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Report

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

Prepared for the College of Micronesia - FSM

Prepared by Beca International Consultants Ltd (Beca)

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1 National Campus Development

1.1 National Campus 2013



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The National campus is located on 73 acres near Pailikir in Pohnpei. The campus provides degree courses and has a boarding facility on site. The campus is 6 miles from the Pohnpei Career and Technical Education Center in Kolonia.

The Fall 2013 National campus enrolment (headcount) is 1017. The maximum number enrolled occurred in Fall 2011 at 1018 with this figure not reached since then.

A headcount of 1136 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	Remarks
А	Specialized classrooms (Building A)	Two levels
В	Standard classrooms (Building B)	Two levels



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No.	Building Description	Remarks
С	Dining Hall	
D	Men's Residence Hall	Two levels
E	Women's Residence Hall	Two levels
F	Faculty Offices (old)	
F2	Faculty Office (new)	
G	Administration	Two levels
Н	Learning Resources Center & MITC	Two levels with a lift
I	Agriculture	
J	A + Center & Art Classroom	Converted into Public Health education for Fall 2013 semester
К	Bookstore, Dispensary	Student services added from Fall 2013 semester
L	FSM-China Friendship Sports Center	
М	Security, Weights Room, IT Shop	
Ν	Maintenance CRE, Music Classroom	

1.2 Long Term Vision

The National campus will have facilities to support the following;

- Increased sharing of courses and facilities with the Technical and Education Center in Kolonia moving towards being one campus – two locations
- A place on the campus where students can go to during the day that supports campus life
- A strengthened community interface on the southern boundary
- Buildings that have a reduced maintenance and operational cost through design and selection of materials
- Renewable energy and incorporate sustainability measures



Key Moves

- 1. Review the impact on the National campus facilities with a one campus two location approach
- 2. Support campus life, the student experience and learning outcomes with increased focussed study areas, student centre, communal outdoor area for the residential facilities
- 3. Look at ways to gain space efficiencies by moving functions within existing buildings for example swapping Public Health and Student Services in Fall 2013, using mobile shelving or an additional storage building to gain more space for administration staff
- 4. Increase the recreational facilities with completion of athletics track and baseball pitch in the long term



The following plan depicts 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.

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

5 year period to 2018



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1.4 10 year period – to 2023





1.5 Development Staging and Program - Implementation



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2 Educational Component

2.1 Key Considerations

- Classroom utilization levels and utilization rates are in the moderate-to-high range, but have been trending downward from a 2010 peak (see Tables 2.2.1 and 2.2.2)
- Enrolment projections, though complicated by recent declines, still suggest a trend of modest growth through 2023 (see Chart 2.2.3). Enrolment could reach the peak levels of 2011 again by 2015, but still remain within an acceptable "high utilization" range through 2023.
- Together these data indicate an effective utilization of existing capacity while allowing adequate room for modest enrolment growth over the ten year planning horizon.

2.2 Space Utilisation

2.2.1 National Campus Utilization Levels (2008-2012)

High (>75%)	33%
Moderate (>66%)	33%
Low (>50%)	21%
Underutilized (<=50%)	13%
Total	100%

2.2.2 National Overall Classroom Utilization Rate







2.2.3 National Campus Historic and Projected Enrolment Trends

Historic Enrolment										
	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall
Semester	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Headcount	968	929	974	903	895	1005	1051	1088	1069	1017
FTE	987	924	955	968	917	1005	1080	1131	1092	1056
	Projected Enrolment									
	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall
Semester	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Headcount	1075	1090	1106	1121	1136	1152	1167	1183	1198	1214
FTE	1115	1134	1153	1171	1190	1209	1228	1247	1265	1284

2.2.4 Space Utilization Summary Plan

National Campus

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3 Spatial Review

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 campus'. 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

SPATIAL APPROACH





3.2 Focus Group Summary

3.2.1 Student focus group

A student focus group was held between 12pm and 1pm on Wednesday 4nd of September. This session provided an opportunity for students to discuss positive features of the campus and any issues with regard to facilities on site. Eighteen 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. Fourteen questionnaires were received.

Issues raised in this session not listed in order of priority were:

- A positive attribute was the campus environment and the caring attitude of staff for students was remarked on
- Covered walkway from the dining hall to continue to the residence hall, then gym and agriculture classroom
- Provide a marked basketball court
- Track and field facilities
- More transportation to/from Pohnpei campus
- Need to provide pick up/drop off facilities for taxis i.e. shelter, seats
- Wifi drops off within the residential halls better reception directly outside
- Need for more tutoring spaces
- Need for a student meeting space to support student life radio station, a place where you know you can meet other students, a place for student representative meetings
- An interdenominational meditation space would be good especially for residents
- Provide lighting at night on key routes
- Need for more computer lab space
- A day-care Center for children of students attending the College

A summary of key points received in the questionnaires received from students are;

- More facilities
- Library gets crowded too small
- Student lockers
- Walkways needed to every classroom
- Drinking fountains
- Student Center study and relax
- Library computer lab needs to be bigger
- Walkway to be extended down to the Resident Hall and to the agriculture school.
- Residents Hall needs fan or AC
- Campus needs more huts outside
- Cafeteria closes after lunch so there is no access to water
- Drinking fountains
- More buses for transporting students to avoid using taxi's all the time expensive
- Environment needs to be more organised and peaceful for any kind of activity
- Campus should be bigger more space
- Transport to campus very difficult, taxis are very expensive
- Dining hall to allow students to take food away for later
- More places to sit and study inside and out side
- Better footpaths
- Residential hall needs furniture



- Water tanks for instances where the water main fails particularly when there is a power cut. This is
 particularly problematic in the residents hall
- Washing machines should be free
- Covered walkways
- More space for studying as groups particularly in the library
- Designated drop-off area
- More computers needed
- Place to exercise track and field
- Coffee shop
- more parking
- more venues for socialising
- playing fields
- the 'Quad' (student hall) should be an open building rather than an enclosed space "use nature for cooling"
- Not many opportunities for quiet study, library too small
- Back-up power for each building

3.2.2 Faculty focus group

A faculty focus group was meeting was held between 1pm to 2pm on Monday the 2nd of September.

This session provided an opportunity for faculty to discuss positive features of the campus and any issues with regard to facilities on site. Fourteen faculty staff attended the meeting.

The issues raised from this group were:

- Need to increase level of electrical fit out exposed wiring etc.
- Wifi needs to be better
- Need to move to self sufficiency in power solar power
- Need facilities for student services
- A place to display artwork from students would be an asset as well as a place for music/ performance support in the facilities for the cultural aspect of the College
- Need for more quiet study areas
- Need for a dedicated place to study in the residence halls

3.2.3 Staff focus group

A staff focus group was meeting was held between 2pm and 3pm on Wednesday 4th of September. A similar format was followed to the faculty focus group. Sixteen staff attended and six completed questionnaires were received.

