0	1	7
	. ,												Total Cost Per Occurrence (\$ USD)	42	1,176	2,235	90	120	48	250	61	1,008	1,319	0	250	101	0	0	0	101	0	250	0	250	
													Annualised Maint. Budget (\$ USD)	84	235	319	1,148	120	48	250	61	84	110	0	250	101	0	0	0	702	0	250	0	250	
																	-						505							703					<u> </u>
T	Total	21,371	1,985	23,052	2,142	35,242	3,274	3,27	71 3	304	7,829	727	Total Quantity	58,294	23,052	35,242	23,052	35,242	3,271	11	21,371	38,710	29,646	43	11	21,371	3	40	0	21,371	45	10	0	11	4
													Total Annualised Main Budget (\$ USD)	nt. 1,166	2,998	4,677	1,153 15,324	1,762	818	2,750	641	1,798	1,607 7,871	1,075	2,750	1,069	300	4,000	0	1,069 12,812	1,125	2,500	0	2,750	
													-					_									_		_			_			_ L`
													Labour Portion (%)	80%	50%	50%	60%	60%	50%	50%	80%	60%	60%	50%	50%	50%	70%	70%	70%	70%	70%	70%	40%	50%	╛ᡄ
													Labour Cost (\$ USD)  Labour Hours	933	1,499 500	2,339 780	692	1,057 352	409 136	1,375 458	513 171	360	964 321	538 179	1,375 458	534 178	70	2,800 933	0	748 249	788 263	1,750 583	0	1,375 458	
													(Based on \$3/Hour)	311	300	700	231	332	130	430	171		321	173		170	70	333		243	203	303	Ů	430	┙┖
																																Number M (Base	laintenance S ed on 1.800 H	taff Require	ed
													Plant Portion (%)	10%	10%	10%	10%	10%	0%	0%	10%	10%	10%	0%	0%	0%	10%	10%	10%	10%	10%	0%	20%	0%	]_
													Material Cost (\$ USD)	117	300	468	115	176	0	0	64	180	161	0	0	0	30	400	0	107	113	0	0	0	
													Material Portion (%)		40%	40%	30%	30%	50%	50%	10%	30%	30%	50%	50%	50%	20%	20%	20%	20%	20%	30%	40%	50%	]_
													Material Cost (\$ USD)	117	1,199	1,871	346	529	409	1,375	64	539	482	538	1,375	534	60	800	0	214	225	750	0	1,375	

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

MAINTENANCE COST PLAN (SITE INFRASTRUCTURE)

DOCUMENT: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



		Total Buildings		ding Area		d Surface		en Surface	Site	Area
Ref	Location	No.	ft2	m2	ft2	m2	ft2	m2	ft2	m2
1.00	Chuuk Campus, Nepukos Weno, Chuuk State	11	21,371	1,985	9,288	863	59,747	5,551	90,407	8,399

Element		Gro	unds			ar Parks, Roa & Pavements			ices		Structures			Site Drainage			trical ructure	Water Services	Site Furniture	Telecom Services	
Maintenance Task	Mowing	Spraying	General	Pruning	Regrade,	Pot/Crack	Pot/Crack	Repaint	Fence &	Minor	Minor	Minor	Site	Building	Building	General	General	General	General	General	
manifornarioo raon	om.ig	op.uyg	Grounds	& General	Relevel &	Fill Asphalt	Fill	Fences &	Gate	Building	Building	Building	Stormwater	Stormwater	Sewer	Electrical	Electrical	Water	Site	Telecom	
			Keeping	Tree Maint.	Compact	Surface	Concrete	Gates	Repairs	Structures	Structures	Structures	Drainage	Drainage	Drainage	Maint.	Servicing	Services	Furniture	Services	
			1 1 3		Gravel		Surface			Wash	General	Repaint	Maint.	Maint.	Maint.			Maint.	Maint.		
					Surface						Repairs										
Jnit	LS Allow /	LS Allow /	LS Allow /	LS	LS Allow /	LS Allow /	LS Allow /	LS	LS	LS Allow /	LS Allow /	LS Allow /	LS	LS Allow /	LS Allow /	LS Allow /	LS Allow	LS Allow /	LS	LS Allow /	
	Green Area	Green Area	Green Area	Allow.	Area	Area	Area	Allow.	Allow.	GFA	Buildina No	GFA	Allow.	Buildina	Buildina	Buildina		Buildina	Allow.	Buildina	
tate/Cost	0.00023	0.00012	0.00046	2,500.00	0.28	0.05	0.05	2,000.00	500.00	0.01	100.00	0.65	1,000.00	50.00	50.00	100.00	1,000.00	25.00	1,000.00	25.00	
USD)																					
requency	0.08	0.50	0.25	1.00	1.00	1.00	1.00	5.00	1.00	0.50	1.00	5.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Years)			J						J			J									
Quantity	59.747	59,747	59,747	1 1	5,517	0	3,772	1 1	1 1	1,322	3	1,322	1 1	11	11	11	1 1	11	1	11	
kuanuty	38,141	35,141	55,141	'	5,517	0	3,112	'	'	1,322	3	1,322	· '	''	- ''	- ' '	'	''	<b>'</b>	l '' l	
Total Cost Per	14	7	28	2,500	1,538	0	189	2,000	500	13	300	859	1,000	550	550	1,100	1,000	275	1,000	275	Tota
Occurrence (\$ USD)																					
Annualised Maint.	167	14	111	2,500	1,538	0	189	400	500	26	300	172	1,000	550	550	1,100	1,000	275	1,000	275	11,66
Budget (\$ USD)																					
		2,7	791			1,726		90	00		498			2,100		2,1	100		1,550		
abour Portion (%)	70%	35%	50%	70%	30%	30%	30%	70%	80%	70%	50%	60%	50%	50%	50%	50%	50%	50%	50%	50%	
Labour Cost (\$ USD)	117	5	56	1.750	461	0	57	280	400	19	150	103	500	275	275	550	500	138	500	138	6.27
abour cost (\$ 05D)	117	5	56	1,750	401		5/	200	400	19	150	103	500	2/5	2/5	550	500	130	500	130	0,27
abour Hours	39	2	19	583	154	0	19	93	133	6	50	34	167	92	92	183	167	46	167	46	2,09
(Based on \$3/Hour)																					
																		Number M	aintenance S	Staff Required	1.2
																			d on 1.800 H		
Plant Portion (%)	30%	30%	25%	30%	50%	50%	50%	0%	0%	20%	20%	10%	30%	30%	30%	30%	30%	30%	0%	30%	
(/0)	2370	2276	_3,0		2370	2370	-570	- 70	- 70				2370	2370	2370	2370	2370	1 2770	- 70	/ 0	_
Material Cost (\$ USD)	50	4	28	750	769	0	94	0	0	5	60	17	300	165	165	330	300	83	0	83	3,20
Material Portion (%)	0%	35%	25%	0%	20%	20%	20%	30%	20%	10%	30%	30%	20%	20%	20%	20%	20%	20%	50%	20%	

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

A - FACULTY OFFICES (A - ADMIN/FACULTY OFFICE)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



							Cond	lition Gau	uge												_					_	
_		Condition	on Assessment	Condit	tion Grading	VC	G G	Α	P VF	1	2	3	4	5	6	7	8	3	9 1	0			Asset Rei	newal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deteriora			40-60 %	60-80 80-1 %	00 2013 (\$ USE			5 2016 SD) (\$ USI				9 20: SD) (\$ U		)21 20 JSD) (\$ U		Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
1.00	Sub-Structure									0	0	0	0	0	0	0	0		0 (	)	0	0	0	0	0	0	0.0%
1.01	Reinforced Concrete Foundations Beams	Not inspected	None	2	30%					0	0	0	0	0	0	0	0	)	0 (	)	0	0	0	0	0	33,731	0.0%
1.03	Reinforced Concrete Slab on Grade	Good condition	None	2	30%			_		0	0	0	0	0	0	0	0		0 (		0	0	0	0	0	55,322	0.0%
										0	0	0	0	0	0	0	0	)	0 (	)	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			2	30%					0	0	0	0	0	0	0	0	)	0 (		0	0	0	0	0	89,053	0.0%
2.00	Frame							_		0	0	0	0	0	0	0	0	)	0 (	)	0	0	0	0	0	0	0.0%
2.02	Timber Frame roof	Good condition, no evidence of insect attack	None	2	30%			_		0	0	0	0	0	0	0	0	)	0 (	)	0	0	0	0	0	94,762	0.0%
								_		0	0	0	0	0	0	0	0	)	0 (	)	0	0	0	0	0	0	0.0%
2.00	Total Frame			2	30%			-		0	0	0	0	0	0	0	0		0 (		0	0	0	0	0	94,762	0.0%
3.00	Structural Walls									0	0	0	0	0	0	0	0		0 (		0	0	0	0	0	0	0.0%
3.01	Reinforced Concrete Block Masonry Walls upstand		None	2	30%					0	0	0	0	0	0	0	0	)	0 (	)	0	0	0	0	0	9,792	0.0%
3.02	Timber Framed Walls	settlement Good condition	None	2	30%					0	0	0	0	0	0	0	0	)	0 (		0	0	0	0	0	43,660	0.0%
								-		0	0	0	0	0	0	0	0	)	0 (	)	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			2	30%			_		0	0	0	0	0	0	0	0	)	0 (		0	0	0	0	0	53,452	0.0%
4.00	Upper Floors							_		0	0	0	0	0	0	0	0	)	0 (		0	0	0	0	0	0	0.0%
4.01	None	None		0		-		-		0	0	0	0	0	0	0	0	)	0 (	)	0	0	0	0	0	0	0.0%
								-		0	0	0	0	0	0	0	0	)	0 (	)	0	0	0	0	0	0	0.0%
4.00	Total Upper Floors			0	0%			-		0	0	0	0	0	0	0	0	)	0 (	)	0	0	0	0	0	0	0.0%
5.00	Roof							-		0	0	0	0		0	0			0 (	)	0	0	0	0	0	0	0.0%
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Faded paint to roof	Repaint and clean regularly	3	50%					0	0	0	0	0	0	0	0	)	0 (	)	67,687	0	67,687	0	67,687	67,687	100.0%
5.03	PVC Downpipes	Algue growth, loose connections at downpipe droppers	Clean and wash, seal around droppers	3	50%					0	0	0	0	0	0	0	0	)	0 (		9,962	0	9,962	0	9,962	9,962	100.0%
5.04	Metal Gutters	Corrossion present	Repair parts of qutter	3	50%			-		0	0	0	0	0	0	0	0	)	0 (		11,947	0	11,947	0	11,947	11,947	100.0%
5.05	Metal Rain Water Heads	Rusted out in parts	Replace	4	70%					0		0			0			) 9	49 (		949	949	0	0	949	949	100.0%
										0		0			0	0			0 (		0	0	0	0	0	0	0.0%
5.00	Total Roof			3	50%					0					0				49 (		90,545	949	89,596	0	90,545	90,545	100.0%
6.00	External Walls & Finishes				0070					0		0		0	0	0			0 (		0	0	0	0	0	0	0.0%
6.01	Plywood Shadowclad with Painted Finishes	Good condition	None	2	30%					0					0	0			0 (		0	0	0	0	0	52,392	0.0%
6.02	Solid Plaster Cladding with Painted Finishes	Good condition	None	2	30%			_		0					0	0			0 (		0	0	0	0	0	5,630	0.0%
0.02	Cold Flaster Gladding With Families Finishes	Cood Containon	None		5070			_		0	0	0	0	0	0	0			0 ,		0	0	0	0	0	0,000	0.0%
6.00	Total External Walls & Finishes			2	30%			_		ů	Ů	0	Ů	0	Ů	0			0 1		0	0	0	0	0	58,023	0.0%
7.00	Windows & Doors			2	30%					0					0						0	0	0	0	0		
7.00		No produces of demand portrait was and train	None		E00/					0				0	0	0						0			17.079	17.079	0.0%
	Timber Louves Sergens	No evadence of damage, normal wear and tear	None Week down to remove dust, etc.	3	50%					0					0				0 (		17,078	0	0	17,078	17,078	17,078	100.0%
7.05	Timber Louvre Screens	Good condition	Wash down to remove dust, etc	3	50%					0					0				0 (		324	0	0	324	324	324	100.0%
7.06	Aluminium Framed Windows	Good condition	Wash down to remove dust, etc	3	50%					0		0		0	0	0			0 (		43,567	0	0	43,567	43,567	43,567	100.0%
7.06	Aluminium Framed Door - Double	Good condition	Wash down to remove dust, etc	3	50%					0					0	0			0 (		3,416	0	0	3,416	3,416	3,416	100.0%
										0		0	0	0	0	0	0	)	0 (		0	0	0	0	0	0	0.0%
7.00	Total Windows & Doors			3	50%					0		0	0	0	0	0			0 (		64,384	0	0	64,384	64,384	64,384	100.0%
Α	TOTAL STRUCTURE			3	50%					0	0	0	0	0	0	0	0	9	49 (	)	154,929	949	89,596	64,384	154,929	450,219	34.4%
8.00	Stairs, Balustrades & Handrails									0	0	0	0	0	0	0	0		0 (		0	0	0	0	0	0	0.0%

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

A - FACULTY OFFICES (A - ADMIN/FACULTY OFFICE)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



							Conditio	n Gauge																		
		Condition	Assessment	Conditi	ion Grading	VG	G A	Р	VP	1	2	3	4	5	6	7	8	9	10			Asset Rer	newal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 %	20-40 40- %	60 60-8 %		2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)		2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
8.09	None	None		0						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.00	Total Stairs Balustrades & Handrails			0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Internal Walls/Partitions									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.01	Timber Framed Partition Walls	Good condition	None	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,517	0.0%
9.02	Reinforced Concrete Block Masonry Walls	To toilets - Good condition,	None	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,983	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Total Internal Walls/Partitions			2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28,500	0.0%
10.00	Internal Doors									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	Timber Door - Single	Impact damage, normal wear and tear	None	3	50%					0	0	0	0	0	0	0	0	0	0	9,108	0	0	9,108	9,108	9,108	100.0%
10.02	Internal Aluminium Framed Windows	Good condition	None	2	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Total Internal Doors			3	50%					0	0	0	0	0	0	0	0	0	0	9,108	0	0	9,108	9,108	9,108	100.0%
11.00	Floor Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.01	Vinyl Floor Finishes	Minor damage to tiles around exterior doors due to high traffic area		3	50%					0	0	0	0	0	0	0	0	0	32,368	64,737	32,368	0	32,368	64,737	32,368	200.0%
11.02	Tiled Floor Finishes	Good condition	None	3	50%					0	0	0	0	0	0	0	0	0	0	3,771	0	3,771	0	3,771	3,771	100.0%
				_						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00	Total Floor Finishes			3	50%					0	0	0	0	0	0	0	0	0	32,368	68,508	32,368	3,771	32,368	68,508	36,139	189.6%
12.00	Wall Finishes	N. Constitution of the Con			500/					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.01	Plasterboard Wall Linings with Painted Finishes	Minor impact damage noticed, normal wear and tear	Clean, patch damages and repaint	3	50%					0	0	0	0	0	0	0	0	0	52,539	105,077	52,539	0	52,539	105,077	52,539	200.0%
12.03	Solid Plaster Wall Lining with Painted Finishes	Good condition	None	3	50%					0	0	0	0	0	0	0	0	0	0	13,391	0	13,391	0	13,391	13,391	100.0%
12.04	Tiled Wall Finishes	Toilet only - Good condition	None	3	50%					0	0	0	0	0	0	0	0	0	0	3,825	0	3,825	0	3,825	3,825	100.0%
12.00	Total Wall Finishes			3	E09/					0	0	0		0	0	0	0	0	0 <b>52,539</b>	122,293	0 52,539		0	122,293	0	0.0%
13.00	Ceiling Finishes			,	50%					0	0	0	0	0	0	0	0	0	0	0	0	17,216	52,539 0	0	69,755	175.3% 0.0%
13.02	Fibre Cement Soffit Lining with Painted Finishes	Cracking at some joints, decay of some sheets	Wash down and repair damage, repaint	3	50%					0	0	0	0	0	0	0	0	0	0	20,759	0	20,759	0	20,759	20,759	100.0%
13.05	Plasterboard Ceiling Lining with Painted Finishes	Good conditioin	None	3	50%					0	0	0	0	0	0	0	0	0	0	27,661	0	27,661	0	27,661	27,661	100.0%
				-						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.00	Total Ceiling Finishes			3	50%					0		0			0		0			48,420	0	48,420	0	48,420	48,420	
14.00	Fixed Joinery Units									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.04	White Boards	ок	None	2	30%					0	0	0	0	0	0	0	0	0	0	759	0	0	759	759	759	100.0%
14.07	Built-in Joinery - Bench Unit	ок	None	2	30%					0	0	0	0	0	0	0	0	0	0	2,182	0	0	2,182	2,182	2,182	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.00	Total Fixed Joinery Units			2	30%					0	0	0	0	0	0	0	0	0	0	2,941	0	0	2,941	2,941	2,941	100.0%
В	TOTAL INTERNAL FIT-OUT			3	50%					0	0	0	0	0	0	0	0	0	84,907	251,270	84,907	69,407	96,956	251,270	194,862	128.9%
15.00	Sanitary Plumbing									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	wc	Show evidance of early corrosion	Replace corroded parts	3	50%					0	0	0	0	0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	100.0%
15.04	WHB (Single)	Show evidance of early corrosion	Replace corroded parts	3	50%					0	0	0	0	0	0	0	0	0	0	3,795	0	3,795	0	3,795	3,795	100.0%
15.10	Cold Water				0%					0	0	0	0	0	0	0	0	0	0	1,265	0	0	1,265	1,265	1,265	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
L	1	1	1								l											<u> </u>	<u>I</u>			لــــــــــــــــــــــــــــــــــــــ

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

A - FACULTY OFFICES (A - ADMIN/FACULTY OFFICE)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013