Issues raised for the facilities study were:

- Need for restrooms in the MITC especially for weekend/ afterhours use
- Need for larger bookstore display area and bookstore/ warehouse to be adjacent to each other
- Need for a walk in freezer for kitchen this would enable more bulk buying of produce
- Security could be closer to the middle of the campus rather than the edge to reduce response time
- Better accessibility needs to be provided around the campus handrails, level changes
- Need more space in the women's residential hall for the office so that there is enough space for student and supervisor to sit and talk in private
- Need for drinking water in the residential halls
- Be ideal to have an outdoor space that residential students could meet, cut hair, do laundry outside, barbecue – a space for 30 people would be ideal



A summary of key points received in the questionnaires received from faculty and staff are:

- More buildings to accommodate growing student population
- Exterior study areas need to be provided
- Exterior lighting should be powered with solar capability
- Install water tank system for capturing rainwater
- Use solar power for powering buildings where possible
- More lighting needed to deter any unwanted activity
- Campus security for 24/7 activity i.e. CCTV
- Weights room
- More storage space needed
- A bigger book store building
- Centralise the PA system
- Reliable source of electricity
- Build an IT building and equip accordingly with IT technology e-books, e-services, digital archives
- Existing IT space insecure flood risk (bottom of hill), old building (roof leaks), no flat roof for better Wi-Fi
 equipment.
- Track and field facilities
- More places to socialise

Key issues raised in the Focus Groups to inform the Facilities Development Plan:

- 1. Spatial issue common to more than one group was the lack of space for small groups to study, quiet study space, one on one counselling and a place where larger groups could come together
- 2. Infrastructure issue A secure space for servers and wifi access particularly at the residential hall was raised
- 3. Recreation issue the potential for the baseball and track and field facility





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. Broken 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.



Key attributes

- Site is generous in size, generously landscaped with a clear building layout that is easy to understand.
- There are key views to surrounding hills
- There are ocean views to the south west visible from the second floor of the administration building
- Central spine road access provides a clear entry to the site





Activity zones - grouping areas with common functions together

Existing

- Clear and logical hierarchy from the highest point of the site with the academic zone then the student, recreation and agriculture zone at the lowest point
- Vehicle circulation and parking is kept to the edges of the site with the benefit that pedestrians have priority within the campus







Points to consider for future planning

• Identify where these zones can expand in the future on the campus

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

- Shaded areas under narra trees and thatched shelters for small groups to study no power and only suitable when it
 is not raining
- No larger outdoor covered study areas
- Wide range of recreational activities are currently provided for indoor recreation and outdoor volleyball/ basketball courts and football pitches







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- Clear entry and exit to main car parks
- No cars within the main campus area is an attribute
- The covered walkways provide not only cover for this area which is subject to rain generally 20 days a month.
- The academic zone is designed across the contours enabling pedestrians to generally remain on the same level apart from the time they go to the dining hall

Points to consider for future planning

- Aim to locate new buildings along the contour (blue dashed line in the drawing)
- Formalise a pick-up/drop off point for buses on the site at the main entrance particularly with increasing travel between this campus and the Career and Technical Education Center in Kolonia





Building and landscape character – look and feel of the campus

- The academic zone buildings have a consistent gable end design with similar roof pitch
- The sloped area in front of the main car park is a significant open space



Points to consider for future planning

- New buildings should be designed to be sympathetic to the existing architecture
- The sloping entry lawn area should be kept free of buildings as the campus expands to maintain importance of the academic buildings



Infrastructure - the services that enable the campus to operate

- The backup server room is located in the lower part of the campus, an area that could be subject to flooding. Ideally this backup serving all campuses would be located in a more secure location.
- A pump is connected to the water well so water can be provided to the campus in case of power outage
- There is a diesel generator for emergency power supply

Points to consider for future planning

- Need to expand the leaching field location identified is west of the existing maintenance buildings
- Identify a location for a relocated backup server



3.3.1 Existing building profile and future planning considerations

Building	Outline
A – Specialized Classroom	Building A is a two storey classroom building with specialist biology and chemistry classrooms on the ground floor
	Location for its function – Well located in the academic zone
	Quality and suitability of spaces for its function – Adequate space in the classrooms for the class sizes – a range of classroom layouts were observed from desks in rows to a semicircle layout showing the versatility of the classroom
	spaces.



Building	Outline
Paints to consider for future planeing bok at entions	Disabled access - not provided to the second floor Teaching spaces - Amenities, toilets - Toilets on the ground floor at each end of the building – 2 mens/ 2womens Building condition points -Targeted regular maintenance and cleaning to extend asset life. Treat rust and spot prime balustrades immediately. Re-paint roof immediately Building age – 17 years
to create more floor space in the science store room for needed project space by using mobile shelving samples, references	
B – Standard Classrooms	Building B is a two storey classroom
	Location for its function - Well located in the academic zone Quality and suitability of spaces for its function - Adequate space in the classrooms for the class sizes – a range of classroom layouts were observed from desks in rows to a semicircle layout Disabled access - not provided to the second floor Teaching spaces - Amenities, toilets - Toilets on the ground floor at each end of the building– 2 mens/ 2womens Building condition points - Evidence of a couple leaks to upper floor. Repaint roof immediately Building age -17 years
C – Dining Hall	Building C is a dining hall and kitchen with offices along the northern side
	Location for its function – Well located between the accommodation and academic zone with service access to the kitchen Quality and suitability of spaces for its function – the dining hall is adequate in size for current roll but would need to be larger for an increased roll Disabled access - level access into the building. Stairs at the administration building are a barrier for access for people with disabilities Teaching spaces - nil Amenities, toilets - along the northern side –one mens/ one womens Building condition points -Treat rust and spot prime corroded gutters immediately. Check roof for rust and treat if necessary and re-paint immediately.
Points to consider for future planning – Remove the	Repair water damage/leaks to ceiling/soffit immediately.



Building	Outline
partitions to increase the floor area and open up the northern side to cross ventilation and views across the site. Consider outdoor seating	Building age -17 years
Building D – Men's Residence Hall	Building D is the two storey men's residence hall
Points to consider for future planning – Increase access to wifi connection - currently patchy connection available	Location for its function – Well located in the accommodation zone adjacent to the basketball hard-court area and the soccer field to the north and the student services facilities Quality and suitability of spaces for its function – The rooms were designed for four students. This has been revised in practice to three students. There are 29 rooms with an ability to accommodate 87 students Disabled access - access only to the ground floor, toilets/ showers not designed to be accessible Amenities, toilets - 8 toilets in total Building condition points - Treat rust and spot prime corroded gutters and re-paint roof immediately immediately. Check roof for rust and treat if necessary. Repair water damage/leaks to ceiling/soffit immediately. Refurbish floor finishes by 2023. Regularly maintain and replace mechanical, fire and special services by 2023 Building age -17 years
Building E - Women's Residence Hall	Building E is the two storey women's residence hall
	Location for its function - Well located in the accommodation zone adjacent to the student services facilities Quality and suitability of spaces for its function - – The rooms were designed for four students. This has been revised in practice to three students. There are 19 rooms with an ability to accommodate 57 students Disabled access - access only to the ground floor, toilets/ showers not designed to be accessible Amenities, toilets - 8 toilets in total Building condition points - Targeted regular maintenance and cleaning to extend asset life. Repair water damage/leaks to ceiling/soffit immediately. Repair leaking
	AC unit and treat corrosion immediately. Refurbish floor finishes by 2023. Regularly maintain and replace mechanical, fire and special services by 2023
Points to consider for future planning – Provide a place where students can meet with matrons to discuss private issues	Building age -17 years



Building	Outline
Building F - Faculty Offices (old)	Building F is a faculty and administration building (Human Resources). It is broken down into seven individual spaces 600sqft in size. These are one lounge and six faculty spaces (400sqft of open office area and a180sqft faculty head office)
	Location for its function – Located in a good location within the academic zone
	Quality and suitability of spaces for its function – Spaces allow for adaptation and function changes - The human resources team have moved into the previous Public Health faculty area in Fall 2013. More open spaces could be created by removing portion of the wall between rooms, also a change in furniture layout to long desks instead of angled desks would increase the number of people who could be accommodated. These spaces could also be converted to seminar rooms if required.
	Disabled access - Level access
	Teaching spaces - nil
	Amenities, toilets - toilets for faculty Building condition points - Evidence of damaged/marked/stained ceiling Tiles Air-Conditioning - DX/Split System Most not used, some not working Profiled Metal Sheet Roof Cladding (Pre- Finished) Evidence of faded paint – re-paint immediately
	Building age -17 years
Building F2 - Faculty Offices (new)	Building F2 is a faculty building for language and literature and maths and science.
	Location for its function - Located in a good location within the academic zone
	Quality and suitability of spaces for its function – The spaces are more open in the literature area than the cellular layout of the old faculty building. The lounge area is well located at the main entrance as a meeting place and for the exchange of ideas. This is a good layout for any further faculty buildings.
	Disabled access - Ramp at the rear of the building
/ and a second second second	Teaching spaces - nil
	Amenities, toilets - toilets for faculty Building condition points - Evidence of settlement walking along hallway, targeted regular maintenance and cleaning to extend asset life.
	Building age -9 years



Building	Outline
Building G – Administration	Building G is the administration building with admission and records, financial aid, VP and Presidents office and administration.
	Location for its function - In a good location within the academic zone – close to the main entry and car park
	Quality and suitability of spaces for its function – Has the ability to move functions within the space. Well laid out floor plan that enables students to access the ground floor for services. The server room and computer facilities may need expansion
	Disabled access - No access to the second floor is an issue and the stairs should ideally have wider treads as the pitch is steeper than anticipated for a general use stair
	Teaching spaces - nil
	Amenities, toilets - 2 mens/ 2 womens Building condition points - Targeted regular maintenance and cleaning to extend asset life. Treat rust and spot prime corroded gutters immediately. Replace roof by 2023. Refurbish floor, wall and ceiling finishes by 2023. Replace 1-2 AC window mounted units immediately.
	Building age – 17 years
Building H - Learning Resources Center and MITC	Building H is the LRC building with the library, computer lab and MITC.
A A A A A A A A A A A A A A A A A A A	Location for its function – The central location at the top of the hill give this function primacy in the campus.
	Quality and suitability of spaces for its function – The MITC is often used by others so the addition of toilets accessible after hours located where the current darkroom is would make this area work better for users
	Disabled access -Two disabled car parks directly behind the building, lift provided to the second floor, access to the other buildings is provided but not as direct as the covered walkways
	Teaching spaces – nil, two rooms with a partition in the MITC area are available for use but not timetabled
	Amenities, toilets - 2mens/2womens/2 unisex Building condition points - Targeted regular maintenance and cleaning to extend asset life. Treat rust and spot prime corroded roofing and re-paint immediately. Repair wheel chair lift (Health & safety issue). Review membrane roofing repair/installation requirements to canopies. Building age – 17 years

Building	Outline
Building I – Agriculture	Building I is the Agriculture building
	Location for its function – Located adjacent to the agriculture area Quality and suitability of spaces for its function - Adequate Disabled access - level access Teaching spaces - one Amenities, toilets - 1mens/1women's Building condition points - Replace severely corroded sections of roof and missing/damaged gutters immediately. Review remainder of roof treat rust and roof or replace immediately. Treat borer damage to doors immediately Building age – 17 years
<image/>	Building J is was formerly the A+ Center but is now used for Public Health education after an extension in Fall 2013 Location for its function – The building is located next to the interface with the public road building on the potential to be an exchange point between the community and the College. Quality and suitability of spaces for its function - Disabled access - Accessible by ramp Teaching spaces – not identified in this study (assume 2 spaces) Amenities, toilets - 1mens/1women's Building condition points - Treat and repair termite/borer damage immediately. Check and repair water damage/leaks to soffit and light fittings immediately. Re-paint roofing immediately. Building age – 4 years
Building K – Book store, Dispensary	Building K is the Book store and dispensary
Points to consider for future planning – Locate the	Location for its function – The bookstore is separated from the storage area which is not ideal. At the start of the year operations are relocated to the bulk store in Building M to issue resources to students. Quality and suitability of spaces for its function - Book store is not large enough Disabled access - level access Teaching spaces - nil Amenities, toilets - 2 mens/2 womens Building condition points - Review flaking roof paint and re-paint roof immediately Building age – 17 years
bookstore, storage and inward goods areas in one place	

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Building	Outline
Building L – FSM – China Friendship Sports Center	Building L is the Sports Center
<image/> <text></text>	Location for its function – Located in its own area with large surrounding car park Quality and suitability of spaces for its function – The smaller hall at the back of the building is remote however due to the size of the building any modifications would be sizeable and so improving the building finishes rather than moving functions around would be of more benefit Disabled access - Teaching spaces - Amenities, toilets - 8 men's wc/ 9 urinals/ 5 showers 8 womens WC/ 5 showers 1 disabled WC Building condition points - Windows and doors In very poor condition. This is a major health and safety risk as window/glazing may fall out. Replace immediately. PVC Down Pipes and metal rain water heads Rain water heads corroding and leaking. Downpipes in poor condition, some are missing and others damaged. Repair & replace to
the internal fit out and upgrading the exterior	prevent staining of external walls Solid Plaster Cladding with Painted Finishes Evidence of leaking/cracks with significant amount of mould growing on external walls. Repair leaks and clean Insitu Concrete Slab Roof Without Any Apparent Membrane Waterproofing Roughly placed with poor quality finish, cracks in places. Install new roof membrane immediately to prevent further damage/deterioration
Building M – Security, Weights Room, IT Shop	Building Age -12 years, early 2000s Building M has a range of uses and has been converted into
Building M – Security, Weights Koom, IT Shop	IT shop, weights room and security area
	Location for its function – The security function works closely with the maintenance staff in the adjacent building
	Quality and suitability of spaces for its function – Provides an open space which can be subdivided into a range of functions - an asset on a campus of this size
	Disabled access - level access
The second se	Teaching spaces - nil
	Building condition points - Some minor concrete spalling needs repair. Replace corroded roofing immediately
The second second second	and consider re-painting roof. Gutters and downpipes need replacing.
	Building age – 17 years, mid 1990s
Points to consider for future planning – Security could	
move to a more central location to reduce response time.	