							Cond	dition Ga	uge												_					_	
			Condition Assessment	Condit	ion Grading	VG	G	Α	Р	VP	1	2	3	4	5	6	7	8	9	10			Asset Re	newal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration		0 20-40 %	40-60 %	60-80 %	-100 2 % (\$	2013 USD) (\$	2014 \$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
15.00	Total Sanitary Plumbing			2	30%						0	0	0	0	0	0	0	0	0	0	11,385	0	10,120	1,265	11,385	11,385	100.0%
16.00	Mechanical Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.01	Air-Conditioning - DX/Split System	Tired by appearance.	Service, overhaul or consider replacement	3	50%						0	0	0	4,428	0	0	0	0	0	0	17,710	4,428	8,855	4,428	17,710	4,428	400.0%
16.02	Air-Conditioning - Window Mounted Unit	Tired by appearance.	Service, overhaul or consider replacement	3	50%						0	0	0	0	17,078	0	0	0	0	0	51,233	17,078	17,078	17,078	51,233	17,078	300.0%
16.03	Ventilation - W/C Extract	Good condition	Service and claen	2	30%						0	0	0	0	0	0	0	0	0	0	1,898	0	1,898	0	1,898	1,898	100.0%
16.04	Ceiling Mounted Fan	Good condition	Service and claen	2	30%						0	0	0	0	0	0	0	0	0	0	11,132	0	11,132	0	11,132	11,132	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Total Mechanical Services			3	50%						0	0	0	4,428	17,078	0	0	0	0	0	81,972	21,505	38,962	21,505	81,972	34,535	237.4%
17.00	Fire Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.07	9lb Carbon Dioxide Fire Extinguisher	Regulaly check expriry date	Replace when expired	1	10%						0	0	0	0	2,530	0	0	0	0	2,530	12,650	5,060	5,060	2,530	12,650	2,530	500.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			1	10%						0	0	0	0	2,530	0	0	0	0	2,530	12,650	5,060	5,060	2,530	12,650	2,530	500.0%
18.00	Electrical Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.01	Main Distribution Boards	Ok condition		3	50%						0	0	0	0	0	0	0	0	0	0	9,488	0	9,488	0	9,488	9,488	100.0%
18.03	Electrical Wiring/Reticulation	Ok condition		3	50%				_		0	0	0	0	0	0	0	0	0	0	12,767	0	12,767	0	12,767	12,767	100.0%
18.04	General Power Outlet	Ok condition	Repair loose outlets	3	50%						0	0	0	0	0	0	0	0	0	0	17,022	0	17,022	0	17,022	17,022	100.0%
18.06	Lighting (External) - Incandescent	Ok condition		3	50%						0	0	0	0	0	0	0	0	0	0	1,898	0	1,898	0	1,898	1,898	100.0%
18.09	Lighting (Internal) - Incandescent	Ok condition		3	50%				_		0	0	0	0	0	0	0	0	0	0	1,265	0	1,265	0	1,265	1,265	100.0%
18.10	Lighting (Internal) - Fluorescant - Twin Tube	Ok condition		3	50%				-		0	0	0	0	0	0	0	0	0	0	37,318	0	37,318	0	37,318	37,318	100.0%
									-		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.00	Total Electrical Services			3	50%				_		0	0	0	0	0	0	0	0	0	0	79,756	0	79,756	0	79,756	79,756	100.0%
19.00	Vertical Transportation										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.01	None	None		0							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.00	Total Vertical Transportation			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Special Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.01	Telecommunication/Data Network	Working order	Service and fix loose outlets and wiring	3	50%						0	0	0	0	0	0	0	0	0	17,022	34,044	17,022	0	17,022	34,044	17,022	200.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Total Special Services			3	50%						0	0	0	0	0	0	0	0	0	17,022	34,044	17,022	0	17,022	34,044	17,022	200.0%
С	TOTAL BUILDING SERVICES			3	50%						0	0	0	4,428	19,608	0	0	0	0	19,552	219,808	43,587	133,898	42,322	219,808	145,228	151.4%
	TOTAL BUILDING			3	50%						0	0	0	4,428	19,608	0	0	0	949	104,459	626,007	129,443	292,901	203,663	626,007	790,310	79.2%

Year 1 - 10 Consolidated Capital Replacement Cost

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

B - CLASSROOM (B - CLASSROOM BUILDING B)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



							Condition (	Gauge																	
_		Condition	Assessment	Condi	tion Grading	VG	G A	Р	VP 1	1 :	2 3	4	5	6	7	8	9	10			Asset Ren	ewal Cost		]	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20 %	-40 40-60 % %	60-80 <mark>80</mark> %	% (\$ U		)14 201 JSD) (\$ US		2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
1.00	Sub-Structure								C	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
1.01	Reinforced Concrete Foundations Beams	Not inspected	None	2	30%				C	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	27,963	0.0%
1.03	Reinforced Concrete Slab on Grade	Good condition	None	2	30%				C	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	44,359	0.0%
									C	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			2	30%				ď	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	72,321	0.0%
2.00	Frame								C	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.01	Timber Frame Roof	Good condition	None	2	30%				C		0 0		0	0	0	0	0	0	0	0	0	0	0	78,868	0.0%
2.02	Reinforced Concrete Columns & Beams	Good condition with some evidance of inpacr damage to columns	Clean, if chipping become worse install metal angles to protect	2	30%				C		0 0		0	0	0	0	0	0	0	0	0	0	0	57,743	0.0%
	Total Forms				0000				C		0 0		0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			2	30%				O		0 0		0	0	0	0	0	0	0	0	0	0	0	136,612	0.0%
3.00	Structural Walls	Cond condition	Nana	_	200/				C				0	U	0	0	0	0	0	0	0	0	0	0 40 202	0.0%
3.01	Reinforced Concrete Block Infil Masonry Walls	Good condition	None	2	30%				C		0 0		0	0	0	0	0	0	0	0	0	0	0	49,302	0.0%
2.22	T. I. I. O. I.				000/				C		0 0		0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			2	30%				C		0 0		0	0	0	0	0	0	0	0	0	0	0	49,302	0.0%
4.00	Upper Floors	N							C				0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.03	None	None		0					C		0 0		0	0	0	0	0	0	0	0	0	0	0	0	0.0%
100	Tatal Hanna Flagge				00/				C		0 0		0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Upper Floors  Roof			0	0%				0		0 0		0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Faded paint to roof	Repaint and clean regularly	2	30%						0 0		0	0	0	0	0	0	56,334	0	0	56,334	56,334	56,334	100.0%
5.02	PVC Downpipes	Good condition	Clean out regularly	3	50%				ď		0 0		0	0	0	0	0	0	7,873	0	7,873	0	7,873	7,873	100.0%
5.03	Metal Gutters	Some minor rust at ends	Clean and remove corrosion to spraps and repait	3	50%				C		0 0		0	0	0	0	0	0	9,336	0	9,336	0	9,336	9,336	100.0%
5.04	Metal Rain Water Heads	Good condition	Clean	2	30%				C	0 (	0 0	0	0	0	0	0	0	0	949	0	0	949	949	949	100.0%
									C	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Roof			3	50%				0	0 (	0 0	0	0	0	0	0	0	0	74,492	0	17,209	57,283	74,492	74,492	100.0%
6.00	External Walls & Finishes								C	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.01	Solid Plaster Cladding with Painted Finishes	Good condition	Clean regularly	3	50%				C	0 (	0 0	0	0	0	0	0	0	0	28,349	0	0	28,349	28,349	28,349	100.0%
									C	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.00	Total External Walls & Finishes			3	50%				C	0 (	0 0	0	0	0	0	0	0	0	28,349	0	0	28,349	28,349	28,349	100.0%
7.00	Windows & Doors								C	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Timber Doors (Solid/No Glazing)	Evidence of termite damage + normal wear and tear	Remove termite damage and repair frame	4	70%				C	0 (	0 0	0	0	0	0	0	0	0	20,873	0	20,873	0	20,873	20,873	100.0%
7.02	Timber Louvre Screens	Good condition	Wash down to remove dust, etc	3	50%				C	0 (	0 0	0	0	0	0	0	0	0	182	0	0	182	182	182	100.0%
7.03	Aluminium Framed Windows	Good condition	Wash down to remove dust, etc	3	50%				C	0 (	0 0	0	0	0	0	0	0	0	58,599	0	0	58,599	58,599	58,599	100.0%
									C	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.00	Total Windows & Doors			3	50%				ď	0 (	0 0	0	0	0	0	0	0	0	79,653	0	20,873	58,781	79,653	79,653	100.0%
A	TOTAL STRUCTURE			3	50%				C	0 (	0 0	0	0	0	0	0	0	0	182,494	0	38,082	144,413	182,494	440,729	41.4%
8.00	Stairs, Balustrades & Handrails								C	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.01	None	None		0					C	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									C	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

B - CLASSROOM (B - CLASSROOM BUILDING B)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



						C	ondition G	auge																	
		Condition	Assessment	Cond	ition Grading	VG G			/P 1	2	3	4	5	6	7	8	9	10			Asset Re	newal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20- % %		60-80 80	-100 2013 % (\$ USI			2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
8.00	Total Stairs Balustrades & Handrails			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Internal Walls/Partitions								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.01	Reinforced Concrete Block Masonry Walls	Good condition	None	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23,661	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Total Internal Walls/Partitions			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23,661	0.0%
10.00	Internal Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	None	None		0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Total Internal Doors			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00	Floor Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.01	Tiled Floor Finishes	Toilets - Good Condition	None	2	30%				0	0	0	0	0	0	0	0	0	0	3,135	0	0	3,135	3,135	3,135	100.0%
11.02	Concrete Screed Floor Finish	Good condition - seal wearing away	Clean and reseal floor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,809	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00	Total Floor Finishes			2	30%				0	0	0	0	0	0	0	0	0	0	3,135	0	0	3,135	3,135	20,944	15.0%
12.00	Wall Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.01	Solid Plaster Wall Lining with Painted Finishes	Impact damage, dust and grit build up + general wear and tea	Clean, wash and repaint	2	30%				0	0	0	0	0	0	0	0	0	0	34,603	0	0	34,603	34,603	34,603	100.0%
12.02	Tiled Wall Finishes	Toilets - Good Condition	None	2	30%				0	0	0	0	0	0	0	0	0	0	6,995	0	0	6,995	6,995	6,995	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.00	Total Wall Finishes			2	30%				0	0	0	0	0	0	0	0	0	0	41,598	0	0	41,598	41,598	41,598	100.0%
13.00	Ceiling Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.02	Plywood Soffit Lining with Painted Finishes	Generaly in good condition	Repair damage at corners and junctions	3	50%				0	0	0	0	0	0	0	0	0	0	7,844	0	7,844	0	7,844	7,844	100.0%
13.05	Plasterboard Ceiling Lining with Painted Finishes	Good condition	Clean and wash	2	30%				0	0	0	0	0	0	0	0	0	0	22,179	0	0	22,179	22,179	22,179	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.00	Total Ceiling Finishes			3	50%				0	0	0	0	0	0	0	0	0	0	30,023	0	7,844	22,179	30,023	30,023	100.0%
14.00	Fixed Joinery Units								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.01	Chalk boards	ок	Clean regularly	1	10%				0	0	0	0	0	0	0	0	0	0	2,277	0	0	2,277	2,277	2,277	100.0%
14.02	White boards	ок	Clean regularly	1	10%				0	0	0	0	0	0	0	0	0	0	759	0	0	759	759	759	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.00	Total Fixed Joinery Units			1	10%				0	0	0	0	0	0	0	0	0	0	3,036	0	0	3,036	3,036	3,036	100.0%
В	TOTAL INTERNAL FIT-OUT			2	30%				0	0	0	0	0	0	0	0	0	0	77,792	0	7,844	69,948	77,792	119,262	65.2%
15.00	Sanitary Plumbing								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	wc	Good condition	Clean and check seals	2	30%				0	0	0	0	0	0	0	0	0	0	6,325	0	0	6,325	6,325	6,325	100.0%
15.02	Urinal (Stall)	Good condition	Clean	2	30%				0	0	0	0	0	0	0	0	0	0	2,277	0	0	2,277	2,277	2,277	100.0%
15.04	WHB (Single)	Good condition - Early signs of corrosion	Replace corroded parts	3	50%				0	0	0	0	0	0	0	0	0	0	3,795	0	3,795	0	3,795	3,795	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing			3	50%				0	0	0	0	0	0	0	0	0	0	12,397	0	3,795	8,602	12,397	12,397	100.0%
16.00	Mechanical Services			1					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.01	Air-Conditioning - DX/Split System	Good condition - only Computer lab in use	Clean and maintain	2	30%				0	0	0	0	17,710	0	0	0	0	0	70,840	17,710	35,420	17,710	70,840	17,710	400.0%
16.02	Ventilation - W/C Extract	Male only - Ok condition	Clean and service	3	50%				0	0	0	0	0	0	0	0	0	949	1,898	949	0	949	1,898	949	200.0%
16.03	Ceiling Mounted Fan	Good condition	Service and claen	3	50%				0	0	0	0	0	0	0	0	0	16,698	33,396	16,698	0	16,698	33,396	16,698	200.0%

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

B - CLASSROOM (B - CLASSROOM BUILDING B)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



							Condition	Gauge																	
			Condition Assessment	Cond	lition Grading	VG	G A	P	P 1	2	3	4	5	6	7	8	9	10	1		Asset Re	enewal Cost	•	1	
D Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 %	20-40 40-60 %	0 60-80 80-	100 2013 6 (\$ US						2019 (\$ USD)		2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replac
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Total Mechanical Services			3	50%				0	0	0	0	17,710	0	0	0	0	17,647	106,134	35,357	35,420	35,357	106,134	35,357	300.2%
17.00	Fire Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	9lb Carbon Dioxide Fire Extinguisher	Regulaly check expriry date	Replace when expired	1	10%				0	0	0	0	1,265	0	0	0	0	1,265	6,325	2,530	2,530	1,265	6,325	1,265	500.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			1	10%				0	0	0	0	1,265	0	0	0	0	1,265	6,325	2,530	2,530	1,265	6,325	1,265	500.0%
18.00	Electrical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.01	Main Distribution Boards	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	9,488	0	0	9,488	9,488	9,488	100.0%
18.03	Electrical Wiring/Reticulation	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	10,237	0	0	10,237	10,237	10,237	100.0%
18.04	General Power Outlet	Good condition		3	50%				0	0	0	0	0	0	0	0	0	0	13,649	0	13,649	0	13,649	13,649	100.0%
18.06	Lighting (External) - Incandescent	Energy saving bulbs, 1Not present	Replace missing bulb	2	30%				0	0	0	0	0	0	0	0	0	0	2,530	0	0	2,530	2,530	2,530	100.0%
18.09	Lighting (Internal) - Incandescent	Toilets/ store room - Good Condition		2	30%				0	0	0	0	0	0	0	0	0	0	949	0	0	949	949	949	100.0%
18.10	Lighting (Internal) - Fluorescant - Twin	Good condition	Clean diffusers and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	22,770	0	0	22,770	22,770	22,770	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.00	Total Electrical Services			3	50%				0	0	0	0	0	0	0	0	0	0	59,622	0	13,649	45,973	59,622	59,622	100.0%
19.00	Vertical Transportation								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.03	None	None		0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.00	Total Vertical Transportation			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Special Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.01	Telecommunication/Data Network	Only to Computer lab	Monitor and repair as necessary	2	30%				0	0	0	0	0	0	0	0	0	0	5,118	0	5,118	0	5,118	5,118	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Total Special Services			2	30%				0	0	0	0	0	0	0	0	0	0	5,118	0	5,118	0	5,118	5,118	100.0%
С	TOTAL BUILDING SERVICES			3	50%				0	0	0	0	18,975	0	0	0	0	18,912	189,595	37,887	60,512	91,197	189,595	113,759	166.7%
	TOTAL BUILDING			3	50%				0	0	0	0	18,975	0	0	0	0	18,912	449,882	37,887	106,438	305,557	449,882	673,750	66.8%

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

C - MITC & CLASSROOM (C - CLASSROOM BUILDING C)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



						Co	ondition Gaug	e	]																
		Condition	Assessment	Condi	tion Grading	VG G	A	P VP	1	2	3	4	5	6	7	8	9	10			Asset Ren	ewal Cost		]	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 % %		80-100 %	2013 (\$ USD)		2015 (\$ USD)	2016 (\$ USD) (\$			2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
1.00	Sub-Structure								0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
1.01	Reinforced Concrete Foundations Beams	Not inspected	None	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26,603	0.0%
1.02	Reinforced Concrete Slab on Grade	Good condition	None	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41,774	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68,377	0.0%
2.00	Frame								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.01	Timber Frame Roof	Good condition	None	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74,553	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74,553	0.0%
3.00	Structural Walls								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Reinforced Concrete Block Masonry Walls - Upstand		None	2	30%				0	0	0			0	0	0	0	0	0	0	0	0	0	15,204	0.0%
3.02	Timber Framed Walls	Good condition	None	2	30%				0	0	0			0	0	0	0	0	0	0	0	0	0	26,588	0.0%
									0	0	0			0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			2	30%				0	0	0	0		0	0	0	0	0	0	0	0	0	0	41,792	0.0%
4.00	Upper Floors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.01	None	None		0					0	0	0			0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0			0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Upper Floors			0	0%				0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0.0%
<b>5.00</b> 5.01	Roof  Profiled Metal Sheet Roof Cladding (Pre-Finished)	Eaded point to roof, rush patches occuring	Penaint and clean regularly	3	50%				0	0	0	0	0	0	0	0	0	0	53,252	0	0 53,252	0	0 53,252	0	100.0%
5.07	PVC Downpipes	Good condition	Repaint and clean regularly  Clean and remove grime buildup	3	50%				0	0	0			0	0	0	0	0	8,461	0	8,461	0	8,461	53,252 8,461	100.0%
5.08	Metal Gutters	Good condition	Clean and remove grime buildup  Clean wash and repait	2	30%				0	0	0			0	0	0	0	0	9,399	0	0,461	9,399	9,399	9,399	100.0%
5.10	Metal Rain Water Heads	Good Condition	Olean wash and repair	3	50%				0	0	0			0	0	0	0	0	949	0	949	0	949	949	100.0%
5.10	ivietai ivaiti vvatei rieaus			3	3070				0	0	0			0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Roof			3	50%				0	0	0			0	0	0	0	0	72,061	0	62,663	9,399	72,061	72,061	100.0%
6.00	External Walls & Finishes		15		3070				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.01	Plywood Shadowclad with Painted Finishes	Good condition	Wash down, and patch paint	2	30%				0	0	0			0	0	0	0	0	0	0	0	0	0	31,906	0.0%
6.02	Solid Plaster Cladding with Painted Finishes	Minor paint flacking	Strip and repaint	3	50%				0	0	0			0	0	0	0	0	8,742	0	0	8,742	8,742	8,742	100.0%
	<b>3</b>								0	0	0		0		0	0	0	0	0	0	0	0	0	0	0.0%
6.00	Total External Walls & Finishes			3	50%				0	0	0			0	0	0	0	0	8,742	0	0	8,742	8,742	40,648	21.5%
7.00	Windows & Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Timber Doors (Solid/No Glazing)	Good condition - general wear and tear			0%				0	0	0			0	0	0	0	0	0	0	0	0	0	18,975	0.0%
7.02	Timber Louvre Screens	Good condition	Gable ends	2	30%				0	0	0			0	0	0	0	0	0	0	0	0	0	182	0.0%
7.03	Aluminium Louver with Timber Frame Windows	Evidence of termite damage to frames	Wash down, patch timber and repaint	3	50%				0	0	0			0	0	0	0	0	49,807	0	0	49,807	49,807	49,807	100.0%
-									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.00	Total Windows & Doors			2	30%				0	0	0	0		0	0	0	0	0	49,807	0	0	49,807	49,807	68,965	72.2%
A	TOTAL STRUCTURE			3	50%				0	0	0	0	0	0	0	0	0	0	130,611	0	62,663	67,949	130,611	366,397	35.6%
8.00	Stairs, Balustrades & Handrails								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.09	None	None		0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