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administration

Potential for file storage facility - overflow from the

Building	Outline
Building N – Maintenance, CRE, Music Classroom	Building N is the maintenance area, CRE and music room
	Location for its function – The music room seems disconnected from the rest of the campus - a location in the academic zone in a suitably acoustically treated space would seem more appropriate
E I FUIT WHAT I WANT TO THE OWNER	Quality and suitability of spaces for its function – Wide span building suits the maintenance function
	Disabled access - level access
	Teaching spaces - nil
	Amenities, toilets - 1 mens/ 1 womens Building condition points - Localized roof, gutter and soffit repairs or rust treatment required immediately Building age = 17 years mid 1990s
	Duliding age - 17 years, mid 1990s

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	1017
Number of faculty and staff (from general catalogue 2013 - 2014)	184
2018 design figure (informed by the projected headcount in the space utilization review – Chapter 2 of this report)	1136

Item	COM-FSM standard target	Provided on National campus
Parking stalls	1 stall for each faculty, 1 stall for each staff member and 10% of students	Aim is up to 190 faculty and staff parks and 110 student parks. A previous study has identified that the college is capable to accommodate up to 279 vehicles at one time throughout the day. Here is the breakdown
		1.Faculty Building Parking area - 52 vehicles



Item	COM-FSM standard target	Provided on National campus
		 2. Front main Parking - 79 vehicles 3. Cafeteria Parking - 7 vehicles 4. China/FSM Friendship Gym Parking - 129 vehicles 5. Agriculture Classroom - 9 vehicles
		Sourced from http://wiki.comfsm.fm/Committees/Planning_and_Resourc es_Committee/Parking_Plan
		There is a shortfall of 20 parks in the long term. Note that the approximate 20 car park spaces around the maintenance building have not been included in the above count.
		Adequate car parking space provided. Due to the function of the proposed health Center this building should consider car parks immediately adjacent
Toilets	Two indicators	Residential facilities
	1. Aim is for toilet block at each teaching building	Men's – 87 students, require 3 toilets, 8 provided in the building
	2. From 2006 – 2012 strategic plan – 1 female toilet for every 30 students 1 male toilet for	Women's 81 students, require 3 toilets as a minimum, 8 provided in the building
	every 40 students. Reference	Academic zone
	of Architects 10 th edition.	Target is based on higher than the current number (1200 students and staff). Assume 1300 students and staff require 22 women's toilets and 17 men's toilets.
		Number currently provided in the academic zone is: 13 womens toilets and13 mens toilets
		Sports Center and Agriculture building at the southern end of the campus provides for a further 9 womens toilets and 9 mens toilets.
		TOTAL on site accessible for both staff and students is 22 women's toilets and 22 men's toilets.
		With further toilets planned in a future student services building and retrofitted into the MITC building there will be adequate toilet provision for the future projected headcount
Drinking water	Accessible drinking water	Provided at the LRC building , administration , faculty and dining hall as water cooler dispensers
Teaching space per person	25ft ² per student (AIA is 30ft ²)	7 large classrooms (700-800sqft)



ltem	COM-FSM standard target	Provided on National campus
		12 standard sized classrooms 550 - 700sqft
		2 seminar room 400sqft
		Other spaces - weight room and gymnasium
Computer Laboratory	25ft ² per student (AIA is 40ft ²) (2.4msq)	Computer labs are 730sqft (3off), The Library computer lab is 650sqft.
		Space for 115 students, aim is one for every 10 students so need additional computer labs for any headcount increase beyond 1150 students
		Adequate space currently provided
Small group study / study carrells	25ft ² per student (AIA is 50ft ² for reading rooms)	Library open space (excludes offices, archives) is 6500sqft 3500sqft on second floor - = 10000sqft in total. Assuming 50% in stacks there is study space for 200 students.
		Adequate space currently provided for a 1:10 ratio. To attain a 1:5 ratio require an additional 1500sqft
Shops/ vocational rooms	50ft ² per student (4.7msq)	nil
Private office	100ft ² per person (9.3msq)	Individual rooms on the ground floor of administration building are 100sqft
		Adequate sized space currently provided for current uses
Private office with meeting area	150ft ² per person (14msq)	Individual offices on the second floor of the administration are 120sqft. Faculty head office in old Faculty building are 130sqft.
		Adequate sized spaces currently provided for current uses
Work station	60ft ² per person (5.6msq) Common filing area60ft ² per person (5.6msq)	A schedule of faculty requiring workstations needs to be completed to ascertain parity across faculties. Occupy current spaces or spaces vacated by functions moving to new buildings.
Faculty work station with side chair	80ft ² per person (7.43msq)	Faculty area in old Faculty building is 410sqft, space for 6 people. With more efficient storage organisation and furniture layout can provide for additional common filing areas
		Adequate sized spaces currently provided for current



Item	COM-FSM standard target	Provided on National campus
		uses
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	Computer workroom (130sqft), computer office (110sqft), server room (100sqft), IT storage and backup server room (840sqft) 1200sqft provided – larger pace as this has the central server for all campuses'. Quality and location of space for back-up server needs improvement
Spatial assessment summary		Small group study - require an additional 1500sqft New location for back-up server and computer services

3.4.2 Accommodation schedules – new buildings

	Building 1 – Health Clinic	
No	Room name	Area
1.01	Consultation rooms 3@100	300
1.02	Records room	150
1.03	Pharmacy	200
1.04	Waiting room	300
1.05	Laboratory	150
1.06	Restrooms 2@50	100
1.07	Disabled Restroom	40
1.08	Observation room	200
1.09	Utility room/ electrical	100
1.10	Storage	100
1.11	Janitorial Room	60
1.12	Classrooms 2@700	1400
	Subtotal	3100
	Circulation and wall thickness @25%	700
	TOTAL (rounded)	3800

	Building 2 – New student center – informed by recently completed Yap campus Student Center sizes and proposed Kosrae multi-purpose building (single storey only)	
No	Room name	Area
2.01	Peer counselling center	300
2.02	Study area	600



	Building 2 – New student center – informed by recently completed Yap campus Student Center sizes and proposed Kosrae multi-purpose building (single storey only)	
No	Room name	Area
2.03	Director of Campus Life	200
2.04	Student Body Association Office	200
2.05	Tutoring Center	600
2.06	Counsellors Office	150
2.07	Counsellors Office	150
2.08	Counsellors Office	150
2.09	Female Toilets (3 WC one being disabled access, 2 basins)	300
2.10	Male Toilets (2 WC one being disabled access, 3 urinals, 2 basins)	300
2.11	Open multipurpose area	3000
2.12	Electrical room	150
2.13	Server room	100
2.14	IT office	200
2.15	IT work shop	200
2.16	Cleaner's room	40
2.17	Store	60
	Subtotal - rounded	6700
	Circulation and wall thickness @20% - circulation on ground floor included in multipurpose area	1400
	TOTAL (rounded)	8100

No	Building 3 – New Marine science/ Applied research building (two level building) Room name	Area
3.01	General office	250
3.02	Office	100
3.04	Preparation room and loading dock	150
3.05	Toilets (2 separate toilets and shared washbasin in lobby – disabled access)	150
3.06	Lab	650
3.07	Lab	650
3.08	Project space	500
3.09	Classroom	650
3.10	Classroom	650
3.11	Storage area	500
3.12	Office	200
	Subtotal	4450
	Circulation and wall thickness @25%approx	1100
	TOTAL	5500



3.4.3 Building area changes over five year periods

Existing square feet (Fall 2013)	Remove buildings to 2018 (sqft)	Add buildings to 2018 (sqft)	Area in 2018
124,700	-	Health Center(3800)	136,600
		Student center (8100)	
Existing square feet (Fall 2018)	Remove buildings 2018 – 2023 (sqft)	Add buildings 2018 – 2023 (sqft)	Area in 2023
136.600	-	Marine science (5500)	142.100
4 Asset Condition Assessment – National Campus

Key Points

The forecast operational costs (\$US12.244M for Years 1-10) equates to approximately \$US1,224,000 per year average identified above are significantly higher than the what is currently being budgeted for maintenance by CoM-FSM (\$150,00 per annum total for all 6 campuses)

If the Sports Center operational costs can be reduced from the estimated 31% (or approximately \$US380,000 per annum) by strategic renewals and funding then the long-term the overall National operational budget would be more sustainable.

4.1 National 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 National campus for COM-FSM 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 in-depth 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 15 No. existing buildings (excluding minor support structures and buildings) and site infrastructure located within the National COM-FSM campus. The key tasks undertaken to complete this report include:

 The National 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 National 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

4.1.7 Condition Grade Assessment Results

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

Asset	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5
A – Specialized Classroom			✓		
B- Standard Classrooms			✓		
C – Dining Hall			✓		
D – Men's Residence Hall			✓		
E – Women's Residence Hall			✓		
F – Facilities Office (Old)			✓		
F2 – Facilities Office (New)			✓		
G - Administration			✓		
H – Learning Resource Center & MITC			✓		
I - Agriculture			✓		
J – A+ Center & ARE Classroom			✓		
K – Bookstore, Dispensary, Student Services			√		
L – FSM – China Friendship Sports Center				✓	
M – Security, Weight Room, Bookstore & IT			~		
N – Maintenance CRE, Music Classroom				✓	
Site Infrastructure	N/A	N/A	N/A	N/A	N/A
Total	0	0	13	2	0



4.1.8 Campus condition grading summary plans



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

- China Friendship Sports Center. 31% of the operational costs are dedicated to this building which has a condition grade 4 highlighting that it is in poor condition and is showing signs of significant failure. Replacement windows (a health and safety issue) and the repair of leaks are required urgently. This asset needs specific funding to prevent deterioration and to extend its life.
- 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 (\$US150,000 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 National campus is recommended to be in the order of \$US12.244M (\$US1,224,000 average per annum). The operational cost equates to 2.5% of the estimated 2013 replacement value which is in the expected order of cost. If the Sports Center operational costs can be reduced from the estimated 31% (or approximately \$US380, 000 per annum) by strategic renewals and funding then the long-term the overall National operational budget would be more sustainable.
- 7. Regular monitoring and review of the asset renewal and routine maintenance plan needs to be carried out

4.1.8.1 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.



		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 - Classroom	2,022,463	242,141	694,659	314,803	1,251,602	51,323	338,170	790,688	410,833
2.00	B - Classroom	1,982,193	143,920	486,806	238,681	869,407	36,768	221,795	564,681	316,556
3.00	C - Cafeteria	1,759,997	223,780	387,547	357,018	968,345	42,148	322,478	486,245	455,716
4.00	D - Male Residence Hall	2,933,255	138,784	321,799	423,665	884,247	42,300	267,033	450,049	551,914
5.00	E - Female Residence Hall	2,413,721	113,963	304,218	353,203	771,384	35,588	212,716	402,972	451,957
6.00	F - Faculty Office	1,172,080	150,386	238,043	316,820	705,249	29,150	206,803	294,459	373,237
7.00	F2 - Faculty Office	1,204,613	66,564	520,030	338,666	925,260	38,427	142,413	595,879	414,515
8.00	G - Administration	2,479,132	345,333	516,687	549,112	1,411,131	59,615	471,107	642,461	674,886
9.00	H - Learning Resource Centre	3,409,263	393,055	1,485,258	659,207	2,537,520	108,769	634,907	1,727,111	901,060
10.00	I - Agriculture	763,190	166,102	144,345	133,161	443,607	18,872	206,953	185,196	174,012
11.00	J - A+ Centre	660,973	65,844	202,866	210,826	479,536	20,630	112,301	249,323	257,283
12.00	K - Student Services	757,576	86,560	314,013	163,050	563,624	23,841	137,092	364,545	213,581
13.00	L - Gymnasium	9,442,394	1,902,290	2,147,690	270,557	4,320,537	175,673	2,218,838	2,464,238	587,104
14.00	M - Security, Maintenance, Bookstore & IT	819,164	157,041	273,586	114,789	545,415	24,294	218,177	334,722	175,925
15.00	N - Maintenance Shop, Offices & Music Rooms	786,636	152,379	274,314	89,725	516,418	22,600	206,238	328,173	143,585
16.00	Site Infrastructure	16,063,199	759,424	617,520	2,700,357	4,077,302	186,449	1,264,817	1,122,912	3,205,750
	TOTALS EXCLUDING ESCALATION	48,669,850	5,107,564	8,929,380	7,233,639	21,270,583	916,447	7,181,838	11,003,654	9,307,913
	Escalation Allowance		1,431,388	6,241,045	9,432,814	17,105,247	933,228	5,061,916	9,871,574	13,063,343
	TOTALS INCLUDING ESCALATION (3.4% per annum assumed)		6,538,952	15,170,425	16,666,453	38,375,831	1,849,675	12,243,754	20,875,228	22,371,255

Forecast Operational Costs

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 National campus is approximately \$US48.67M (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.





Most of the estimated asset replacement values to operational cost ratios, when compared on a percentage basis are very similar and so the estimated allowances made for Operational costs appear to be appropriate. The exception is the Sports Center which has an estimated asset replacement value of 19% versus 31% of the Operational cost. The operational cost to estimated replacement value ratio highlights that the Sports Center is uneconomic to operate in the long-term. Strategic funding is required to reduce the long-term high operational cost of this asset.

The forecast operational costs (\$US12.244M for Years 1-10) equates to approximately \$US1,224,000 per year average identified above are significantly higher than the 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 National campus.

4.1.9 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

4.1.10 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)

4.1.11 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

Campus Summary

Although the energy usage over recent years has been falling, the National Campus still uses more energy per unit of floor area than other sites.

Promoting energy efficiency across the site, and ensuring plant is kept running efficiently will be key to sustaining the downward trend in energy use.

As the campus has several high energy use areas such as server rooms and a cafeteria, the higher energy use is not surprising, and it offers the potential for energy savings

The cafeteria and gym areas have a very high energy usage per unit area- these buildings may benefit from a solar hot water heater to reduce electricity consumed in generating hot water.