C - MITC & CLASSROOM (C - CLASSROOM BUILDING C)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



						Co	ndition Gauge																		
		Condition	Assessment	Condi	ion Grading	VG G	A P	VP	1	2	3	4	5	6	7	8	9	10			Asset Re	newal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 % %	40-60 60-80					2016 (\$ USD)		2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
8.00	Total Stairs Balustrades & Handrails			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Internal Walls/Partitions								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.01	Timber Framed Partition Walls	Good condition, no signs of gamage	None	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,172	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Total Internal Walls/Partitions			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,172	0.0%
10.00	Internal Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	Timber Door - Single	Good condition - general wear and tear		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,518	0.0%
10.02	Internal Aluminium Framed Windows & Doors	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,965	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Total Internal Doors			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,483	0.0%
11.00	Floor Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.01	Vinyl Floor Finishes	AV Room only - Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	3,151	0	3,151	0	3,151	3,151	100.0%
11.02	Concrete - No finish	Good condition	Buff to level and apply seal coat to protect	3	50%				0	0	0	0	0	0	0	0	0	0	15,507	0	0	15,507	15,507	15,507	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00	Total Floor Finishes			3	50%				0	0	0	0	0	0	0	0	0	0	18,658	0	3,151	15,507	18,658	18,658	100.0%
12.00	Wall Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.01	Plasterboard Wall Linings with Painted Finishes	Good condition, some minor impact damage		3	50%				0	0	0	0	0	0	0	0	0	18,581	37,162	18,581	0	18,581	37,162	18,581	200.0%
12.02	Plywood Wall Linings with Painted Finishes	Good condition, some minor impact damage		3	50%				0	0	0	0	0	0	0	0	0	0	9,053	0	0	9,053	9,053	9,053	100.0%
12.03	Solid Plaster Wall Lining with Painted Finishes	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	6,462	0	0	6,462	6,462	6,462	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.00	Total Wall Finishes			3	50%				0	0	0	0	0	0	0	0	0	18,581	52,677	18,581	0	34,096	52,677	34,096	154.5%
13.00	Ceiling Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.01	Plywood Soffit Lining with Painted Finishes			3	50%				0	0	0	0	0	0	0	0	0	0	14,965	0	14,965	0	14,965	14,965	100.0%
13.02	Plasterboard Ceiling Lining with Painted Finishes	Evidence of leaks, Blistering of some paintwork	Remove and replace section, plaster and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	20,887	0	20,887	0	20,887	20,887	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.00	Total Ceiling Finishes			3	50%				0	0	0	0	0	0	0	0	0	0	35,852	0	35,852	0	35,852	35,852	100.0%
14.00	Fixed Joinery Units								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.01	Chalk Boards	OK .	Clean regularly	2	30%				0	0	0	0	0	0	0	0	0	0	3,036	0	0	3,036	3,036	3,036	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.00	Total Fixed Joinery Units			2	30%				0	0	0	0	0	0	0	0	0	0	3,036	0	0	3,036	3,036	3,036	100.0%
45.00	TOTAL INTERNAL FIT-OUT			3	50%				0	0	0	0	0	0	0	0	0	18,581	110,223	18,581	39,003	52,639	110,223	103,297	106.7%
15.00	Sanitary Plumbing	None		0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	None	None		0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Soniton, Plumbing				00/				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing  Mechanical Services			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00		Ok condition 2No rooms only	Service and clean	2	E00/				0	0	0	0	0	0	0	0	0	0	0	0	17.710	0	0	0 000	0.0%
16.01	Air-Conditioning - DX/Split System	Ok condition, 2No rooms only	Service and clean	3	50%				0	0		8,855	0	0	0	0	0	0	35,420	8,855	17,710	8,855	35,420	8,855	400.0%
16.02	Ceiling Mounted Fan	Good condition	Service and claen	3	50%				0	0	0	0	0	0	0	0	0	13,915	27,830	13,915	0	13,915	27,830	13,915	200.0%
									U	0	0	U	0	0	0	0	0	0	0	0	0	0	0	0	0.0%

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

C - MITC & CLASSROOM (C - CLASSROOM BUILDING C)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013



						Co	ondition Gaug	е																	
			Condition Assessment	Condi	ition Grading	VG G	А	P VP	1	2	3	4	5	6	7	8	9	10	]		Asset Ren	newal Cost			
Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-4 % %		% 80-100 %	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Fu Repla
6.00	Total Mechanical Services			3	50%				0	0	0	8,855	0	0	0	0	0	13,915	63,250	22,770	17,710	22,770	63,250	22,770	277.8
7.00	Fire Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	9lb Carbon Dioxide Fire Extinguisher	Regulaly check expriry date	Replace when expired	1	10%				0	0	0	0	1,265	0	0	0	0	1,265	6,325	2,530	2,530	1,265	6,325	1,265	500.0
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.00	Total Fire Services			1	10%				0	0	0	0	1,265	0	0	0	0	1,265	6,325	2,530	2,530	1,265	6,325	1,265	500.0
8.00	Electrical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.01	Main Distribution Boards	Ok condition		2	30%				0	0	0	0	0	0	0	0	0	0	9,488	0	0	9,488	9,488	9,488	100.0
3.02	Electrical Wiring/Reticulation	Ok condition		2	30%				0	0	0	0	0	0	0	0	0	0	9,640	0	0	9,640	9,640	9,640	100.0
3.03	General Power Outlet	Ok condition		2	30%				0	0	0	0	0	0	0	0	0	0	12,854	0	0	12,854	12,854	12,854	100.0
3.04	Lighting (External) - Incandescent	Ok condition		2	30%				0	0	0	0	0	0	0	0	0	0	1,265	0	0	1,265	1,265	1,265	100.0
3.05	Lighting (Internal) - Fluorescant - Twin	Ok condition		2	30%				0	0	0	0	0	0	0	0	0	0	20,873	0	0	20,873	20,873	20,873	100.0
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Electrical Services			2	30%				0	0	0	0	0	0	0	0	0	0	54,119	0	0	54,119	54,119	54,119	100.0
9.00	Vertical Transportation								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.01	None	None		0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Total Vertical Transportation			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
0.00	Special Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
0.01	Telecommunication/Data Network	Good condition - AV room only	Repair loose wiring	2	30%				0	0	0	0	0	0	0	0	0	0	4,820	0	4,820	0	4,820	4,820	100.0
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
0.00	Total Special Services			2	30%				0	0	0	0	0	0	0	0	0	0	4,820	0	4,820	0	4,820	4,820	100.0
	TOTAL BUILDING SERVICES			3	50%				0	0	0	8,855	1,265	0	0	0	0	15,180	128,514	25,300	25,060	78,154	128,514	82,974	154.9
	TOTAL BUILDING			3	50%				0	0	0	8,855	1,265	0	0	0	0	33,761	369,348	43,881	126,726	198,742	369,348	552,668	66.8%

Year 1 - 10 Consolidated Capital Replacement Cost

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

D - COMPUTER LAB (I - COMPUTER LAB)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



						С	Condition Ga	auge	7																
_		Condition	Assessment	Condi	tion Grading	VG G	A	P VF	1	2	3	4	5	6	7	8	9	10			Asset Ren	ewal Cost		]	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-4 %		60-80 <mark>80-1</mark> %	2013 (\$ USD)		2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
1.00	Sub-Structure								0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
1.01	Reinforced Concrete Foundations Beams	Not inspected	None	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,351	0.0%
1.03	Reinforced Concrete Slab on Grade	Good condition	None	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27,500	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44,851	0.0%
2.00	Frame								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.01	Timber Frame roof	Ok	None	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45,436	0.0%
2.02	Reinforced Concrete Columns & Beams	Ok	General maintenance and washdown	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37,574	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	83,010	0.0%
3.00	Structural Walls								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Reinforced ConcreteBlock Masonry Infill Walls	ОК	None	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62,927	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62,927	0.0%
4.00	Upper Floors				201				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.01	None	None	None	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Upper Floors			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Roof	Dunt groups on toppide of social addison	Dust treat, sessint and along your lady.	2	F00/				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01			Rust treat; repaint and clean regularly	3	50%				0	0	0	0	0	0	0	0	0	0	32,454	0	32,454	0	32,454	32,454	100.0%
5.02	Metal Dour Bings	Gutters corrosion around downpipes, minor impact damage	Repair portions around downpipes	4	70%				0	0	0	0	0	0	0	0	2,313	0	2,313	2,313	2,313	0	2,313	2,313	100.0%
5.03	Metal Down Pipes	Downpipes corrosion around gutters	Repair portions up to gutter	3	50%				0	0	0	0	0	0	0	0	0	0		0	0	0	2,313	2,313	
5.00	Total Roof				50%				0	0	0		0	0		0	2,313		0 37,081	2,313	34,768	0	37,081	0 37,081	100.0%
6.00				3	30 %						0	0		0	0			0							
	External Walls & Finishes	ОК	Pogulativuash	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.01	Solid Plaster Cladding with Painted Finishes		Regularly wash	2	3070				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23,326	0.0%
6.00	Total External Walls & Finishes			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23,326	0.0%
7.00	Windows & Doors				30 /6				0			0			0		0		0	0	0	0	0	0	0.0%
7.01	Timber Framed Doors - single	Minor damage to frame, Aged but OK,	Paint; maintain with regular washing programme	3	50%				0	0	0	0	0	0	0	0	0	0	8,516	0	0	8,516	8,516	8,516	100.0%
7.02	Timber Louvre Screens	Aged but OK,	Paint; maintain with regular washing programme	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	182	0.0%
7.03	Aluminium Framed Windows	25% of windows appear to be boarded up, otherwise windows		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,394	0.0%
7.03	Aluminium Framed Windows	in ok condition  25% of windows appear to be boarded up, otherwise windows  25% of windows appear to be boarded up, otherwise windows		5	70%				0	0	0	0	0	0	0	0	0	0	18,444	0	18,444	0	18,444	18,444	100.0%
<u> </u>		in ok condition	l l l l l l l l l l l l l l l l l l l	+ -	. 0,0				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.00	Total Windows & Doors			3	50%				0	0	0	0	0	0	0	0	0	0	26,960	0	18,444	8,516	26,960	43,536	61.9%
A	TOTAL STRUCTURE			3	50%				0	0	0	0	0	0	0	0	2,313	0	64,041	2,313	53,212	8,516	64,041	294,731	21.7%
8.00	Stairs, Balustrades & Handrails								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.04	None			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,123	0.0%
ļ				+ -	3,0				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
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CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

D - COMPUTER LAB (I - COMPUTER LAB)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



						С	ondition Gauge																	
		Condition	Assessment	Condi	ition Grading	VG G	A P	VP	1	2	3	4	6	7	8	9	10			Asset Rer	ewal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20 %	40-60 60-80		2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD) (\$	2016 20 S USD) (\$ U	17 201 SD) (\$ US	18 201 SD) (\$ US	9 2020 D) (\$ USD	2021 (\$ USD	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
8.00	Total Stairs Balustrades & Handrails			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,123	0.0%
9.00	Internal Walls/Partitions								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.01	Timber Framed Partition Walls	ОК,	None	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	571	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Total Internal Walls/Partitions			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	571	0.0%
10.00	Internal Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	Timber Door - Single	Minor damage to frame, Aged but OK,	Install kickplates, paint, maintain	3	50%				0	0	0	0	0	0	0	0	0	3,036	0	0	3,036	3,036	3,036	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Total Internal Doors			3	50%				0	0	0	0	0	0	0	0	0	3,036	0	0	3,036	3,036	3,036	100.0%
11.00	Floor Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.01	Vinyl Floor Finishes	Minor damage to tiles around exterior doors due to high traffic area	Replaces damage vinyl tiles	3	50%				0	0	0	0	0	0	0	0	16,923	33,846	16,923	0	16,923	33,846	16,923	200.0%
		Linea							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00	Total Floor Finishes			3	50%				0	0	0	0	0	0	0	0	16,923	33,846	16,923	0	16,923	33,846	16,923	200.0%
12.00	Wall Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.01	Plywood Wall Linings with Painted Finishes	Ok,	Clean regularly	2	30%				0	0	0	0	0	0	0	0	0	1,307	0	1,307	0	1,307	1,307	100.0%
12.03	Solid Plaster Wall Lining with Painted Finishes	Minor creaking of plaster around window and door opening	Repair cracks and repainr	2	30%				0	0	0	0	0	0	0	0	0	14,369	0	0	14,369	14,369	14,369	100.0%
		corners							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.00	Total Wall Finishes			2	30%				0	0	0	0	0	0	0	0	0	15,676	0	1,307	14,369	15,676	15,676	100.0%
13.00	Ceiling Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.01	Fibre Cement Soffit Lining with Painted Finishes	Ok,	Clean regularly	2	30%				0	0	0	0	0	0	0	0	0	3,690	0	0	3,690	3,690	3,690	100.0%
13.02	Plywood Ceiling Lining with Painted Finishes	Movement cracks to joints	Repair fill joints and repaint ceiling	2	30%				0	0	0	0	0	0	0	0	0	19,039	0	0	19,039	19,039	19,039	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.00	Total Ceiling Finishes			2	30%				0	0	0	0	0	0	0	0	0	22,728	0	0	22,728	22,728	22,728	100.0%
14.00	Fixed Joinery Units								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.01	White Boards	ОК	None	2	30%				0	0	0	0	0	0	0	0	0	759	0	0	759	759	759	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.00	Total Fixed Joinery Units			2	30%				0	0	0	0	0	0	0	0	0	759	0	0	759	759	759	100.0%
В	TOTAL INTERNAL FIT-OUT			3	50%				0	0	0	0	0	0	0	0	16,923	76,046	16,923	1,307	57,815	76,046	64,817	117.3%
15.00	Sanitary Plumbing								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	None	None		0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Mechanical Services		1						0	0			0			0		0	0	0	0	0	0	0.0%
16.01	Air-Conditioning - DX/Split System	Tired by appearance. Functionality not tested	Service, overhaul or consider replacement	4	70%				0			0				0			35,420	17,710	17,710	70,840	17,710	400.0%
									0	0		0				0		0	0	0	0	0	0	0.0%
16.00	Total Mechanical Services			4	70%				0			0				0		70,840	35,420	17,710	17,710	70,840	17,710	400.0%
17.00	Fire Services		-						0	0	0	0				0	0	0	0	0	0	0	0	0.0%
17.01	9lb Carbon Dioxide Fire Extinguisher	Regulaly check expriry date	Replace when expired	2	30%				0	0			3 0			0		3,163	1,265	1,265	633	3,163	633	500.0%
<b> </b>									0	0		0				0		0	0	0	0	0	0	0.0%
17.00	Total Fire Services			2	30%				0	0			3 0			0	633	3,163	1,265	1,265	633	3,163	633	500.0%
			1		30,0					-	-							5,100	.,200	.,200		3,100	-50	

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

D - COMPUTER LAB (I - COMPUTER LAB)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013



						Co	ndition Gauge																		
			Condition Assessment	Condi	tion Grading	VG G	A P	VP	1	2	3	4	5	6	7	8	9	10	1		Asset Ren	newal Cost		1	
D Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 % %	40-60 60-80		2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)		2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
18.00	Electrical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.01	Main Distribution Boards	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	9,488	0	9,488	0	9,488	9,488	100.0%
18.03	Electrical Wiring/Reticulation	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	6,346	0	6,346	0	6,346	6,346	100.0%
18.04	General Power Outlet	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	8,462	0	8,462	0	8,462	8,462	100.0%
18.06	Lighting (External) - Incandescent	Most fittings missing light bulbs	Replace light bulbs, and check fitting working	3	50%				0	0	0	0	0	0	0	0	0	0	3,163	0	3,163	0	3,163	3,163	100.0%
18.10	Lighting (Internal) - Fluorescant - Twin tube	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	13,283	0	13,283	0	13,283	13,283	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.00	Total Electrical Services			3	50%				0	0	0	0	0	0	0	0	0	0	40,740	0	40,740	0	40,740	40,740	100.0%
19.00	Vertical Transportation								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.03	None	None	None	0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.00	Total Vertical Transportation			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Special Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.01	Telecommunication/Data Network	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	8,462	16,923	8,462	0	8,462	16,923	8,462	200.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Total Special Services			3	50%				0	0	0	0	0	0	0	0	0	8,462	16,923	8,462	0	8,462	16,923	8,462	200.0%
3	TOTAL BUILDING SERVICES			3	50%				0	0	17,710	0	633	0	0	0	0	26,804	131,666	45,147	59,715	26,804	131,666	67,544	194.9%
	TOTAL BUILDING			3	50%				0	0	17,710	0	633	0	0	0	2,313	43,727	271,753	64,383	114,234	93,135	271,753	427,093	63.6%

Year 1 - 10 Consolidated Capital Replacement Cost

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

E - LIBRARY BUILDING (K - LEARNING RESOURCES CENTRE)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



						C	ondition Ga	uge	7																
		Condition	Assessment	Condi	tion Grading	VG G	A	P VP	1	2	3	4	5	6	7	8	9	10			Asset Ren	ewal Cost		]	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20- % %		60-80 <b>80-10</b> %	2013 (\$ USD)		2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
1.00	Sub-Structure								0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
1.01	Reinforced Concrete Foundations Beams	Not inspected	None	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,546	0.0%
1.03	Reinforced Concrete Slab on Grade	Good condition	None	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28,202	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45,747	0.0%
2.00	Frame								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.01	Timber Frame roof	OK.	None	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46,433	0.0%
2.02	Reinforced Concrete Columns & Beams	Cracking/ chipping caused by impact damage	General maintenance and washdown	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43,159	0.0%
2.00	Tatal Farms				200/				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	89,592	0.0%
3.00	Structural Walls	Ot	News		200/				0	0	0	U	0	U	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Reinforced ConcreteBlock Masonry Infill Walls	OK	None	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41,162	0.0%
2.00	Tabal Christianal Welle				200/				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Structural Walls			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41,162	0.0%
4.00	Upper Floors	None		0					0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0.0%
4.01	None	None		0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Upper Floors			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Roof			"	0 /6				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Rust present on topside of roof cladding	Rust treat; repaint and clean regularly	3	50%				0	0	0	0	0	0	0	0	0	0	33,166	0	33,166	0	33,166	33,166	100.0%
5.02	Metal Gutters	Gutters corrosion around downpipes, minor impact damage	Repair portions around downpipes	4	70%				0	0	0	0	0	0	0	0	4,665	0	4,665	4,665	0	0	4,665	4,665	100.0%
5.03	Metal Down Pipes	Downpipes corrosion around gutters	Repair portions up to gutter	3	50%				0	0	0	0	0	0	0	0	0	0	4,665	0	4,665	0	4,665	4,665	100.0%
5.04	Metal Rain Water Heads	Good condition	Clean, wash and paint regularly	2	30%				0	0	0	0	0	0	0	0	0	0	949	0	0	949	949	949	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Roof			3	50%				0	0	0	0	0	0	0	0	4,665	0	43,446	4,665	37,831	949	43,446	43,446	100.0%
6.00	External Walls & Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.01	Solid Plaster Cladding with Painted Finishes	ОК	Regularly wash	2	30%			_	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23,668	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.00	Total External Walls & Finishes			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23,668	0.0%
7.00	Windows & Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.02	Timber Doors (Solid/No Glazing)	Minor damage to frame, Aged but OK,	Paint; maintain with regular washing programme	3	50%				0	0	0	0	0	0	0	0	0	0	3,795	0	0	3,795	3,795	3,795	100.0%
7.05	Timber Louvre Screens	Aged but OK,	Paint; maintain with regular washing programme	3	50%				0	0	0	0	0	0	0	0	0	0	182	0	0	182	182	182	100.0%
7.06	Aluminium Framed Windows	Windows in ok condition	Regular wash windows	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25,958	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.00	Total Windows & Doors			3	50%				0	0	0	0	0	0	0	0	0	0	3,977	0	0	3,977	3,977	29,935	13.3%
A	TOTAL STRUCTURE			3	50%				0	0	0	0	0	0	0	0	4,665	0	47,423	4,665	37,831	4,926	47,423	273,550	17.3%
8.00	Stairs, Balustrades & Handrails								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.01	None	None		0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
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CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