The National Campus has by far the best record keeping and energy metering across all campuses, and this should be used as an example to other sites. Provision of metering in all campuses to a similar level as that present at National Campus is highly recommended

As with many sites, the permanently occupied areas (e.g. offices) account for a large amount of energy use, and these would be good areas to target first with energy efficiency measures

5.1 Energy Efficiency Recommendations

- 1. Adjust the set point control of the AC units to 24 or 25°c
- 2. Turn units off cooling units 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. Provide occupancy sensor lighting control where appropriate, with linked control of cooling units
- 5. Close windows to air conditioning spaces when systems are operating
- 6. Seal holes and penetrations from conditioned areas to outside or non-air conditioned areas
- 7. Keep doors leading to AC spaces closed employ automatic door closers where possible
- 8. Turn off lights when leaving a room
- 9. Replace ceiling insulation where missing, improve insulation thickness in new build areas.
- 10. Provide insulation below the roof of any occupied areas without roof insulation



Appendix A

Topographical Survey Plan & Title Information





Appendix B

Building Condition Assessments



	TIONAL CAMPUS AT PALI	KIR, PO	OHNPEI	STAT	ГЕ								Α	- SPE		
		Condi	tion Grading	VG	Condit	ion Ga	auge P	VP		Asset Rei	newal Cost]		TOP 5 MAJOR ELEI	٨E
ID Code	Element	Condition Grade	% Deterioration	0-20 2 %	20-40 4 %	40-60 %	60-80 %	80-100 %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace	URGENT MAINTENANCE, RE	NE
1.00	Total Sub-Structure	3	50%						0	0	0	0	145,390	0.0%		
2.00	Total Frame	2	30%						0	0	0	0	320,448	0.0%	Element	0
3.00	Total Structural Walls	2	30%						0	0	0	0	128,303	0.0%	Coromia Tilad Floor Finishaa	
4.00	Total Upper Floors	2	30%						0	0	0	0	180,210	0.0%	Ceramic filed Floor Finishes	
5.00	Total Roof	3	50%						0	97,168	0	97,168	97,168	100.0%		
6.00	Total External Walls & Finishes	3	50%						0	0	73,774	73,774	73,774	100.0%	Ceiling Mounted Fan	
7.00	Total Windows & Doors	3	50%						6,415	0	31,715	38,130	153,578	24.8%		
A	TOTAL STRUCTURE	3	50%						6,415	97,168	105,489	209,072	1,098,870	19.0%		
8.00	Total Stairs Balustrades & Handrails	3	50%						0	0	39,468	39,468	64,768	60.9%	Timber Framed Doors with plazed top light over	E
9.00	Total Internal Walls/Partitions	3	50%						0	0	0	0	65,456	0.0%		-
10.00	Total Internal Doors	3	50%						0	0	13,662	13,662	13,662	100.0%	1	_
11.00	Total Floor Finishes	4	70%						110,098	0	31,569	141,667	110,098	128.7%	Metal Framed Balustrades (with Metal Infill Panels	С
12.00	Total Wall Finishes	3	50%						0	118,098	0	118,098	118,098	100.0%	or Balusters) and metal roofing	re
13.00	Total Ceiling Finishes	3	50%						0	104,602	0	104,602	104,602	100.0%]	<u> </u>
14.00	Total Fixed Joinery Units	3	50%						2,378	100,694	3,137	106,209	103,831	102.3%	Solid Plaster Wall Lining with Painted Finishes	Li
В	TOTAL INTERNAL FIT-OUT	4	70%						112,476	323,394	87,836	523,706	580,515	90.2%		
15.00	Total Sanitary Plumbing	3	50%						0	78,683	0	78,683	78,683	100.0%]	⊢
16.00	Total Mechanical Services	4	70%						46,299	46,173	46,299	138,771	46,299	299.7%	Overall Recommendation/Action	Ta
17.00	Total Fire Services	3	50%						18,788	8,855	15,626	43,269	18,156	238.3%]	e>
18.00	Total Electrical Services	3	50%						0	140,387	1,392	141,778	141,778	100.0%]	ba
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%	1	Im

58,162

123,249

242.141

0

274,097

694.659

116,324

518,824

1.251.602

58,162

343,078

2,022,463

200.0%

151.2%

61.9%

58,162

121,478

314,803

III Beca

Total Special Services

TOTAL BUILDING

TOTAL BUILDING SERVICES

50%

50%

50%

3

3

3

20.00



ENTS REQUIRING

Observed Deterioration/Recommendations

mpact damage, broken tiles

arge number of fans not working

Evidence of marks and impact damage

Corrosion present on balustrades. Roofs require e-paniting immediately

ittle impact damage, normal wear and tear

Targeted regular maintenance and cleaning to extend asset life. Treat rust and spot prime balustrades immediately. Re-paint roof immediately Repair fans that are not working immediately. Refurbish windows & doors, floor finishes and joinery fittings by 2023. Regularly maintain and replace mechanical, fire and special services by 2023.

B – STANDARD CLASSROOMS







				Co	ondition C	Gauge								1	
		Condition	n Grading	VG G	Α	P	VP		Asset Re	newal Cost				TOP 5 MAJOR ELE	ИE
ID Code	Element	Condition Grade	% Deteriora ion	0-20 20-4 t % %	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, RI	ΞN
1.00	Total Sub-Structure	3	50%					0	0	0	0	150,745	0.0%	Flower	
2.00	Total Frame	2	30%					0	0	0	0	405,541	0.0%	Element	
3.00	Total Structural Walls	3	50%					0	0	0	0	238,204	0.0%	Timber Deere (Selid(Ne Clering)	
4.00	Total Upper Floors	3	50%					0	0	0	0	194,611	0.0%	Timber Doors (Solid/No Glazing)	
5.00	Total Roof	3	50%					0	64,479	23,504	87,983	87,983	100.0%	1	
6.00	Total External Walls & Finishes	2	30%					0	0	0	0	97,689	0.0%		Ι.
7.00	Total Windows & Doors	3	50%					11,625	0	38,190	49,815	190,373	26.2%	Ceramic Tiled Floor Finishes	
A	TOTAL STRUCTURE	3	50%					11,625	64,479	61,694	137,797	1,365,146	10.1%		
8.00	Total Stairs Balustrades & Handrails	3	50%					0	0	39,468	39,468	64,768	60.9%		T_
9.00	Total Internal Walls/Partitions	3	50%	-				0	0	0	0	7,651	0.0%	Concrete Screed Floor Finish	
10.00	Total Internal Doors	3	50%					0	0	7,590	7,590	7,590	100.0%	1	
11.00	Total Floor Finishes	4	70%	-				13,821	39,960	10,064	63,846	53,781	118.7%		+
12.00	Total Wall Finishes	3	50%	-				0	120,438	0	120,438	120,438	100.0%	Ceiling Mounted Fan	
13.00	Total Ceiling Finishes	3	50%					0	91,887	0	91,887	91,887	100.0%	1	
14.00	Total Fixed Joinery Units	3	50%					2,378	7,084	2,378	11,840	9,462	125.1%		+
в	TOTAL INTERNAL FIT-OUT	4	70%					16,200	259,369	59,501	335,069	355,577	94.2%	Profiled Metal Sheet Roof Cladding (Pre-Finished)	E
15.00	Total Sanitary Plumbing	3	50%					0	24,035	0	24,035	24,035	100.0%	1	p
16.00	Total Mechanical Services	4	70%	-				41,872	37,318	41,872	121,061	41,872	289.1%	Overall Decommon detion /Action	
17.00	Total Fire Services	3	50%					13,098	2,530	13,098	28,727	15,628	183.8%	Overall Recommendation/Action	
18.00	Total Electrical Services	3	50%	-				0	99,076	1,392	100,467	118,810	84.6%	•	r
19.00	Total Vertical Transportation	0	0%					0	0	0	0	0	0.0%	•	i
20.00	Total Special Services	3	50%					61,126	0	61,126	122,251	61,126	200.0%	1	F
с	TOTAL BUILDING SERVICES	3	50%					116,095	162,958	117,487	396,540	261,470	151.7%		
	TOTAL BUILDING	3	50%					143,920	486,806	238,681	869,407	1,982,193	43.9%		2
														4	1

in Beca



ENTS REQUIRING

Observed Deterioration/Recommendations

Evidence of termite damage

mpact damage, broken tiles

Evidence of cracking

arge number of fan not working

Evidence of a couple leaks to upper floor. Repaint roof immediately

Targeted regular maintenance and cleaning to extend asset life. Treat/repair termite damage, repair roof leaks and fans that are not working mmediately. Re-paint roof immediately. Refurbish windows & doors, floor finishes and oinery fittings by 2023. Regularly maintain and replace mechanical, fire and special services by 2023.

NAT	IONAL CAMPUS AT PALIK	IR, PO	HNPE	I S	ΓΑΤ	E							С	– DININ	IG HALL	
		Condition	n Grading	VG	Con	dition G	auge	VP		Asset Rer	newal Cost		1		TOP 5 MAJOR FLF	MF
ID Code	Element	Condition Grade	% Deteriorat	0-20 t %	20-40 %	40-60 %	60-80 %	80-100 %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grandn Renewal	Full Replace	% Full Replace	URGENT MAINTENANCE, RI	ENE
1.00	Total Sub-Structure	2	30%						0	0	0	0	166,789	0.0%		<u> </u>
2.00	Total Frame	2	30%						0	0	0	0	456,316	0.0%	Element	0
3.00	Total Structural Walls	2	30%						0	0	0	0	78,626	0.0%		+
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%	Tiled Floor Finishes	Т
5.00	Total Roof	3	50%						1,500	95,798	7,084	104,382	102,882	101.5%		-
6.00	Total External Walls & Finishes	2	30%						0	0	0	0	45,210	0.0%		
7.00	Total Windows & Doors	3	50%						8,590	0	125,681	134,270	172,906	77.7%	Air-Conditioning - Window Mounted or "Through	N
A	TOTAL STRUCTURE	3	50%						10,090	95,798	132,765	238,652	1,022,729	23.3%		
8.00	Total Stairs Balustrades & Handrails	0	0%						0	0	0	0	0	0.0%	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Р
9.00	Total Internal Walls/Partitions	2	30%						2,000	0	0	2,000	94,814	2.1%		rc
10.00	Total Internal Doors	3	50%						0	0	16,698	16,698	16,698	100.0%		_
11.00	Total Floor Finishes	4	70%						130,348	5,797	1,366	137,511	136,145	101.0%	Metal Gutters	M
12.00	Total Wall Finishes	2	30%						0	0	114,008	114,008	114,008	100.0%		_
13.00	Total Ceiling Finishes	3	50%						0	59,353	10,825	70,179	70,179	100.0%	Fibre Cement Ceiling/Soffit Lining with Painted	N
14.00	Total Fixed Joinery Units	3	50%						0	72,738	2,277	75,015	75,015	100.0%	Finishes	d
В	TOTAL INTERNAL FIT-OUT	3	50%						132,348	137,888	145,175	415,411	506,859	82.0%		_
15.00	Total Sanitary Plumbing	3	50%						0	34,788	0	34,788	39,848	87.3%	Overall Recommendation/Action	Т
16.00	Total Mechanical Services	4	70%						64,642	5,693	64,642	134,976	64,642	208.8%		e
17.00	Total Fire Services	3	50%						13,701	1,898	12,436	28,035	12,436	225.4%		C
18.00	Total Electrical Services	4	70%						1,000	111,483	0	112,483	111,483	100.9%		a D
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%		in
20.00	Total Special Services	3	50%						2,000	0	2,000	4,000	2,000	200.0%		flo
с	TOTAL BUILDING SERVICES	4	70%						81,343	153,861	79,078	314,281	230,409	136.4%		re
	TOTAL BUILDING	3	50%						223,780	387,547	357,018	968,345	1,759,997	55.0%		2



ENTS REQUIRING

EWAL OR REPLACEMENT

Observed Deterioration/Recommendations

o café, kitchen, student offices, WC's and Store marked and stained with some loose tiles

Anual remote control - day time use only, office unit not working but others are in OK condition

Paint fading, black marks/stains evident. Re-paint oof immediately

Aetal flaking and rust spots starting to appear

Marked with evidence of humidity or moisture lamage

Targeted regular maintenance and cleaning to extend asset life. Treat rust and spot prime corroded gutters immediately. Check roof for rust and treat if necessary and re-paint immediately. Repair water damage/leaks to ceiling/soffit mmediately. Refurbish windows & doors and loor finishes by 2023. Regularly maintain and eplace mechanical, fire and special services by 2023

NA	TIONAL CAMPUS AT PA	LIKIR, PO	OHNPEI	STATE								D	– MEN	'S RESIDENCE HALL	
				Conc	dition G	auge						!			
	_	Condit	tion Grading	VG G	Α	Р	VP		Asset Re	newal Cost				I OP 5 MAJOR ELE	IVIE
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	Full Replace	% Full Replace	URGENT MAINTENANCE, R	ΞN
1.00	Total Sub-Structure	2	30%					0	0	0	0	251,000	0.0%		Τ
2.00	Total Frame	2	30%					0	0	0	0	208,170	0.0%		(
3.00	Total Structural Walls	2	30%					0	0	0	0	280,628	0.0%	Vinyl Floor Finishes	F
4.00	Total Upper Floors	2	30%					0	0	0	0	210,598	0.0%		f
5.00	Total Roof	3	50%					0	12,338	110,163	122,502	122,502	100.0%	1	-
6.00	Total External Walls & Finishes	2	30%					0	0	0	0	27,628	0.0%	Tiled Floor Finishes	E
7.00	Total Windows & Doors	2	30%					0	0	0	0	270,204	0.0%		e
A	TOTAL STRUCTURE	3	50%					0	12,338	110,163	122,502	1,370,729	8.9%	Plywood Soffit Lining with Painted Finish	E
8.00	Total Stairs Balustrades & Handrails	2	30%					0	0	0	0	53,320	0.0%	,	C
9.00	Total Internal Walls/Partitions	2	30%					0	0	0	0	86,418	0.0%		-
10.00	Total Internal Doors	2	30%	-				0	0	0	0	133,584	0.0%	Plywood Ceiling linings with Painted Finishes	E
11.00	Total Moll Sinishes	4	70%					109,436	0	85,744	195,180	109,436	1/8.4%		5
12.00	Total Calling Einishee	3	50%					0	15,939	U 21.426	15,939	004,181 94 942	2.4%	Metal Gutters and Roofing	E
13.00	Total Centry Finishes	4	70%					0	03,400	19 /81	04,042	04,042	100.0%	•	r
14.00 P		2	50%					109.436	79.345	13,401	315 441	1 151 262	27.4%		i
15.00	Total Sanitary Plumbing	3	50%	-				0	37 950	120,001	145 475	145 475	100.0%		1
16.00	Total Mechanical Services	3	50%	-				25.553	1,898	25.553	53.004	25.553	207.4%	Overall Recommendation/Action	e
17.00	Total Fire Services	2	30%	-				3,795	21,846	4.428	30.069	22,479	133.8%		0
18.00	Total Flectrical Services	3	50%					0	84.211	49.335	133.546	133,546	100.0%		i
19.00	Total Vertical Transportation	0	0%					0	0	0	0	0	0.0%	4	r
20.00	Total Special Services	2	30%					0	84.211	0	84.211	84.211	100.0%	4	k
C	TOTAL BUILDING SERVICES	3	50%					29.348	230,116	186,841	446.305	411.264	108.5%	4	r
	TOTAL BUILDING	3	50%					138,784	321,799	423,665	884,247	2,933,255	30.1%		
														4	1