E - LIBRARY BUILDING (K - LEARNING RESOURCES CENTRE)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



							Conditio	n Gauge																	
		Condition	Assessment	Condi	ition Grading	VG	G A	Р	VP	1	2	3 4	5	6	7	8	9	10			Asset Rer	ewal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 %	20-40 40- %	60 60-80				2015 20° USD) (\$ U					2021 (\$ USD)		Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
8.00	Total Stairs Balustrades & Handrails			0	0%					0	0	0 0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
9.00	Internal Walls/Partitions									0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.01	Timber Framed Partition Walls	ок	None	2	30%					0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	3,852	0.0%
										0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Total Internal Walls/Partitions			2	30%					0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	3,852	0.0%
10.00	Internal Doors									0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	Timber Door - Single	Minor damage to frame, Aged but OK,	Install kickplates, paint, maintain	3	50%					0	0	0 0	0	0	0	0	0	0	3,036	0	0	3,036	3,036	3,036	100.0%
10.02	Aluminium Framed Windows - Internal	Windows in ok condition		2	30%					0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	2,732	0.0%
										0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Total Internal Doors			3	50%							0 0		0	0	0	0	0	3,036	0	0	3,036	3,036	5,768	52.6%
11.00	Floor Finishes									0		0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.02	Vinyl Floor Finishes	Minor damage to tiles around exterior doors due to high traffic area	Replaces damage vinyl tiles	3	50%					0		0 0		0	0	0	0	17,355	34,710	17,355	0	17,355	34,710	17,355	200.0%
14.00					500/					0		0 0		0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00	Total Floor Finishes			3	50%							0 0		0	0	0	0	17,355	34,710	17,355	0	17,355	34,710	17,355	200.0%
12.00	Wall Finishes	Ok	Clean regularly	2	20%					0		0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.01	Plywood Wall Linings with Painted Finishes  Solid Plaster Wall Lining with Painted Finishes	Ok,	Clean regularly	2	30%					0				0	0	0	0	0	0 14,494	0	0	14,494	14,494	11,555 14,494	100.0%
12.02	Sulfu Flaster Wall Litting with Fainted Finishes	OK .	Clean regularly	2	30%					0		0 0		0	0	0	0	0	0	0	0	0	0	0	0.0%
12.00	Total Wall Finishes			2	30%							0 0		0	0	0	0	0	14,494	0	0	14,494	14,494	26,049	55.6%
13.00	Ceiling Finishes									0		0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.01	Fibre Cement Soffit Lining with Painted Finishes	Aged but OK,	Clean regularly	2	30%					0	0	0 0	0	0	0	0	0	0	6,283	0	0	6,283	6,283	6,283	100.0%
13.02	Plywood Ceiling Lining with Painted Finishes	Movement cracks to joints	Repair fill joints and repaint ceiling	2	30%					0	0	0 0	0	0	0	0	0	0	14,101	0	0	14,101	14,101	14,101	100.0%
										0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.00	Total Ceiling Finishes			2	30%					0	0	0 0	0	0	0	0	0	0	20,384	0	0	20,384	20,384	20,384	100.0%
14.00	Fixed Joinery Units									0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.01	Pin Board	ОК	None	1	10%					0	0	0 0	0	0	0	0	0	0	2,226	0	1,113	1,113	2,226	1,113	200.0%
14.02	Built-in Joinery - Receiption Desk	ок	None	1	10%					0	0	0 0	0	0	0	0	0	0	3,795	0	0	3,795	3,795	3,795	100.0%
				1						0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.00	Total Fixed Joinery Units			1	10%					0	0	0 0	0	0	0	0	0	0	6,021	0	1,113	4,908	6,021	4,908	122.7%
В	TOTAL INTERNAL FIT-OUT			2	30%					0	0	0 0	0	0	0	0	0	17,355	78,645	17,355	1,113	60,177	78,645	78,317	100.4%
15.00	Sanitary Plumbing									0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	None	None		0	1					0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
										0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing			0	0%					0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Mechanical Services									0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.01	Air-Conditioning - DX/Split System		Clean and service	3	50%					0	0	0 22,1	38 0	0	0	0	0	0	88,550	22,138	44,275	22,138	88,550	22,138	400.0%
										0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Total Mechanical Services			3	50%					0	0	0 22,1	38 0	0	0	0	0	0	88,550	22,138	44,275	22,138	88,550	22,138	400.0%
17.00	Fire Services										0	0 0		0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	9lb Carbon Dioxide Fire Extinguisher	Recently installed	Replace when expired	1	10%					0	0	0 0	633	0	0	0	0	633	3,163	1,265	1,265	633	3,163	633	500.0%

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

E - LIBRARY BUILDING (K - LEARNING RESOURCES CENTRE)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



						Co	ondition Gauç	e																	
			Condition Assessment	Condi	tion Grading	VG G	Α	P VP	1	2	3	4	5	6	7	8	9	10	]		Asset Rer	ewal Cost		1	
D Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-4 %	0 40-60 60	0-80 % 80-100 %	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)		2018 (\$ USD)	2019 (\$ USD)		2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.00	Total Fire Services			1	10%				0	0	0	0	633	0	0	0	0	633	3,163	1,265	1,265	633	3,163	633	500.0%
18.00	Electrical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.01	Main Distribution Boards	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	9,488	0	9,488	0	9,488	9,488	100.0%
18.02	Electrical Wiring/Reticulation	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	6,508	0	6,508	0	6,508	6,508	100.0%
18.03	General Power Outlet	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	8,677	0	8,677	0	8,677	8,677	100.0%
18.04	Lighting (External) - energy saver bulbs	Good condition	Check fitting	3	50%				0	0	0	0	0	0	0	0	0	0	1,265	0	1,265	0	1,265	1,265	100.0%
18.05	Lighting (Internal) - Fluorescant - Twin tube	Operating, One fitting not working	Check fitting not working and replace	3	50%				0	0	0	0	0	0	0	0	0	0	13,283	0	13,283	0	13,283	13,283	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.00	Total Electrical Services			3	50%				0	0	0	0	0	0	0	0	0	0	39,221	0	39,221	0	39,221	39,221	100.0%
19.00	Vertical Transportation								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.01	None			0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.00	Total Vertical Transportation			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Special Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.01	Telecommunication/Data Network	Operating	None	2	30%				0	0	0	0	0	0	0	0	0	0	8,677	0	8,677	0	8,677	8,677	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Total Special Services			2	30%				0	0	0	0	0	0	0	0	0	0	8,677	0	8,677	0	8,677	8,677	100.0%
С	TOTAL BUILDING SERVICES			3	50%				0	0	0	22,138	633	0	0	0	0	633	139,611	23,403	93,438	22,770	139,611	70,668	197.6%
	TOTAL BUILDING			3	50%				0	0	0	22,138	633	0	0	0	4,665	17,987	265,679	45,423	132,383	87,873	265,679	422,535	62.9%

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

F - COUNSELING CENTER (F - CRE BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



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		Condit	ion Assessment	Cond	lition Grading	VG	 on Gauge	VP 1	2	3	4	5	6	7	8	9	10			Asset Rer	ewal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration		1-60 60-80 8 % %	0-100 2013 % (\$ US			2016 ) (\$ USD)		2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
1.00	Sub-Structure		<u> </u>					0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
1.01	Reinforced Concrete Foundations Beams	Not inspected	None	2	30%		_	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,845	0.0%
1.02	Reinforced Concrete Slab on Grade	Good condition	None	2	30%		_	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21,998	0.0%
								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			2	30%			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36,843	0.0%
2.00	Frame							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.01	Timber Frame roof	ок.	None	2	30%			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39,674	0.0%
2.02	Structural Steel Frame Truss and columns for outside canopy	Good condition, Minor rust due to paint loss	wash and repaint	3	50%			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,238	0.0%
	outside earlopy							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			3	50%			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42,911	0.0%
3.00	Structural Walls							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Reinforced Concrete Block Masonry Walls	Ok	None	2	30%			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54,086	0.0%
								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			2	30%			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54,086	0.0%
4.00	Upper Floors							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.03	None			0				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Upper Floors			0	0%			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Roof							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Faded paint to roof, rust patches starting to appear	Rust treat; repaint and clean regularly	2	30%			0	0	0	0	0	0	0	0	0	0	30,497	0	0	30,497	30,497	30,497	100.0%
5.02	PVC Downpipes	Good condition	Clean out dirt buildup	2	30%			0	0	0	0	0	0	0	0	0	0	3,081	0	0	3,081	3,081	3,081	100.0%
5.03	Metal Gutters	Good condition	Clean out dirt and leaves buildup regularly	2	30%			0	0	0	0	0	0	0	0	0	0	4,698	0	0	4,698	4,698	4,698	100.0%
5.04	Metal Rain Water Heads	Good condition	Clean, wash and paint regularly	2	30%			0	0	0	0	0	0	0	0	0	0	750	0	0	750	750	750	100.0%
								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Roof			2	30%			0	0	0	0	0	0	0	0	0	0	39,025	0	0	39,025	39,025	39,025	100.0%
6.00	External Walls & Finishes							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.01	Solid Plaster Cladding with Painted Finishes	ОК	Regularly wash	2	30%			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,687	0.0%
								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.00	Total External Walls & Finishes			2	30%			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,687	0.0%
7.00	Windows & Doors							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.02	Timber Doors (Solid/No Glazing)	Minor damage to frame, Aged but OK,	Paint; maintain with regular washing programme	3	50%			0	0	0	0	0	0	0	0	0	0	3,795	0	0	3,795	3,795	3,795	100.0%
7.05	Timber Louvre Screens	Aged but OK,	Paint; maintain with regular washing programme	2	30%			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	455	0.0%
7.06	Aluminium Framed Windows	Windows in ok condition, missing componentry	Regular wash windows, replace missing componentry	3	50%			0	0	0	0	0	0	0	0	0	0	21,347	0	0	21,347	21,347	21,347	100.0%
								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.00	Total Windows & Doors			3	50%			0	0	0	0	0	0	0	0	0	0	25,142	0	0	25,142	25,142	25,597	98.2%
A	TOTAL STRUCTURE			3	50%			0	0	0	0	0	0	0	0	0	0	64,167	0	0	64,167	64,167	219,151	29.3%
8.00	Stairs, Balustrades & Handrails							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.01	None			0				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

F - COUNSELING CENTER (F - CRE BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



							Cond	dition Gauge																		
		Condition	Assessment	Condi	tion Grading	VG	G	A P	VP	1	2	3	4	5	6	7	8	9	10			Asset Re	newal Cost		i	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 %	20-40	40-60 % 60-80 %		2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
8.00	Total Stairs Balustrades & Handrails			0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Internal Walls/Partitions									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.01	Timber Framed Partition Walls	ок	None	3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	329	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Total Internal Walls/Partitions			3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	329	0.0%
10.00	Internal Doors									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	Timber Door - Single	Minor damage to frame, Aged but OK,	Install kickplates, paint, maintain	3	50%					0	0	0	0	0	0	0	0	0	0	12,144	0	0	12,144	12,144	12,144	100.0%
10.02	Timber Framed Windows - internal	Aged but OK,	None	3	50%					0	0	0	0	0	0	0	0	0	0	1,935	0	0	1,935	1,935	1,935	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Total Internal Doors			3	50%					0	0	0	0	0	0	0	0	0	0	14,079	0	0	14,079	14,079	14,079	100.0%
11.00	Floor Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.01	Tiled Floor Finishes	Grout between tiles dirty and stained	Clean and repoint grout	3	50%					0	0	0	0	0	0	0	0	0	0	4,208	0	4,208	0	4,208	4,208	100.0%
11.02	Vinyl Floor Finishes	Minor damage to tiles around exterior doors due to high traffic area, gaps between tiles, dust buildup	Clean & wash, replace tiles near door	4	70%					0	0	0	0	0	11,667	0	0	0	0	23,335	11,667	0	11,667	23,335	11,667	200.0%
		area, gape barrear, area, and barreap								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00	Total Floor Finishes			4	70%					0	0	0	0	0	11,667	0	0	0	0	27,543	11,667	4,208	11,667	27,543	15,875	173.5%
12.00	Wall Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.01	Plywood Wall Linings with Painted Finishes	Ok,	Clean regularly	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	988	0.0%
12.02	Solid Plaster Wall Lining with Painted Finishes	Ok	Clean regularly	2	30%					0	0	0	0	0	0	0	0	0	0	23,344	0	0	23,344	23,344	23,344	100.0%
12.03	Tiled Wall Finishes	Aged but OK,	None	3	50%					0	0	0	0	0	0	0	0	0	0	8,880	0	8,880	0	8,880	8,880	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.00	Total Wall Finishes			3	50%					0	0	0	0	0	0	0	0	0	0	32,224	0	8,880	23,344	32,224	33,212	97.0%
13.00	Ceiling Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.01	Fibre Cement Soffit Lining with Painted Finishes	Aged but OK,	Clean regularly	2	30%					0	0	0	0	0	0	0	0	0	0	8,161	0	0	8,161	8,161	8,161	100.0%
13.02	Plasterboard Ceiling Lining with Painted Finishes	Flacking paint	Clean, plaster and repaint	3	50%					0	0	0	0	0	0	0	0	0	0	10,999	0	10,999	0	10,999	10,999	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.00	Total Ceiling Finishes			3	50%					0	0	0	0	0	0	0	0	0	0	19,160	0	10,999	8,161	19,160	19,160	100.0%
14.00	Fixed Joinery Units									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.01	White Boards	Good condition	None	1	10%					0	0	0	0	0	0	0	0	0	0	380	0	0	380	380	380	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.00	Total Fixed Joinery Units			1	10%					0	0	0	0	0	0	0	0	0	0	380	0	0	380	380	380	100.0%
В	TOTAL INTERNAL FIT-OUT			3	50%					0	0	0	0	0	11,667	0	0	0	0	93,386	11,667	24,087	57,631	93,386	83,036	112.5%
15.00	Sanitary Plumbing									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	WC	General wear and tear, good condition	Wash and monitor for corrosion	3	50%					0	0	0	0	0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	100.0%
15.02	WHB (Single)	General wear and tear, corrosion to tapes	Wash, replace corroded parts	4	70%					0	0	0	0	0	0	0	0	3,795	0	3,795	3,795	0	0	3,795	3,795	100.0%
15.10	Cold Water	From rain water, good condition	None	2	30%					0	0	0	0	0	0	0	0	0	0	2,530	0	0	2,530	2,530	2,530	100.0%
15.12	Cold Water Pump - External	Good condition, working order	Clean and servise regularly	2	30%					0	0	0	0	0	0	0	0	0	0	1,898	0	0	1,898	1,898	1,898	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing			3	50%					0	0	0	0	0	0	0	0	3,795	0	14,548	3,795	6,325	4,428	14,548	14,548	100.0%
16.00	Mechanical Services									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.01	Air-Conditioning - DX/Split System	Tired by appearance.	Service, overhaul or consider replacement	3	50%					0	0	0	4,428	0	0	0	0	0	0	17,710	4,428	8,855	4,428	17,710	4,428	400.0%
1	<u> </u>	1	1	1	1										l				1			1				

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

F - COUNSELING CENTER (F - CRE BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



							ondition Gauge												_					_	
		C	Condition Assessment	Condi	tion Grading	VG G	A P	VP	1	2	3	4	5	6	7	8	9	10			Asset Rer	newal Cost			
D Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-4 %	0 40-60 60-8 %		2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
16.04	Air-Conditioning - Window Mounted Unit	Tired by appearance.	Service, overhaul or consider replacement	4	70%				0	0	5,693	0	0	0	0	0	0	0	17,078	5,693	5,693	5,693	17,078	5,693	300.0%
16.10	Ceiling Mounted Fan	Tired by appearance. Working order	Service and maintain	3	50%				0	0	0	0	0	0	0	0	0	4,175	8,349 0	4,175 0	0	4,175 0	8,349 0	4,175 0	200.0%
16.00	Total Mechanical Services			4	70%				0	0	5,693	4,428	0	0	0	0	0	4,175	43,137	14,295	14,548	14,295	43,137	14,295	301.8%
17.00	Fire Services	+							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	9lb Carbon Dioxide Fire Extinguisher	Regulaly check expriry date	Replace when expired	2	30%				0	0	0	0	633	0	0	0	0	633	3,163	1,265	1,265	633	3,163	633	500.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			2	30%				0	0	0	0	633	0	0	0	0	633	3,163	1,265	1,265	633	3,163	633	500.0%
18.00	Electrical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.01	Main Distribution Boards	Approximate Age (8 years) Condition: Good	Good condition, no issues	2	30%				0	0	0	0	0	0	0	0	0	0	9,488	0	0	9,488	9,488	9,488	100.0%
18.02	Electrical Wiring/Reticulation	Approximate Age (8 years) Condition: Loose connections and outlets	Refix outlets	3	50%				0	0	0	0	0	0	0	0	0	0	5,077	0	5,077	0	5,077	5,077	100.0%
18.03	General Power Outlet			3	50%				0	0	0	0	0	0	0	0	0	0	6,769	0	6,769	0	6,769	6,769	100.0%
18.04	Lighting (External) - Incandescent	Operating	None	2	30%				0	0	0	0	0	0	0	0	0	0	1,581	0	0	1,581	1,581	1,581	100.0%
18.05	Lighting (Internal) - Incandescent	Operating	None	2	30%				0	0	0	0	0	0	0	0	0	0	949	0	0	949	949	949	100.0%
18.06	Lighting (Internal) - Fluorescant - Single tube	Operating	None	2	30%				0	0	0	0	0	0	0	0	0	0	443	0	0	443	443	443	100.0%
18.07	Lighting (Internal) - Fluorescant - Twin Tube	Operating	None	2	30%				0	0	0	0	0	0	0	0	0	0	9,488	0	0	9,488	9,488	9,488	100.0%
18.00	Total Electrical Services			3	50%				0	0	0	0	0	0	0	0	0	0	33,793	0	11,845	21,948	33,793	33,793	100.0%
19.00	Vertical Transportation								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.03	None	None		0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.00	Total Vertical Transportation			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Special Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.01	Telecommunication/Data Network	Some loose outlets	Refix outlets, conduit missing/ damages	3	50%				0	0	0	0	0	0	0	0	0	6,769	13,538	6,769	0	6,769	13,538	6,769	200.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Total Special Services			3	50%				0	0	0	0	0	0	0	0	0	6,769	13,538	6,769	0	6,769	13,538	6,769	200.0%
3	TOTAL BUILDING SERVICES			3	50%				0	0	5,693	4,428	633	0	0	0	3,795	11,576	108,177	26,123	33,983	48,071	108,177	70,036	154.5%
	TOTAL BUILDING			3	50%				0	0	5,693	4,428	633	11,667	0	0	3,795	11,576	265,731	37,791	58,070	169,870	265,731	372,223	71.4%

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

G - RESEARCH LAB (J - STUDENT CENTRE)

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							Condition	Gauge							_			_		•						
			Assessment		n Grading	VG	G A	Р	VP	1	2	3	4	5	6	7	8	9	10			Asset Rer				
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deteriorat	0-20 2 ti %	20-40 40-6	0 60-80	80-100	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)		2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
1.00	Sub-Structure									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.01	Reinforced Concrete Foundations Beams	Not inspected	None	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,120	0.0%
1.02	Reinforced Concrete Slab on Grade	Good condition	None	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31,157	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49,277	0.0%
2.00	Frame									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.01	Timber Frame roof	OK.	None	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	59,156	0.0%
2.02	Structural Steel Frame Truss and columns for outside canopy	Good condition,	wash and repaint	3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,342	0.0%
	outside carropy									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62,498	0.0%
3.00	Structural Walls									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Reinforced Concrete Block Masonry Walls upstand	Good condition	Clean and wash regularly	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,668	0.0%
3.02	Timber Framed Walls	Good condition	Clean and wash regularly	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26,769	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34,437	0.0%
4.00	Upper Floors									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.03	None	None		0						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Upper Floors			0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Roof				+					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Faded paint to roof, corroded	Repaint and clean regularly	3	50%					0	0	0	0	0	0	0	0	0	0	42,254	0	42,254	0	42,254	42,254	100.0%
5.08	Metal Gutters	Corrosion to gutters	Clean, wash and repair corrosion	4	70%					0	0	0	0	0	0	0	0	4,627	0	4,627	4,627	0	0	4,627	4,627	100.0%
5.04	Metal Rain Water Heads	Corrosion at top. Some steel not protected	Replace	5	30%					0	0	0	0	0	0	0	0	0	0	949	0	0	949	949	949	100.0%
								_		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Roof			3	50%					0	0	0	0	0	0	0	0	4,627	0	47,830	4,627	42,254	949	47,830	47,830	100.0%
6.00	External Walls & Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.01	Plywood Shadowclad with Painted Finishes	Ok condition. Rusted flashings apparent and joints at front	Replace corroded fixings	4	70%					0	0	0	0	0	0	0	0	0	0	32,123	0	32,123	0	32,123	32,123	100.0%
6.02	Solid Plaster Cladding with Painted Finishes	gable end needs attention Ok condition.	None	3	50%					0	0	0	0	0	0	0	0	0	0	4,409	0	0	4,409	4,409	4,409	100.0%
-					1					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.00	Total External Walls & Finishes			4	70%					0	0	0	0	0	0	0	0	0	0	36,532	0	32,123	4,409	36,532	36,532	100.0%
7.00	Windows & Doors			-	1					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Timber Doors - Single	Good condition, some damage to hardware	Wash down and repair/ replace damaged hardware	3	50%					0	0	0	0	0	0	0	0	0	0	1,898	0	0	1,898	1,898	1,898	100.0%
7.02	Timber Doors -Double	Good condition, some damage to hardware	Wash down and repair/ replace damaged hardware	3	50%					0	0	0	0	0	0	0	0	0	0	7,590	0	0	7,590	7,590	7,590	100.0%
7.05	Timber Louvre Screens	Good condition but dirty	Wash down and clean regularly	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	364	0.0%
7.06	Aluminium Framed Windows	Ok condition	Wash down and clean regularly	3	50%					0	0	0	0	0	0	0	0	0	0	20,351	0	0	20,351	20,351	20,351	100.0%
		1			1 30,0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.00	Total Windows & Doors			3	50%					0	0	0	0	0	0	0	0	0	0	29,838	0	0	29,838	29,838	30,203	98.8%
Δ	TOTAL STRUCTURE			3	50%					0	0	0	0	0	0	0	0	4,627	0	114,200	4,627	74,377	35,196	114,200	260,777	43.8%
_	TOTAL STRUCTURE			,	30 /6					•	J	•	U	J	U	U	U	7,021	U	114,200	4,021	14,311	33,130	114,200	200,777	40.0 /6

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

G - RESEARCH LAB (J - STUDENT CENTRE)

CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



							Condition (	Jauge																	
		Condition	Assessment	Condition	on Grading	VG	G A	P	P 1	2	3	4	5	6	7	8	9	0			Asset Ren	newal Cost		]	
Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	Deteriora	0-20 i	20-40 40-60 %	60-80 <b>80</b> -	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD) (\$	2018 \$ USD) (\$	2019 : S USD) (\$		2021 20 USD) (\$ U		Total Y \$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Fu Repla
0	Stairs, Balustrades & Handrails								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
)	None	None		0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
0	Total Stairs Balustrades & Handrails			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.
0	Internal Walls/Partitions								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.
1	Timber Framed Partition Walls	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,793	0.
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.
0	Total Internal Walls/Partitions			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,793	0.
00	Internal Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.
01	Timber Door - Single	Evidance of impact damage as well as some damage to	Clean and repair/ replace damaged hardware	3	50%				0	0	0	0	0	0	0	0	0	0 1	18,216	0	0	18,216	18,216	18,216	100
		hardware							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.
.00	Total Internal Doors			3	50%				0	0	0	0	0	0	0	0	0	0 1	18,216	0	0	18,216	18,216	18,216	100
00	Floor Finishes				1				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.
01	Vinyl Floor Finishes - Tiled	Minor damage to tiles around exterior doors due to high traffic	Clean & wash, replace tiles near door	4	70%				0	0	0	0	0 1	18,196	0	0	0	0 3	36,392	18,196	0	18,196	36,392	18,196	200
02	Tiled Floor Finishes	area, gaps between tiles, dust buildup  Ok condition	Clean and repoint grout	3	50%				0	0	0	0	0	0	0	0	0	0 2	2,200	0	2,200	0	2,200	2,200	100
									0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0.
00	Total Floor Finishes			4	70%				0	0	0	0					0			18,196	2,200	18,196	38,592	20,396	189
00	Wall Finishes				1				0	0	0	0	0	0		0	0		0	0	0	0	0	0	0.
01	Plasterboard Wall Linings with Painted Finishes	Aged but OK,	Clean regularly	3	50%				0	0	0	0	0				0 37			37,152	0	37,152	74,304	37,152	200
03	Solid Plaster Wall Lining with Painted Finishes	Aged but OK,	Clean regularly	3	50%			_	0	0	0	0	0	0		0	0		3,259	0	3,259	0	3,259	3,259	100
.04	Tiled Wall Finishes - 200mm upstand only	Ok condition	Clean and repoint grout	3	50%				0	0	0	0	0			0			656	0	656	0	656	656	100
	The state of the s		orali and repairing from		0070				0	0	0	0	0						0	0	0	0	0	0	0.
.00	Total Wall Finishes			3	50%				0	0	0	0	0				0 37			37,152	3,915	37,152	78,219	41,067	190
.00				,	30 /6					0			0			0		-	0,219						
	Ceiling Finishes	D	Dadaga daga and an		700/				0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0.0
.02	Fibre Cement Soffit Lining with Painted Finishes	Damage to some corners	Replace damage portions	4	70%				0	0	0	0	0							10,434	0	0	10,434	10,434	100
.05	Plasterboard Ceiling Lining with Painted Finishes	Movement cracks to joints	Repair fill joints and repaint ceiling	3	50%				0	0	0	0	0						15,579	0	15,579	0	15,579	15,579	100
									0	0	0	0	0						0	0	0	0	0	0	0.0
00	Total Ceiling Finishes			4	70%				0	0	0	0	0	0	0	0 1	0,434	0 2	26,013	10,434	15,579	0	26,013	26,013	100
.00	Fixed Joinery Units								0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0.
.04	White Boards	Good condition	None	1	10%				0	0	0	0	0	0	0	0	0	0	759	0	0	759	759	759	100
05	Mirrors	Good condition	None	1	10%				0	0	0	0	0	0	0	0	0	0	380	0	0	380	380	380	100
06	Built-in Joinery - Vanity Unit	Toilet - Good condition	None	2	30%				0	0	0	0	0	0	0	0	0	0 1	1,898	0	0	1,898	1,898	1,898	10
)7	Built-in Joinery - Bench Unit	Counters - Good condition 2No @3.66m	None	2	30%				0	0	0	0	0	0	0	0	0	0	6,945	0	0	6,945	6,945	6,945	10
08	Built-in Joinery - Shelving Unit	Wall hung above counters 2No @ 3.66m	None	2	30%				0	0	0	0	0	0	0	0	0	0	926	0	0	926	926	926	10
09	Built-in Joinery - Counters with sinks	Counters with sinks - Good condition 2No @3.66m	None	2	30%				0	0	0	0	0	0	0	0	0	0 1	10,120	0	0	10,120	10,120	10,120	100
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.
00	Total Fixed Joinery Units			2	30%				0	0	0	0	0	0	0	0	0	0 2	21,027	0	0	21,027	21,027	21,027	100
	TOTAL INTERNAL FIT-OUT			3	50%				0	0	0	0	0 1	18,196	0	0 1	0,434 37	152 18	82,066	65,782	21,693	94,591	182,066	138,512	131
.00	Sanitary Plumbing								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

G - RESEARCH LAB (J - STUDENT CENTRE)

CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final



							Condition	n Gauge		1																
		Cond	tion Assessment	Condition	n Grading	VG	G	Р	VP	1	2	3	4	5	6	7	8	9	10	1		Asset Re	newal Cost		]	
Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deteriora		20-40 40		80-100	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)		2019 (\$ USD			2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replac
5.01	WC	Not used due to water pressure being to low	Low pressure to toilets need checking	3	50%					0	0	0	0	0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	100.0%
.02	WHB (Single)	Good condition		3	50%					0	0	0	0	0	0	0	0	0	0	1,898	0	1,898	0	1,898	1,898	100.0%
.03	Shower - Emergency	Not used, Currently used as a place to store stuff	Remove stored stuff and service	2	30%					0	0	0	0	0	0	0	0	0	0	6,325	0	0	6,325	6,325	6,325	100.09
.05	Cold Water	Low pressure to toilets need checking	Low pressure to toilets need checking	3	50%					0	0	0	0	0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	100.0
.06	Cold Water Pump - External	Good condition but needs some attention	Service pume	3	50%					0	0	0	0	0	0	0	0	0	0	1,898	0	1,898	0	1,898	1,898	100.09
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
.00	Total Sanitary Plumbing			3	50%					0	0	0	0	0	0	0	0	0	0	22,770	0	16,445	6,325	22,770	22,770	100.0%
6.00	Mechanical Services									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.01	Air-Conditioning - DX/Split System	Tired by appearance.	Service, overhaul or consider replacement	4	70%					0	0	22,138	0	0	0	0	0	0	22,138	88,550	44,275	22,138	22,138	88,550	22,138	400.0%
6.02	Ceiling Mounted Fan	Tired by appearance. Working order	Service and maintain	3	50%					0	0	0	0	0	0	0	0	0	696	1,392	696	0	696	1,392	696	200.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Mechanical Services			4	70%					0	0	22,138	0	0	0	0	0	0	22,833	89,942	44,971	22,138	22,833	89,942	22,833	393.9%
.00	Fire Services									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
.01	9lb Carbon Dioxide Fire Extinguisher	Regulaly check expriry date	Replace when expired	1	10%					0	0	0	0	949	0	0	0	0	949	4,744	1,898	1,898	949	4,744	949	500.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
'.00	Total Fire Services			1	10%					0	0	0	0	949	0	0	0	0	949	4,744	1,898	1,898	949	4,744	949	500.0%
3.00	Electrical Services									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Main Distribution Boards	Approximate Age 8 years Condition: OK	Ok condition check wiring	3	50%					0	0	0	0	0	0	0	0	0	0	9,488	0	9,488	0	9,488	9,488	100.0%
3.02	Electrical Wiring/Reticulation		Ok condition check wiring	3	50%					0	0	0	0	0	0	0	0	0	0	7,190	0	7,190	0	7,190	7,190	100.0%
3.03	General Power Outlet		Ok condition check wiring	3	50%					0	0	0	0	0	0	0	0	0	0	9,587	0	9,587	0	9,587	9,587	100.0%
3.04	Lighting (External) - Incandescent	Good condition	Check all are in working order	3	50%					0	0	0	0	0	0	0	0	0	0	1,265	0	1,265	0	1,265	1,265	100.0%
3.05	Lighting (Internal) - Incandescent	Good condition	Check all are in working order	3	50%					0	0	0	0	0	0	0	0	0	0	949	0	949	0	949	949	100.0%
8.06	Lighting (Internal) - Fluorescant - Twin Tube	Good condition	Check all are in working order, clean diffusers	3	50%					0	0	0	0	0	0	0	0	0	0	12,650	0	12,650	0	12,650	12,650	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Electrical Services			3	50%					0	0	0	0	0	0	0	0	0	0	41,128	0	41,128	0	41,128	41,128	100.0%
.00	Vertical Transportation									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
.01	None	None		0						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
0.00	Total Vertical Transportation			0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
.00	Special Services									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
.01	Telecommunication/Data Network	Good condition	check points and wiring	3	50%					0	0	0	0	0	0	0	0	0	9,587	19,174	9,587	0	9,587	19,174	9,587	200.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
.00	Total Special Services			3	50%					0	0	0	0	0	0	0	0	0	9,587	19,174	9,587	0	9,587	19,174	9,587	200.0%
	TOTAL BUILDING SERVICES			3	50%					0	0	22,138	0	949	0	0	0	0	33,369	177,757	56,455	81,608	39,694	177,757	97,267	182.8%
	TOTAL BUILDING			3	50%					0	0	22,138	0	949	18,196	0	0	15,061	70,521	474,024	126,864	177,678	169,481	474,024	496,555	95.5%

Year 1 - 10 Consolidated Capital Replacement Cost

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

H - STUDENT SUPPORT SERVICES (H - STUDENT SERVICES BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



		Condition	Assessment	Cond	ition Grading	VG	on Gauge	VP 1	1 2	)   3	4	1 5	1 6	7	I 8	9 1	10	Ī		Asset Ren	lewal Cost		7	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition	%	0-20	A P P 0-60 60-80 8	0-100 20		14 201	5 2016	2017	2018	2019	2020	2021	2022	Total	Year 1-10	Year 11-20	Year 21-30	Grand	Full	% Full
				Grade	Deterioration		% %				D) (\$ USE	(\$ USD)	(\$ USD)		(\$ USD)		(\$ USD)	(\$ USD)	Total	Total	Total	Renewal Total	Replace	Replace
1.00	Sub-Structure							C		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.01	Reinforced Concrete Slab on Grade	Poor workmanship, Spooling and chiped concrete		3	50%			C		0	0	0	0	0	0	0	0	0	0	0	0	0	77,017	0.0%
								C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			3	50%			ď	0	0	0	0	0	0	0	0	0	0	0	0	0	0	77,017	0.0%
2.00	Frame							C				0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.01	Structural Steel Frame Roof	Poor workmanship		3	50%			C				0	0	0	0	0	0	0	0	0	0	0	69,645	0.0%
2.02	Shipping Containers	Rusted out at base due to proximity to ground and area prone to flooding	Replace containers	4	70%			C	0	0	0	0	0	0	12,650	0	0	12,650	12,650	0	0	12,650	12,650	100.0%
								C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			4	70%			C	0	0	0	0	0	0	12,650	0	0	12,650	12,650	0	0	12,650	82,295	15.4%
3.00	Structural Walls							C		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Timber Framed Walls	Poor workmanship/ construction, Framing damaged at base due to water damage		4	70%			C	0	0	0	0	0	0	0	0	0	21,233	0	21,233	0	21,233	21,233	100.0%
								C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			4	70%			O	0	0	0	0	0	0	0	0	0	21,233	0	21,233	0	21,233	21,233	100.0%
4.00	Upper Floors							C	) (	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.01	None	None		0				C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
								C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Upper Floors			0	0%			ď	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Roof							C	) (	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Poor condition, corrosion and paint faded/ warn off	Replace	4	70%			C	0	0	0	0	0	0	0	40,967	0	40,967	40,967	0	0	40,967	40,967	100.0%
5.02	PVC Downpipes	Missing	Replace	5	90%			C	0	1,51	8 0	0	0	0	0	0	0	1,518	1,518	0	0	1,518	1,518	100.0%
5.03	Metal Gutters	To unenclosed area only, No end on gutters, missing portions	Replace	5	90%			C	0	4,62	4 0	0	0	0	0	0	0	4,624	4,624	0	0	4,624	4,624	100.0%
								C	) (	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Roof			4	70%			ď	0	6,14	2 0	0	0	0	0	40,967	0	47,109	47,109	0	0	47,109	47,109	100.0%
6.00	External Walls & Finishes							C	) (	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.01	Profiled Metal Sheet Wall Cladding (Pre-Finished)	Poor workmanship/ construction, corrosion and paint faded/ warn off	Replace	4	70%			C	) (	0	0	0	0	0	0	13,121	0	13,121	13,121	0	0	13,121	13,121	100.0%
								C	) (	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.00	Total External Walls & Finishes			4	70%			ď	) 0	0	0	0	0	0	0	13,121	0	13,121	13,121	0	0	13,121	13,121	100.0%
7.00	Windows & Doors							C	) (	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Timber Framed Windows & Doors	Poor workmanship/ construction,	Remove and replace	3	50%			C	) (	0	0	0	0	0	0	0	0	1,452	0	0	1,452	1,452	1,452	100.0%
7.02	Timber Doors (Solid/No Glazing)	Water damage, paint fade	Remove and replace	4	70%			C	) (	0	0	0	0	0	0	0	0	9,488	0	9,488	0	9,488	9,488	100.0%
7.03	Aluminium Framed Windows			3	50%			C	) (	0	0	0	0	0	0	0	0	5,123	0	0	5,123	5,123	5,123	100.0%
								C	) (	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.00	Total Windows & Doors			3	50%			d	) 0	0	0	0	0	0	0	0	0	16,062	0	9,488	6,575	16,062	16,062	100.0%
A	TOTAL STRUCTURE			4	70%			d	) 0	6,14	2 0	0	0	0	12,650	54,089	0	110,176	72,880	30,721	6,575	110,176	256,837	42.9%
B.00	Stairs, Balustrades & Handrails							C	) (	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	None	None		0				C	) (	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
					+			С	) (	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Stairs Balustrades & Handrails	1	1	0	0%			C	) 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Internal Walls/Partitions							C	) (	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
																				]				

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

H - STUDENT SUPPORT SERVICES (H - STUDENT SERVICES BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



							Condition Gauge																		
		Condition	Assessment	Condit	tion Grading	VG	G A P	VP	1	2	3	4	5	6	7	8	9	10	]		Asset Re	newal Cost		]	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20 %	-40 40-60 60-8 % %		2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
9.01	Timber Framed Partition Walls	In containers - Water damage at base		3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	949	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Total Internal Walls/Partitions			3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	949	0.0%
10.00	Internal Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	Timber Door - Single	In containers - Water damaged at base but otherwise in good condition	Clean and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	3,036	0	0	3,036	3,036	3,036	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Total Internal Doors			3	50%				0	0	0	0	0	0	0	0	0	0	3,036	0	0	3,036	3,036	3,036	100.0%
11.00	Floor Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.01	Plywood floor with vinyl floor finish	To containers only - Ok condition		3	50%				0	0	0	0	0	0	0	0	0	6,123	12,245	6,123	0	6,123	12,245	6,123	200.0%
11.02	Vinyl Floor Finishes	Poor condition - Tiles lifting	Remove and replace	4	70%				0	0	0	0	0	8,761	0	0	0	0	17,522	8,761	0	8,761	17,522	8,761	200.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00	Total Floor Finishes			4	70%				0	0	0	0	0	8,761	0	0	0	6,123	29,767	14,883	0	14,883	29,767	14,883	200.0%
12.00	Wall Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.01	Plywood Wall Linings with Painted Finishes	Impact damage and loose fixings	Refix and paint	4	70%				0	0	0	0	0	0	0	0	0	0	12,706	0	12,706	0	12,706	12,706	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.00	Total Wall Finishes			4	70%				0	0	0	0	0	0	0	0	0	0	12,706	0	12,706	0	12,706	12,706	100.0%
13.00	Ceiling Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.01	Plywood Ceiling Lining with Painted Finishes	Leak damage + movement joints	Wash and refix	3	50%				0	0	0	0	0	0	0	0	0	0	27,726	0	0	27,726	27,726	27,726	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.00	Total Ceiling Finishes			3	50%				0	0	0	0	0	0	0	0	0	0	27,726	0	0	27,726	27,726	27,726	100.0%
14.00	Fixed Joinery Units								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.01	Built-in Joinery - Bench Unit	To snack bar only		3	50%				0	0	0	0	0	0	0	0	0	0	5,693	0	5,693	0	5,693	5,693	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.00	Total Fixed Joinery Units			3	50%				0	0	0	0	0	0	0	0	0	0	5,693	0	5,693	0	5,693	5,693	100.0%
В	TOTAL INTERNAL FIT-OUT			4	70%				0	0	0	0	0	8,761	0	0	0	6,123	78,927	14,883	18,398	45,646	78,927	64,993	121.4%
15.00	Sanitary Plumbing								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	None	None		0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
	Total Sanitary Plumbing			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Mechanical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.01	Air-Conditioning - Window Mounted Unit)	Poor condition	Remove rusted units and service usable unites	4	70%				0	0	7,590	0	0	0	0	0	0	0	22,770	7,590	7,590	7,590	22,770	7,590	300.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Total Mechanical Services			4	70%				0	0	7,590	0	0	0	0	0	0	0	22,770	7,590	7,590	7,590	22,770	7,590	300.0%
17.00	Fire Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.07	9lb Carbon Dioxide Fire Extinguisher	Regulaly check expriry date	Replace when expired	1	10%				0	0	0	0	1,265	0	0	0	0	1,265	6,325	2,530	2,530	1,265	6,325	1,265	500.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			1	10%				0	0	0	0	1,265	0	0	0	0	1,265	6,325	2,530	2,530	1,265	6,325	1,265	500.0%
18.00	Electrical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.01	Main Distribution Boards	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	9,488	0	9,488	0	9,488	9,488	100.0%
18.03	Electrical Wiring/Reticulation	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	9,242	0	9,242	0	9,242	9,242	100.0%

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

H - STUDENT SUPPORT SERVICES (H - STUDENT SERVICES BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Fir



						(	Condition G	auge																	
			Condition Assessment	Condi	ition Grading	VG (	G A	P VP	1	2	3	4	5	6	7	8	9	10			Asset Rei	newal Cost		1	
) Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration		-40 40-60 %	60-80 %	2013 (\$ USD	2014 ) (\$ USD)		2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
8.04	General Power Outlet	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	5,642	0	5,642	0	5,642	5,642	100.0%
8.06	Lighting (External) - Incandescent	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	3,163	0	3,163	0	3,163	3,163	100.0%
8.09	Lighting (Internal) - Incandescent	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	1,265	0	1,265	0	1,265	1,265	100.0%
8.10	Lighting (Internal) - Fluorescant - Twin	Operating	None	3	50%				0	0	0	0	0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	100.0%
		Operating	None						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.00	Total Electrical Services			3	50%				0	0	0	0	0	0	0	0	0	0	35,124	0	35,124	0	35,124	35,124	100.0%
19.00	Vertical Transportation								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.03	None	None		0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.00	Total Vertical Transportation			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Special Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.01	Telecommunication/Data Network	To office only			0%				0	0	0	0	0	0	0	0	0	0	5,642	0	5,642	0	5,642	5,642	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Total Special Services			0	0%				0	0	0	0	0	0	0	0	0	0	5,642	0	5,642	0	5,642	5,642	100.0%
3	TOTAL BUILDING SERVICES			3	50%				0	0	7,590	0	1,265	0	0	0	0	1,265	69,861	10,120	50,886	8,855	69,861	49,621	140.8%
	TOTAL BUILDING			4	70%				0	0	13,732	0	1,265	8,761	0	12,650	54,089	7,388	258,964	97,884	100,005	61,075	258,964	371,451	69.7%

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

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							Condition (	Gauge											-					-	
		Con	ondition Assessment	Cond	lition Grading	VG	G A	P VI	P 1	2	3	4	5	6	7	8	9	10			Asset Rer	ewal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration		20-40 40-60 %	60-80 <mark>80-1</mark> %	2013 (\$ USD)		2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)		Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
1.00	Sub-Structure Sub-Structure								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.01	Reinforced Concrete Foundations Beams	Some spalling concrete apparent	Repair cracks and spalling concrete	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,288	0.0%
1.03	Reinforced Concrete Slab on Grade	ок		3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,598	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35,886	0.0%
2.00	Frame								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.02	Timber Frame Roof	Timber exposed to elements as no soffits	Recommend closing in framing to protect from weather	3	50%				0	0	0	0	0	0	0	0	0	0	27,618	0	0	27,618	27,618	27,618	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			3	50%				0	0	0	0	0	0	0	0	0	0	27,618	0	0	27,618	27,618	27,618	100.0%
3.00	Structural Walls								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Reinforced Concrete Block Masonry Walls	Some spalling concrete apparent	Repair cracks and spalling concrete	4	70%				0	0	0	0	0	0	0	0	0	0	40,020	0	0	40,020	40,020	40,020	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			4	70%				0	0	0	0	0	0	0	0	0	0	40,020	0	0	40,020	40,020	40,020	100.0%
4.00	Upper Floors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.03	None	None		0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Upper Floors			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Roof								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Rusted through in parts	Replace	5	90%				0	0	19,727	0	0	0	0	0	0	0	19,727	19,727	0	0	19,727	19,727	100.0%
5.02	PVC Gutters	Comments: Only along one side of building	Clean out and wash	3	50%				0	0	0	0	0	0	0	0	0	0	1,249	0	1,249	0	1,249	1,249	100.0%
5.03	PVC Downpipes	None							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Roof			5	90%				0	0	19,727	0	0	0	0	0	0	0	20,976	19,727	1,249	0	20,976	20,976	100.0%
6.00	External Walls & Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.03	Solid Plaster Cladding with Painted Finishes	Ok with some craking	repair cracks	3	50%				0	0	0	0	0	0	0	0	0	0	15,765	0	15,765	0	15,765	15,765	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.00	Total External Walls & Finishes			3	50%				0	0	0	0	0	0	0	0	0	0	15,765	0	15,765	0	15,765	15,765	100.0%
7.00	Windows & Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Timber Doors (Solid/No Glazing)	Water damage	Clean and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	3,795	0	0	3,795	3,795	3,795	100.0%
7.02	Timber Louvre Screens	Toilet - OK	Clean and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	91	0	0	91	91	91	100.0%
7.03	Aluminium Framed Windows/ louvers	Damage to timber trim	Repair/ replace	3	50%				0	0	0	0	0	0	0	0	0	0	10,247	0	0	10,247	10,247	10,247	100.0%
7.06	Aluminium Framed Doors	Ok		3	50%				0	0	0	0	0	0	0	0	0	0	3,416	0	0	3,416	3,416	3,416	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.00	Total Windows & Doors			3	50%				0	0	0	0	0	0	0	0	0	0	17,548	0	0	17,548	17,548	17,548	100.0%
A	TOTAL STRUCTURE			4	70%				0		19,727		0	0	0	0	0	0	121,928	19,727	17,014	85,186	121,928	157,813	77.3%
8.00	Stairs, Balustrades & Handrails								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.09	None	None		0	1				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.00	Total Stairs Balustrades & Handrails			0	0%				0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
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CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

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							Condition Ga	iuge											_					_	
			n Assessment	Cond	ition Grading		G A	P VF	1	2	3	4	5	6	7	8	9	10			Asset Ren	iewal Cost		<u> </u>	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 2 %	20-40 40-60 %	60-80 <b>80-1</b> %	2013 (\$ USD)		2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
9.00	Internal Walls/Partitions								0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
9.01	Timber Framed Partition Walls	Framing ok	None	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,266	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Total Internal Walls/Partitions			3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,266	0.0%
10.00	Internal Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	Timber Door - Single	Water damaged	Clean, washdown	3	50%				0	0	0	0	0	0	0	0	0	0	6,072	0	0	6,072	6,072	6,072	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Total Internal Doors			3	50%				0	0	0	0	0	0	0	0	0	0	6,072	0	0	6,072	6,072	6,072	100.0%
11.00	Floor Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.01	Vinyl Floor Finishes	Chipped and broken vinyl tiles	Remove and replace	5	90%				0	12,176	0	0	0	0	0	0	0	0	24,352	12,176	0	12,176	24,352	12,176	200.0%
11.02	Tiled Floor Finishes	Toilet - damaged tiles and loose grout	Remove and replace	5	90%				0	0	1,125	0	0	0	0	0	0	0	1,125	1,125	0	0	1,125	1,125	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00	Total Floor Finishes			5	90%				0	12,176	1,125	0	0	0	0	0	0	0	25,477	13,301	0	12,176	25,477	13,301	191.5%
12.00	Wall Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.02	Plywood Wall Linings with Painted Finishes	Aged but OK,	Clean regularly	3	50%				0	0	0	0	0	0	0	0	0	0	3,798	0	0	3,798	3,798	3,798	100.0%
12.03	Solid Plaster Wall Lining with Painted Finishes	Aged but OK,	Clean regularly	3	50%				0	0	0	0	0	0	0	0	0	0	19,819	0	19,819	0	19,819	19,819	100.0%
12.04	Tiled Wall Finishes	Toilet - Ok	clean grout	3	50%				0	0	0	0	0	0	0	0	0	0	3,040	0	3,040	0	3,040	3,040	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.00	Total Wall Finishes			3	50%				0	0	0	0	0	0	0	0	0	0	26,657	0	22,859	3,798	26,657	26,657	100.0%
13.00	Ceiling Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.05	Plywood Ceiling Lining with Painted Finishes	Good condition, cracks along joints	Clean, fill joints and paint	3	50%				0	0	0	0	0	0	0	0	0	0	10,726	0	10,726	0	10,726	10,726	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.00	Total Ceiling Finishes			3	50%				0	0	0	0	0	0	0	0	0	0	10,726	0	10,726	0	10,726	10,726	100.0%
14.00	Fixed Joinery Units								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.01	White Boards	Good condition	None	1	10%				0	0	0	0	0	0	0	0	0	0	380	0	0	380	380	380	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.00	Total Fixed Joinery Units			1	10%				0	0	0	0	0	0	0	0	0	0	380	0	0	380	380	380	100.0%
В	TOTAL INTERNAL FIT-OUT			4	70%				0	12,176	1,125	0	0	0	0	0	0	0	69,311	13,301	33,585	22,426	69,311	58,401	118.7%
15.00	Sanitary Plumbing								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	WC	Not used, lots of wear and tear and impact damage	Replace	5	90%				0	0	3,163		0	0	0	0	0	0	3,163	3,163	0	0	3,163	3,163	100.0%
15.02	WHB (Single)	Not used, lots of wear and tear and impact damage	Replace	5	90%				0	0	1,898		0	0	0	0	0	0	1,898	1,898	0	0	1,898	1,898	100.0%
15.03	Shower	Not used, lots of wear and tear and impact damage	Replace	5	90%				0	0	3,163		0	0	0	0	0	0	3,163	3,163	0	0	3,163	3,163	100.0%
15.04	Cold Water	Not used	Service and check fittings	3	50%				0	0	0	0	0	0	0	0	0	0	3,795	0	3,795	0	3,795	3,795	100.0%
45.65	T. I. I. O. W. W. D. I.				000				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing			5	90%				0	0	8,223	0	0	0	0	0	0	0	12,018	8,223	3,795	0	12,018	12,018	100.0%
16.00	Mechanical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.01	Air-Conditioning - Window Mounted Unit	Tired by appearance.	Service, overhaul or consider replacement	3	50%				0	0	0	0	3,795	0	0	0	0	0	11,385	3,795	3,795	3,795	11,385	3,795	300.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Total Mechanical Services			3	50%				0	0	0	0	3,795	0	0	0	0	0	11,385	3,795	3,795	3,795	11,385	3,795	300.0%
17.00	Fire Services			<u>l</u>	<u> </u>				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

I - DIRECTOR'S OFFICE (D - CAMPUS DEANS OFFICE)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



							C	ondition G	auge																		
		Co	ondition Assessment	Cond	lition Grading	V	/G G	Α	Р	VP	1	2	3	4	5	6	7	8	9	10			Asset Rer	newal Cost		]	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deteriorati		-20 20-4 % %	40-60	60-80 %	80-100 %	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)		2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
17.01	9lb Carbon Dioxide Fire Extinguisher	Regulaly check expriry date	Replace when expired	1	10%						0	0	0	0	316	0	0	0	0	316	1,581	633	633	316	1,581	316	500.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			1	10%						0	0	0	0	316	0	0	0	0	316	1,581	633	633	316	1,581	316	500.0%
18.00	Electrical Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.01	Main Distribution Boards	2No, 1No not in use	Service and clean	3	50%						0	0	0	0	0	0	0	0	0	0	9,488	0	9,488	0	9,488	9,488	100.0%
18.02	Electrical Wiring/Reticulation		Ok condition check wiring	3	50%						0	0	0	0	0	0	0	0	0	0	4,753	0	4,753	0	4,753	4,753	100.0%
18.03	General Power Outlet		Ok condition check wiring	3	50%						0	0	0	0	0	0	0	0	0	0	6,338	0	6,338	0	6,338	6,338	100.0%
18.04	Lighting (External) - Incandescent	Good condition	Check all are in working order	3	50%						0	0	0	0	0	0	0	0	0	0	316	0	316	0	316	316	100.0%
18.05	Lighting (Internal) - Incandescent	Good condition	Check all are in working order	3	50%						0	0	0	0	0	0	0	0	0	0	633	0	633	0	633	633	100.0%
18.06	Lighting (Internal) - Fluorescant - Twin Tube	Good condition	Check all are in working order, clean diffusers	3	50%						0	0	0	0	0	0	0	0	0	0	4,428	0	4,428	0	4,428	4,428	100.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.00	Total Electrical Services			3	50%						0	0	0	0	0	0	0	0	0	0	25,955	0	25,955	0	25,955	25,955	100.0%
19.00	Vertical Transportation										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.03	None	None		0							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.00	Total Vertical Transportation			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Special Services										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.01	Telecommunication/Data Network	Needs attention	Servise and replace wiring	4	70%						0	0	0	0	0	6,338	0	0	0	0	12,676	6,338	0	6,338	12,676	6,338	200.0%
											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Total Special Services			4	70%						0	0	0	0	0	6,338	0	0	0	0	12,676	6,338	0	6,338	12,676	6,338	200.0%
С	TOTAL BUILDING SERVICES			4	70%						0	0	8,223	0	4,111	6,338	0	0	0	316	63,615	18,988	34,178	10,449	63,615	48,422	131.4%
	TOTAL BUILDING			4	70%						0	12,176	29,075	0	4,111	6,338	0	0	0	316	254,853	52,016	84,776	118,061	254,853	264,636	96.3%
	•	•													52	016											

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

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Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



						Co	ndition Gauge																		_
		Condition	Assessment	Condit	ion Grading	VG G	A P	VP	1	2	3	4	5	6	7	8	9	10			Asset Re	newal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 % %				2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
1.00	Sub-Structure								0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
1.01	Reinforced Concrete Foundations Beams	Not inspected	None	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,908	0.0%
1.03	Reinforced Concrete Slab on Grade	Good condition	None	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,270	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,178	0.0%
2.00	Frame								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.01	Timber Frame Roof	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,386	0.0%
2.02	Reinforced Concrete Columns & Beams	Good condition	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,684	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32,070	0.0%
3.00	Structural Walls								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Reinforced Concrete Block Masonry Walls - Infil	Good condition	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,609	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,609	0.0%
4.00	Upper Floors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.03	None	None		0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Upper Floors			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Roof								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Fading of coating and minor flacking	Wash down and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	9,562	0	9,562	0	9,562	9,562	100.0%
5.07	PVC Downpipes	Good condition		3	50%				0	0	0	0	0	0	0	0	0	0	1,457	0	1,457	0	1,457	1,457	100.0%
5.08	Metal Gutters	Some corrosion around downpipe	Wash down, remover corrosion and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	2,158	0	2,158	0	2,158	2,158	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Roof			3	50%				0	0	0	0	0	0	0	0	0	0	13,177	0	13,177	0	13,177	13,177	100.0%
6.00	External Walls & Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.02	Solid Plaster Cladding with Painted Finishes	Dust and water damage	Wash down and clean	3	50%				0	0	0	0	0	0	0	0	0	0	11,858	0	0	11,858	11,858	11,858	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.00	Total External Walls & Finishes			3	50%				0	0	0	0	0	0	0	0	0	0	11,858	0	0	11,858	11,858	11,858	100.0%
	Windows & Doors									0	0	0	0		0	0		0	0	0	0	0	0	0	0.0%
7.01	Timber Doors (Solid/No Glazing)	Good condition	Clean and wash	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,795	0.0%
7.02	Timber frame with aluminium	Good condition	Clean and wash	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,004	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.00	Total Windows & Doors			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,799	0.0%
A	TOTAL STRUCTURE			3	50%				0	0	0	0	0	0	0	0	0	0	25,035	0	13,177	11,858	25,035	102,691	24.4%
8.00	Stairs, Balustrades & Handrails								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.09	None	None		0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.00	Total Stairs Balustrades & Handrails			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Internal Walls/Partitions								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

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							Condition	Gauge																		
		Condition	Assessment	Condi	tion Grading	VG	G A	Р	VP	1	2	3	4	5	6	7	8	9	10			Asset Rer	ewal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 %	% 40-6 % %	60 60-80 %				2015 (\$ USD)		2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)		2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
3.01	Reinforced Concrete Block Masonry Walls	Good condition	Wash down	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,913	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Total Internal Walls/Partitions			2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,913	0.0%
10.00	Internal Doors									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	Timber Door - Single (Toilet)	General wear and tear	Clean and wash	3	50%					0	0	0	0	0	0	0	0	0	0	5,313	0	0	5,313	5,313	5,313	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Total Internal Doors			3	50%					0	0	0	0	0	0	0	0	0	0	5,313	0	0	5,313	5,313	5,313	100.0%
11.00	Floor Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.01	Tiled Floor Finishes	Water staining near floor waste	Clean, replace missing grill	3	50%					0	0	0	0	0	0	0	0	0	0	8,682	0	8,682	0	8,682	8,682	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00	Total Floor Finishes			3	50%					0	0	0	0	0	0	0	0	0	0	8,682	0	8,682	0	8,682	8,682	100.0%
12.00	Wall Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.01	Solid Plaster Wall Lining with Painted Finishes	Impact damage, inconsistant patch ups	Repair plaster work and repaint	3	50%					0	0	0	0	0	0	0	0	0	0	16,169	0	16,169	0	16,169	16,169	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.00	Total Wall Finishes			3	50%					0	0	0	0	0	0	0	0	0	0	16,169	0	16,169	0	16,169	16,169	100.0%
13.00	Ceiling Finishes				=00/					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.02	Fibre Cement Soffit Lining with Painted Finishes	Cracking at corners	Replace damaged portions and repaint	3	50%					0	0	0	0	0	0	0	0	0	0	3,761	0	3,761	0	3,761	3,761	100.0%
13.05	Plywood Ceiling Lining with Painted Finishes	Good conditions, some jointing cracks	Clean and wash down	3	50%					0	0	0	0	0	0	0	0	0	0	4,341	0	4,341	0	4,341	4,341	100.0%
42.00	Total Calling Finishes			1	F09/					0	0	0	0	0	0	0	0	0	0	0 400	0	0	0	0	0	0.0%
13.00	Total Ceiling Finishes			3	50%					0	0	0	0	0	0	0	0	0	0	8,102	0	8,102	0	8,102	8,102	100.0%
14.00	Fixed Joinery Units  Toilet Partitions	Urinal seperators - Good condition	Clean and wash	3	50%					0	0	0	0	0	0	0	0	0	0	137	0	137	0	137	137	0.0% 100.0%
14.06	Built-in Joinery - Vanity Unit	Good condition	None	3	50%					0	0	0	0	0	0	0	0	0	0	3,795	0	3,795	0	3,795	3,795	100.0%
14.00	Dant in concey - vality one	Cood Containon	Note:	,	3070					0	0	0	0	0	0	0	0	0	0	0	0	0,750	0	0	0	0.0%
14.00	Total Fixed Joinery Units			3	50%					0	0	0	0	0	0	0	0	0	0	3,932	0	3,932	0	3,932	3,932	100.0%
В	TOTAL INTERNAL FIT-OUT			3	50%					0	0	0	0	0	0	0	0	0	0	42,197	0	36,884	5,313	42,197	49,110	85.9%
15.00	Sanitary Plumbing									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	wc	Good condition	None	3	50%					0	0	0	0	0	0	0	0	0	0	15,180	0	15,180	0	15,180	15,180	100.0%
15.02	Urinal (Stall)	Good condition	None	3	50%					0	0	0	0	0	0	0	0	0	0	5,693	0	5,693	0	5,693	5,693	100.0%
15.03	WHB (Triple)	Good condition	None	3	50%					0	0	0	0	0	0	0	0	0	0	7,590	0	7,590	0	7,590	7,590	100.0%
15.04	Cold Water Storage - None				0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing	<u> </u>		3	50%					0	0	0	0	0	0	0	0	0	0	28,463	0	28,463	0	28,463	28,463	100.0%
16.00	Mechanical Services									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.01	None	None		0						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Total Mechanical Services	<u> </u>	<u> </u>	0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Fire Services									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	None	None		0						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
L		1																	l			l				

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Audit Date: October 2013



						Co	ndition Gauge	,	Ì																
			Condition Assessment	Condit	ion Grading	VG G	A	VP	1	2	3	4	5	6	7	8	9	10			Asset Rer	newal Cost		1	
D Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 %	40-60 60	80 80-100	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
7.00	Total Fire Services			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.00	Electrical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.01	Main Distribution Boards				0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,060	0.0%
8.02	Electrical Wiring/Reticulation				0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,447	0.0%
18.03	Lighting (External) - Incandescent				0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	633	0.0%
18.04	Lighting (Internal) - Fluorescant - Singles				0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,060	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.00	Total Electrical Services			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,199	0.0%
19.00	Vertical Transportation								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.03	None	None		0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.00	Total Vertical Transportation			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Special Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.03	None	None		0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Total Special Services			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
С	TOTAL BUILDING SERVICES			2	30%				0	0	0	0	0	0	0	0	0	0	28,463	0	28,463	0	28,463	40,662	70.0%
	TOTAL BUILDING			3	50%				0	0	0	0	0	0	0	0	0	0	95,695	0	78,524	17,171	95,695	192,464	49.7%

Year 1 - 10 Consolidated Capital Replacement Cost

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

M - MIDTOWN (OFF CAMPUS)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



		Constitution of the Consti					ondition Gau	_				1 4 1						1 40	1		A 1 D			1	
h	T		on Assessment		ition Grading	VG G		P VP	1	2	3	4	5	6	,	8	9	10			Asset Ren				T
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	% 20-4 % %	40-60 %	% 80-100 %	2013 (\$ USD)			2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
1.00	Sub-Structure								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.01	Reinforced Concrete Foundations Beams	Poor condition		4	70%				0	0	0	0	0	0	0	0	0	0	17,710	0	0	17,710	17,710	17,710	100.0%
1.02	Reinforced Concrete Slab on Grade	Poor condition		4	70%				0	0	0	0	0	0	0	0	0	0	30,989	0	0	30,989	30,989	30,989	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			4	70%				0	0	0	0	0	0	0	0	0	0	48,699	0	0	48,699	48,699	48,699	100.0%
2.00	Frame								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.04	None	None - Note Roof reinforced concrete, walls block masonry		0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Structural Walls								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Reinforced Concrete Block Masonry Walls	Poor condition		5	90%				0	0	0	0	0	0	0	0	0	61,763	61,763	61,763	0	0	61,763	61,763	100.0%
					1				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			5	90%				0	0	0	0	0	0	0	0	0	61,763	61,763	61,763	0	0	61,763	61,763	100.0%
4.00	Upper Floors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.03	None	None		0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Upper Floors			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Roof								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01	Reinforced Concrete Slab	Poor condition - Evidence of concrete cracking and spawling	3	5	90%				0	0	0	0	0	0	0	0	0	56,540	56,540	56,540	0	0	56,540	56,540	100.0%
5.02	Membrane Roof Cladding	None	Will require new membrane roof if repaired or rebuilt	5	90%				0	28,270	0	0	0	0	0	0	0	0	56,540	28,270	0	28,270	56,540	28,270	200.0%
5.09	Metal Down Pipes	Poor condition		5	90%				0	0	2,277	0	0	0	0	0	0	0	2,277	2,277	0	0	2,277	2,277	100.0%
																			0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Roof			5	90%				0	28,270	2,277	0	0	0	0	0	0	56,540	115,357	87,087	0	28,270	115,357	87,087	132.5%
6.00	External Walls & Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.01	Solid Plaster Cladding with Painted Finishes	Poor condition		5	90%				0	0	0	0	20,784	0	0	0	0	0	20,784	20,784	0	0	20,784	20,784	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.00	Total External Walls & Finishes			5	90%				0	0	0	0	20,784	0	0	0	0	0	20,784	20,784	0	0	20,784	20,784	100.0%
7.00	Windows & Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Timber Framed Windows	Poor condition		5	90%				0	0	0	0	19,355	0	0	0	0	0	19,355	19,355	0	0	19,355	19,355	100.0%
7.02	Timber Doors (Solid/No Glazing)	Very poor condition		5	90%				0	0	0	0	7,590	0	0	0	0	0	7,590	7,590	0	0	7,590	7,590	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.00	Total Windows & Doors			5	90%				0	0	0	0	26,945	0	0	0	0	0	26,945	26,945	0	0	26,945	26,945	100.0%
A	TOTAL STRUCTURE			5	90%				0	28,270	2,277	0	47,729	0	0	0	0	118,303	273,547	196,578	0	76,968	273,547	245,277	111.5%
8.00	Stairs, Balustrades & Handrails								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.01	None	None		0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
					1				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.00	Total Stairs Balustrades & Handrails			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Internal Walls/Partitions								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
																L					<u>I</u>			l .	<u>.                                    </u>

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

M - MIDTOWN (OFF CAMPUS)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



							Condition	Gauge	$\neg$																
		Condition	Assessment	Cond	ition Grading	VG	G A	Р	VP ·	1 :	2 3	4	5	6	7	8	9	10			Asset Ren	iewal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 %	20-40 40-6	0 60-80 80	0-100 20 % (\$ U	)13 20 JSD) (\$ U	014 201 USD) (\$ US	(\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
9.01	None	None - Refer to structural walls		0					(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Total Internal Walls/Partitions			0	0%				Ú	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Internal Doors								(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	None	None		0	0%				(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Total Internal Doors			0	0%				Ú	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00	Floor Finishes								(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.01	Vinyl Floor Finishes	Assumed vinyl as unable to access inside		4	70%				(	0 (	0 0	0	0	19,070	0	0	0	0	38,140	19,070	0	19,070	38,140	19,070	200.0%
									(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00	Total Floor Finishes			4	70%				(	0 (	0 0	0	0	19,070	0	0	0	0	38,140	19,070	0	19,070	38,140	19,070	200.0%
12.00	Wall Finishes								(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.01	Solid Plaster Wall Lining with Painted Finishes	Assumed poor condition		5	90%				(	0 (	0 37,1	36 0	0	0	0	0	0	0	37,136	37,136	0	0	37,136	37,136	100.0%
									(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.00	Total Wall Finishes			5	90%				(	0 (	0 37,1	36 0	0	0	0	0	0	0	37,136	37,136	0	0	37,136	37,136	100.0%
13.00	Ceiling Finishes								(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.01	Plywood Ceiling Lining with Painted Finishes	Assumed poor condition		5	90%				(	0 (	0 21,4	54 0	0	0	0	0	0	0	21,454	21,454	0	0	21,454	21,454	100.0%
									(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.00	Total Ceiling Finishes			5	90%				(	0 (	0 21,4	54 0	0	0	0	0	0	0	21,454	21,454	0	0	21,454	21,454	100.0%
14.00	Fixed Joinery Units								(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.01	None	None		0					(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.00	Total Fixed Joinery Units			0	0%				(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
В	TOTAL INTERNAL FIT-OUT			5	90%				(	0 (	0 58,5	90 0	0	19,070	0	0	0	0	96,729	77,660	0	19,070	96,729	77,660	124.6%
15.00	Sanitary Plumbing								(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	None	None		0					(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing			0	0%				(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Mechanical Services								(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.01	Ceiling Mounted Fan	Poor condition - Assumed only		5	90%				(	0 5,5	566 0	0	0	0	0	0	0	0	11,132	5,566	0	5,566	11,132	5,566	200.0%
									(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Total Mechanical Services			5	90%				(	0 5,5	566 0	0	0	0	0	0	0	0	11,132	5,566	0	5,566	11,132	5,566	200.0%
17.00	Fire Services								(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	None	None		0	1				(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
				+	+				(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			0	0%				-	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.00	Electrical Services								(	0 (	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.01	Main Distribution Boards	Poor condition		5	90%				(	0 (	0 0	9,488	0	0	0	0	0	0	9,488	9,488	0	0	9,488	9,488	100.0%
18.02	Electrical Wiring/Reticulation	Poor condition		5	90%				(	0 (	0 0	7,151	0	0	0	0	0	0	7,151	7,151	0	0	7,151	7,151	100.0%
18.03	General Power Outlet	Poor condition		5	90%				(	0 (	0 0	9,535	0	0	0	0	0	0	9,535	9,535	0	0	9,535	9,535	100.0%
																								<u> </u>	

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

M - MIDTOWN (OFF CAMPUS)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Fi



							Co	ondition G	auge																			
			Condition Assessment	Cond	dition Grading	V	G G	Α	Р	VP	1	2	3	4	5	6	7	8	9	) 1	0			Asset Re	enewal Cost		1	
D Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration		20 20-41 %	0 40-60 %	60-80 %			2014 (\$ USD)	2015 (\$ USD)		2017 (\$ USD)	2018 (\$ USD						Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
18.04	Lighting (Internal) - Fluorescant - Twin?	Poor condition		5	90%						0	0	0	10,120	0	0	0	0	C		0	10,120	10,120	0	0	10,120	10,120	100.0%
											0	0	0	0	0	0	0	0	C		0	0	0	0	0	0	0	0.0%
18.00	Total Electrical Services			5	90%						0	0	0	36,294	0	0	0	0	(	1	0	36,294	36,294	0	0	36,294	36,294	100.0%
19.00	Vertical Transportation										0	0	0	0	0	0	0	0	C	)	0	0	0	0	0	0	0	0.0%
19.01	None	None		0							0	0	0	0	0	0	0	0	C	)	0	0	0	0	0	0	0	0.0%
											0	0	0	0	0	0	0	0	C	)	0	0	0	0	0	0	0	0.0%
19.00	Total Vertical Transportation			0	0%						0	0	0	0	0	0	0	0	C	)	0	0	0	0	0	0	0	0.0%
20.00	Special Services										0	0	0	0	0	0	0	0	C		0	0	0	0	0	0	0	0.0%
20.01	None	None		0							0	0	0	0	0	0	0	0	C	)	0	0	0	0	0	0	0	0.0%
											0	0	0	0	0	0	0	0	C	•	0	0	0	0	0	0	0	0.0%
20.00	Total Special Services			0	0%						0	0	0	0	0	0	0	0	C	1	0	0	0	0	0	0	0	0.0%
С	TOTAL BUILDING SERVICES			5	90%						0	5,566	0	36,294	0	0	0	0	ď	)	0	47,426	41,860	0	5,566	47,426	41,860	113.3%
	TOTAL BUILDING			5	90%						0	33,836	60,867	36,294	47,729	19,070	0	0	0	118	,303	417,702	316,098	0	101,604	417,702	364,796	114.5%

Year 1 - 10 Consolidated Capital Replacement Cost

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

SITE INFRASTRUCTURE

Document CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN



						Condition (	auge											-					=	
			Assessment		on Grading	G A	Р	VP '	2		3 4	5	6	7	8	9	10				newal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	n % Deter.	0-40 40-60 %	60-80 <b>8</b>	% (\$ U	SD) (\$ US		015 2016 JSD) (\$ US					2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Total	Full Replace	% Full Replace
1.00	Roading							(	0	1	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.01	Coral Roads	Potholes and not level	Repair potholes and level out	3	50%			(	0	1,2	297 0	0	0	0	1,297	0	0	6,483	2,593	2,593	1,297	6,483	1,297	500.0%
								(	0	1	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Roading			3	50%			(	0	1,2	297 0	0	0	0	1,297	0	0	6,483	2,593	2,593	1,297	6,483	1,297	500.0%
2.00	Car Parks							(	0		0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.01	Gravel Car Parks	Included above in roads		0	0%			(	0	1	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
								(	0		0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Car Parks			0	0%			(	0		0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Foot Paths & Circulation Areas							(	0		0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Reinforced Concrete Foot Paths & Circulation Areas	Evidence of cracks, spalling concrete, settlement, etc	Repair cracks and spalling concrete	3	50%			(	0		0 0	0	0	0	0	0	0	0	0	0	0	0	31,028	0.0%
3.02	Metal Framed Balustrades - 2No horizontal rails	Metal frame ok, paint chipped off	Clean and repaint	3	50%			(	0		0 0	0	0	0	0	0	0	51,713	0	0	51,713	51,713	51,713	100.0%
				+				(	0		0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Foot Paths & Collection Areas			3	50%			(	0		0 0	0	0	0	0	0	0	51,713	0	0	51,713	51,713	82,741	62.5%
4.00	Fences & Gates							(	0		0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.02	Chain Link Fences / Gate	Good working order		3	50%			(	0		0 0	0	0	0	0	0	0	27,415	0	0	27,415	27,415	27,415	100.0%
4.03	Metal Framed Gate	Good condition, Galv steel no sign s of rust	None	2	30%			(	0		0 0	0	0	0	0	0	0	0	0	0	0	0	1,822	0.0%
	+							(	0		0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Fences & Gates			3	50%				0		0 0	0	0	0	0	0	0	27,415	0	0	27,415	27,415	29,237	93.8%
5.00	Structures			-				(	0		0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01	Metal Framed Balustrades	Metal frame ok, paint chipped off	Clean and repaint	3	50%				0		0 0	0	0	0	0	0	0	51,713	0	0	51,713	51,713	51,713	100.0%
5.02	Out-Buildings - Old Generator (Masonry	Poor condition		4	70%			(	0		0 0	0	0	0	0	0	0	19,215	0	0	19,215	19,215	19,215	100.0%
5.03	Construction on RC Slab with Timber Roof & Metal Out-Buildings - New Generator (1 No side concrete			2	30%						0 0	0		0	0	0	0	0	0	0	0	0	70,606	0.0%
2.00	wall with concrete columns on RC Slab with Timber Roof & Metal Roof Cladding)	Cood condition		_	3070			,										·		·			. 5,555	0.070
5.04	Out-Buildings - Boat Sheds (Timber post with timber framed roof, Metal roof cladding, open walls)	Ok condition		3	50%			(	0	1	0 0	0	0	0	0	0	0	0	0	0	0	0	44,515	0.0%
	5, ,,,							(	0	1	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Structures			3	50%			(	0	-	0 0	0	0	0	0	0	0	70,929	0	0	70,929	70,929	186,050	38.1%
6.00	Retaining Walls							(	0	-	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.04	Coral Retaining Wall - (Sea wall)	Ok condition	Maintain	3	50%			(	0		0 0	0	0	0	0	0	0	0	0	0	0	0	53,130	0.0%
								(	0		0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.00	Total Retaining Walls			3	50%				0		0 0	0	0	0	0	0	0	0	0	0	0	0	53,130	0.0%
7.00	Site Drainage							(	0		0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Inground Piped Stormwater Drainage	Ok condition		2	30%			(	0		0 0	0	0	0	0	0	0	0	0	0	0	0	6,325	0.0%
7.02	Enclosed Concrete Channels - steel grates	Ok condition		3	50%			(	0		0 0	0	0	0	0	0	0	21,189	0	0	21,189	21,189	21,189	100.0%
7.03	Manholes	Ok condition		2	30%			(	0		0 0	0	0	0	0	0	0	0	0	0	0	0	30,360	0.0%
7.04	Inground Piped Sewer Drainage	Ok condition		3	50%			(	0		0 0	0	0	0	0	0	0	37,950	0	0	37,950	37,950	37,950	100.0%
7.05	Sceptic Tanks	2No tanks onsite, 1No not used - No evidence of any leaking	Cheek and maintain	3	50%			(	0		0 0	0	0	0	0	0	0	22,770	0	0	22,770	22,770	22,770	100.0%
		, ,						(			0 0			0	0	0	0	0	0	0	0	0	0	0.0%
7.00	Site Drainage			3	50%						0 0	0		0	0	0	0	81,909	0	0	81,909	81,909	118,594	69.1%
8.00	Electrical Infrastructure			1							0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
.50													J v	U	J v					, ,				0.076

CHUUK CAMPUS, NEPUKOS WENO, CHUUK STATE

SITE INFRASTRUCTURE

Document CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final



						С	ondition Ga	uge																	
		Condition	Assessment	Conditio	n Grading	VG G	A	P V	1	2	3	4	5	6	7	8	9	10	]		Asset Re	newal Cost	1	1	
Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deter.	0-20 20-4 % %	40-60	60-80 <b>80-</b>	00 2013 (\$ USD		2015 (\$ USD)				2019 (\$ USD)	2020 (\$ USD)		2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Total	Full Replace	% Ful Replac
)1	Temporary Generators & Fuel Storage	One single phase, second Three phase. Francesco advises 300kW generator is oversized & needs replacing within 5	Replace with 150-200kW generator within 5 years	5	90%				0	0	253,000	0	0	0	0	0	0	0	253,000	253,000	0	0	253,000	253,000	100.0
2	HV/LV Electrical Reticulation	Good condition	Sort wiring to powerpoles as loose and tangled	3	50%				0	0	0	0	0	0	0	0	0	0	85,388	0	85,388	0	85,388	85,388	100.0
3	Lighting Poles	Timber poles with restraints - Good condition		3	50%				0	0	0	0	0	0	0	0	0	0	25,300	0	25,300	0	25,300	25,300	100.0
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
0	Total Electrical Infrastructure			4	70%				0	0	253,000	0	0	0	0	0	0	0	363,688	253,000	110,688	0	363,688	363,688	100.0
)	Water Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1	Water Reticulation	All ok, check above ground seals and junctions		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,180	0.0%
2	Water Storage Tanks	Mostly PVC		3	50%				0	0	0	0	0	0	0	0	0	0	37,950	0	0	37,950	37,950	37,950	100.0
3	Pumps	Corrosion noted on several pumps	Cheek and services regularly	3	50%				0	0	0	0	0	0	0	0	0	18,975	37,950	18,975	0	18,975	37,950	18,975	200.0
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
0	Total Water Services			3	50%				0	0	0	0	0	0	0	0	0	18,975	75,900	18,975	0	56,925	75,900	72,105	105.3
.00	Site Furniture								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
01	None	None		0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
00	Total Site Furniture			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
	TOTAL SITE INFRASTRUCTURE								0	0	254,297	0	0	0	0	1,297	0	18,975	678,036	274,568	113,281	290,187	678,036	906,841	74.8

Year 1 - 10 Consolidated Capital Replacement Cost

### Appendix D

## **Energy Use Analysis**



швеса	Project: College of Micronesia Chuuk Campus			Date of Inspection: April 2013 Report by: JGB			
St. Ch. MICRONICA		HVAC System		AC Split-Units to provide coo	ling. No extract or supply system. Natural vent	ilation by open windows/spaces.	·
	Building System Descriptions	Plumbing System		Me	tered connection to town water main, cold wa	ter only	
- NO.		Electrical System		Over head and u	nderground metered connection to town main	i. Single and 3 phase.	
Plant Item	Description	Location	Operation	Condition	Current maintenance	Recommendations	Current Operational Status
				Mechanical Systems			
	Indoor Units	Internal	Manual operation	Varied	Monthly cleaning, weekly leak checking. Upcoming planned upgrades to replace old units with more efficient ones.	Replace damaged units with higher efficiency units	
AC Unit	illood onis	Internal	Manual operation	Varied	Monthly cleaning, weekly leak checking. Upcoming planned upgrades to replace old units with more efficient ones.	Set all units to 24degC.	
	Some outdoor units are heavily rusting.	"	-	Poor	-	Consider replacing old/damaged units with more efficient ones.	
	Some outdoor units have been vandalized	"	-	Poor	-	The units require cleaning or replacement.	
General AC Units	Dirty outdoor units	u	-	Poor	-	Wipe down to avoid excess dirt getting into filters.	
General	Louvered windows left open or have louvers missing completely.	External	-	Average	-	Ensure that these are not near AC units. If they are they should be closed/fixed	
Lighting	Internal lighting during the day.	Internal	Manual Operation	Good	-	Turn off lights when not required or room not in use.	
General	Closed curtains/blinds during daylight hours.	Internal	-	Average	-	Open curtains to increase natural lighting.	
Re	commendation Key						
	Plant operating efficiently						
	Improvements possible with minimal capital expenditure						
	Capital investment recommended to improve system within 2-5years						

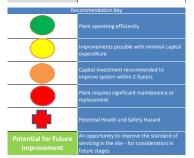
Potential Health and Safety Hazard

Potential for Future Improvement An opportunity to improve the standard of servicing in the site - for consideration in future stages.

盟 Beca	Project: College of Micronesia Chuuk Campus			Date of Inspection: April 2013 Report by: VJS			
Plant Item	Description	Location	Operation	Condition	Current maintenance	Recommendations	Current Operational Status
				A Admin Building			
AC Units	Split-units	Internal	Manual Operation	Poor	Monthly filter cleaning, quarterly condenser unit cleaning	Replace damaged units with higher efficiency units.	
AC Units	Split-units	Internal	Manual Operation	Average	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units 24degC.	
Lighting	Fluorescent & incandescent lights	All areas	Manual operation	Good.	There is a plan to replace incandescent lights with fluorescent.	Consider replacing with newer fittings.	
Roof Insulation	Roof insulation	Internal	-	Poor. Some sections missing insulation completely	-	Add insulation where missing.	
General	Holes into the ceiling void remain unfixed.	Internal	-	Poor.	-	Fix up holes.	
General	Bookcase covering window.	Internal	-	Average	-	Move bookcase position to enable natural light into the room.	
Electrical	Exposed wiring	Internal	-	Average		Replace or fix wiring.	•
				B Classroom			
AC Units	Split-units	Internal	Manual Operation	Poor	Monthly filter cleaning, quarterly condenser unit cleaning	Replace damaged units with higher efficiency units.	
AC Units	Split-units	Internal	Manual Operation	Average	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units 24degC.	
Lighting	Fluorescent & incandescent lights	All areas	Manual operation	Good.	There is a plan to replace incandescent lights with fluorescent.	Consider replacing with newer fittings.	
Roof Insulation	Roof insulation	Internal	-	Poor. Some sections missing insulation completely	-	Add insulation where missing.	
General	Rust on fan blades	Internal	-	Average	-	Replace old/damaged fans with new ones to increase efficiency. Alternatively, remove flakey paint.	
				C Classroom			
AC Units	Split-units	Internal	Manual Operation	Poor	Monthly filter cleaning, quarterly condenser unit cleaning	Replace damaged units with higher efficiency units.	
AC Units	Split-units	Internal	Manual Operation	Average	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units 24degC.	
Lighting	Fluorescent & incandescent lights	All areas	Manual operation	Good.	There is a plan to replace incandescent lights with fluorescent.	Consider replacing with newer fittings.	
Roof Insulation	Roof insulation	Internal	-	Poor. Some sections missing insulation completely	-	Add insulation where missing.	
Electrical	Exposed wiring	Internal	-	Average	-	Replace or fix wiring.	
				D Directors Office			
					Monthly filter cleaning, quarterly	Replace damaged units with higher	
AC Units	Split-units	Internal	Manual Operation	Poor	condenser unit cleaning  Monthly filter cleaning, quarterly	efficiency units.	
AC Units	Split-units	Internal	Manual Operation	Average	condenser unit cleaning  There is a plan to replace incandescent	Set all units 24degC.	
Lighting	Fluorescent & incandescent lights	All areas	Manual operation	Average. Some corrosion to fittings.	lights with fluorescent.	Consider replacing with newer fittings.	
Roof Insulation	Roof insulation  Some outdoor units have debris in their	Internal	-	Good.	-	Replace where missing  These units require immediate filter	
Mechanical  Mechanical	filters.	External	-	Poor	-	cleaning.  Consider replacing old/damaged units	
Mechanical	Some outdoor units are heavily rusting.  Some outdoor units have been vandalized	External	-	Poor	-	with more efficient ones.  The units require cleaning or	
General	AC areas not sealed	Internal	-	Poor.	Noted that there is a need to replace	replacement.  Replacement of louvered windows	
General	AC areas not sealed	Internal	-		louvered windows with sliding windows.	with sliding doors.	
				E Restroom	There is a plan to replace incandescent		
Lighting	Fluorescent & incandescent lights	All areas	Manual operation	Average. Some corrosion to fittings.	lights with fluorescent.	Consider replacing with newer fittings.	
Electrical	Rusty and vandalized fuse-board.	Internal	-	Average	-	Replacement of any damaged components. Addition of a functioning latch to ensure this is not opened for vandals/public unless required to be.	•
				F Research			
AC Units	Split-units	Internal	Manual Operation	Poor	Monthly filter cleaning, quarterly condenser unit cleaning	Replace damaged units with higher efficiency units.	
AC Units	Split-units	Internal	Manual Operation	Average	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units 24degC.	
Lighting	Fluorescent & incandescent lights	All areas	Manual operation	Good.	There is a plan to replace incandescent lights with fluorescent.	Consider replacing with newer fittings.	
Roof Insulation	Roof insulation	Internal	-	Good.	-	Replace where missing	
Electrical	Incomplete wall-sockets	Internal	-	Average	-	Replace or fix sockets.	•
				H Peer Counselling			

Project: College of Microposia

Plant Item	Description	Location	Operation	Condition	Current maintenance	Recommendations	Current Operational Status
AC Units	Split-units	Internal	Manual Operation	Poor	Monthly filter cleaning, quarterly condenser unit cleaning	Replace damaged units with higher efficiency units.	
AC Units	Split-units	Internal	Manual Operation	Average	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units 24degC.	
Lighting	Fluorescent & incandescent lights	All areas	Manual operation	Good.	There is a plan to replace incandescent lights with fluorescent.	Consider replacing with newer fittings.	
Roof Insulation	Roof insulation	Internal		-	iignts with hoorescent.	Replace where missing	
Mechanical	Refrigerant hose pipes are bent.	External	-	Poor	-	Un-kink these pipes to allow refrigerant flow more efficient.	
Electrical	Faulty wall-sockets	Internal	-	Average	-	Replace or fix sockets.	•
Electrical	Exposed wiring	Internal	-	Average	•	Replace or fix wiring.	•
l Computer Lab.							
AC Units	Split-units	Internal	Manual Operation	Poor	Monthly filter cleaning, quarterly condenser unit cleaning	Replace damaged units with higher efficiency units.	
AC Units	Split-units	Internal	Manual Operation	Average	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units 24degC.	
Lighting	Fluorescent & incandescent lights	All areas	Manual operation	Good.	There is a plan to replace incandescent lights with fluorescent.	Consider replacing with newer fittings.	
General	Roof insulation	Internal	-	Good.	-	Replace where missing	
Electrical	Unoccupied computers.	Internal	Manual operation.	Average.	-	Turn computers off when not in use.	
J Student Centre							
AC Units	Split-units	Internal	Manual Operation	Poor	Monthly filter cleaning, quarterly condenser unit cleaning	Replace damaged units with higher efficiency units.	
AC Units	Split-units	Internal	Manual Operation	Average	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units 24degC.	
Lighting	Fluorescent & incandescent lights	All areas	Manual operation	Good.	There is a plan to replace incandescent lights with fluorescent.	Consider replacing with newer fittings.	
General	Roof insulation	Internal	-	-	-	Replace where missing	
General	Some outdoor units have debris in their filters.	External	-	Poor	-	These units require immediate filter cleaning.	
General	Some outdoor units are heavily rusting.	External	-	Poor	-	Consider replacing old/damaged units with more efficient ones.	
K Learning Resources.							
AC Units	Split-units	Internal	Manual Operation	Poor	Monthly filter cleaning, quarterly condenser unit cleaning	Replace damaged units with higher efficiency units.	
AC Units	Split-units	Internal	Manual Operation	Average	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units 24degC.	
Lighting	Fluorescent & incandescent lights	All areas	Manual operation	Good.	There is a plan to replace incandescent lights with fluorescent.	Consider replacing with newer fittings.	
General	Roof insulation	Internal		Poor. Insulation completely missing		Add insulation in roof.	
General	Bookcase covering window.	Internal	-	Average	-	Move bookcase position to enable natural light into the room.	

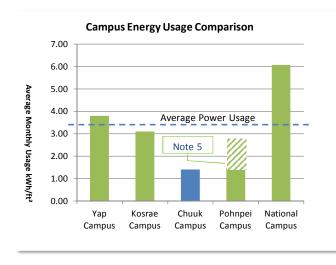


**Project: College of Micronesia - FSM Chuuk Campus** 

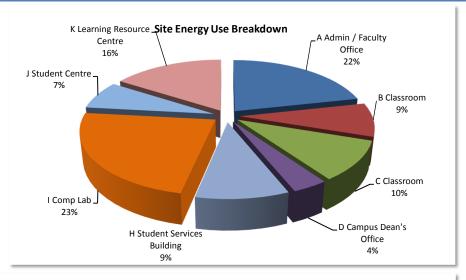
Date of Inspection: April 2013

**Campus Summary** 

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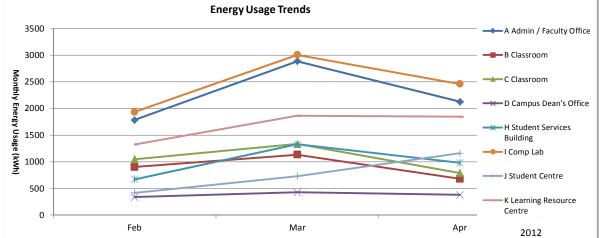
#### **Campus Summary:**

The figures presented above are based on figures available for 3 months in 2012, and hence is a snapshot view and not necessarily representative of average energy use. If further records were available a more detailed analysis of the energy usage can be conducted and more targeted recommendations produced .

The Chuuk campus is using less energy than average across the sites, based on the 3 months of energy readings from 2012 provided. It is hard to see a trend from this data, but the computer lab and faculty office account for almost 50% of the electricity usage on site. Energy saving measures should start with these areas.

#### Recommendations:

- a) Ensure the set point of the cooling units are around 24°c
- b) Turn units off when spaces are un-occupied
- c) Ensure units are free from obstructions, filters are clean, and pipework runs are straight to reduce loads on
- d) Close windows when systems are operating
- e) Seal holes and penetrations into the building in areas that are air conditioned
- f) Keep doors leading to AC spaces closed
- g) Turn off lights when leaving a room
- h) Replace ceiling insulation where missing
- i) A trial of higher air conditioning set points and energy monitoring would be of particular benefit to admin areas as these are a particulally high user of energy on this campus.



#### **Energy measurement**

Being able to measure and record energy usage is a key step in improving energy efficiency. It has several benefits:

- Highlighting areas of high energy usage to enable targeting of specific areas for improvement
- Tracking effectiveness of efficiency measures
- Engage staff and students in the process to reduce energy usage between buildings / campuses e.g. competitions Measure

A range of various types of electricity meters are available which can be selected to best meet the College's needs.



**Evaluate** 

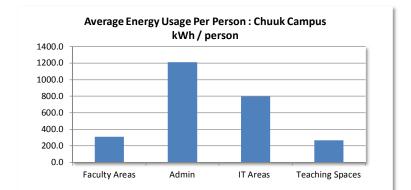
#### Reducing Your Energy Usage

There are many energy efficiency measures that can be undertaken with minimal capital cost. The following procedure will help to ensure that the most cost efficient measures are undertaken first.

. Reduce energy usage

Maximize Equipment
 Efficiency

- 1- Reduce how much energy you use: e.g. (a), (b), (c), (d) above. Use of available energy saving resources to engage and educate staff and students.
- 2 Maximize Equipment Efficiency e.g. Replacing air conditioning units with more efficient models when appropriate, provide high efficiency lighting when replacing fittings. (see note 4)
- 3 Consider using renewable energy resources where appropriate, e.g. solar hot water, photovoltaic cells



- 1: The figures contained in this report are based on power consumption data provided by CoM (See attached Energy Usage Data Summary). Data provided was limited for some campuses and hence may not be representative of average energy use.
- 2. Site Energy Usage Breakdowns are estimated where insufficient background data is available.
- 3. Occupancy Data based on Sandy Pond Associates Room Capacities and Occupancy Rates
- 4. Note that if installation of of high efficiency lighting is to be considered , power conditioning to the relevant lighting circuit may be required to prolong the life of the fixtures.



## Project: College of Micronesia College Summary continued



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#### Moving forward:

This energy audit is a "snapshot" of how the campus is currently operating.

The findings of this study are to be fed forward into the future master planning of the college.

There are several items identified in this study which we have the ability to improve with redevelopment works or future new buildings.

#### **Building Physics:**

- Consideration of solar shading to windows to prevent solar gains
- Colour of buildings ( Darker colors absorb more heat)
- Promotion of cross-flow natural ventilation
- Selection of glazing to minimize solar gain
- Consideration of requirement for cooling to equipment areas only

#### Renewable Energies:

Review of potentially suitable renewable energies for various sites

#### User engagement

- Education of users on energy consumption, and engaging of staff and students to take responsibility for energy costs
- Record keeping and metering of resource e consumption
- PPM (Planned Preventative Maintenance) programmed and









# Energy Usage Data Summary by Campus: kWh per month 1447 767 1161 1148 553 1395 693 1421 1336 1111 1291 968.1 970.5 968.1 970.5 994.8 875.4