ENTS REQUIRING

Observed Deterioration/Recommendations

Evidence of lifting, marks, tears, and worn flooring

Evidence lifting tiles, loose grout, marks, stains, etc.

Evidence of leaks internally, cracks, impact damage, etc.

Evidence of leaks internally, cracks, distortion in sheets, etc.

Evidence of corrosion in gutter – spot prime and repair immediately. Re-paint roof and gutters immediately

Targeted regular maintenance and cleaning to extend asset life. Treat rust and spot prime corroded gutters and re-paint roof immediately immediately. Check roof for rust and treat if necessary. Repair water damage/leaks to ceiling/soffit immediately. Refurbish floor finishes by 2023. Regularly maintain and replace mechanical, fire and special services by 2023

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NAT	TIONAL CAMPUS AT PALI	KIR, PO	OHNPEI	STAT	E							E	– WON	AN'S RESIDENCE HALL	
		Condi	tion Grading	VG	Condition	Gauge	VP		Asset Re	newal Cost		<u> </u>		TOP 5 MAJOR ELE	ME
ID Code	Element	Condition	%	0-20 20	-40 40-6	60-80 %	D 80-100	Year 1-10 Total	Year 11-20	Year 21-30	Grand	Full	% Full Replace	URGENT MAINTENANCE, RE	ENI
1.00	Total Sub-Structure	2	30%	70	/6 /6	/8	70	0	0	0	Total	201,560	0.0%	· · · · · · · · · · · · · · · · · · ·	Т
2.00	Total Frame	2	30%					0	0	0	0	172,451	0.0%	Element	С
3.00	Total Structural Walls	2	30%					0	0	0	0	213,001	0.0%		+
4.00	Total Upper Floors	2	30%					0	0	0	0	168,688	0.0%	Vinyl Floor Finishes	E
5.00	Total Roof	3	50%					0	9,871	76,288	86,158	86,158	100.0%		y
6.00	Total External Walls & Finishes	2	30%					0	0	0	0	97,968	0.0%	Plaster and Paint finish	F
7.00	Total Windows & Doors	2	30%					0	0	0	0	225,803	0.0%		
A		3	50%					0	9,871	76,288	86,158	1,165,628	7.4%		
8.00	Total Internal Walls/Partitions	3	50% 30%					0	0	0	0	53,320 69 758	0.0%	Plywood Soffit Lining with Painted Finish and Metal	E
10.00	Total Internal Doors	2	30%					0	0	0	0	72.864	0.0%	roofing	d
11.00	Total Floor Finishes	4	70%					90.181	0	66.488	156.669	90,181	173.7%		_
12.00	Total Wall Finishes	3	50%					0	15,939	0	15,939	478,827	3.3%	Air-Conditioning - Window Mounted Unit)	С
13.00	Total Ceiling Finishes	4	70%					0	61,486	21,436	82,922	82,922	100.0%		ir
14.00	Total Fixed Joinery Units	2	30%					0	0	17,204	17,204	17,204	100.0%		-
в	TOTAL INTERNAL FIT-OUT	3	50%					90,181	77,425	105,128	272,734	865,077	31.5%	Plywood Ceiling linings with Painted Finishes	E
15.00	Total Sanitary Plumbing	3	50%					0	37,950	104,363	142,313	142,313	100.0%		s
16.00	Total Mechanical Services	4	70%					19,987	1,898	19,987	41,872	19,987	209.5%		<u>†</u>
17.00	Total Fire Services	2	30%					3,795	18,235	4,428	26,457	18,867	140.2%	Overall Recommendation/Action	T
18.00	Total Electrical Services	3	50%					0	91,453	43,010	134,463	134,463	100.0%		c
19.00	Total Vertical Transportation	0	0%					0	0	0	0	0	0.0%		а
20.00	Total Special Services	2	30%					0	67,387	0	67,387	67,387	100.0%		fi
с	TOTAL BUILDING SERVICES	3	50%					23,782	216,922	171,787	412,491	383,017	107.7%		
	TOTAL BUILDING	3	50%					113,963	304,218	353,203	771,384	2,413,721	32.0%		



ENTS REQUIRING

Observed Deterioration/Recommendations

Evidence of impact damage, lifting tiles, loose grout, marks, etc.

Evidence of impact damage

Evidence of leaks internally, cracks, impact lamage, etc to soffit. Re-paint roof immediately.

Corrosion, mould at wall unit junction. Mould ndicates leaking from unit.

Evidence of leaks internally, cracks, distortion in sheets, etc.

Targeted regular maintenance and cleaning to extend asset life. Repair water damage/leaks to ceiling/soffit immediately. Repair leaking AC unit and treat corrosion immediately. Refurbish floor inishes by 2023. Regularly maintain and replace nechanical, fire and special services by 2023

F - FACULTY OFFICE (OLD)



調 Beca





					Con	dition (Gauge						I			
		Condit	tion Grading	VG	G	Α	Р	VP		Asset Re	newal Cost		1		TOP 5 MAJOR ELEI	ME
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	URGENT MAINTENANCE, RE	EN
1.00	Total Sub-Structure	3	50%						0	0	0	0	176,662	0.0%		
2.00	Total Frame	3	50%						0	0	0	0	236,602	0.0%	Element	
3.00	Total Structural Walls	2	30%						0	0	0	0	154,158	0.0%		
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%	Proprietary Suspended Ceilings (Exposed Grid	ti
5.00	Total Roof	3	50%						0	79,072	0	79,072	79,072	100.0%		
6.00	Total External Walls & Finishes	2	30%						0	0	0	0	45,089	0.0%		Τ.
7.00	Total Windows & Doors	2	30%						0	0	0	0	56,363	0.0%	Air-Conditioning - DX/Split System	N
A	TOTAL STRUCTURE	3	50%						0	79,072	0	79,072	747,946	10.6%		
8.00	Total Stairs Balustrades & Handrails	0	0%						0	0	0	0	0	0.0%		+
9.00	Total Internal Walls/Partitions	0	0%						0	0	0	0	0	0.0%	Profiled Metal Sheet Roof Cladding (Pre-Finished)	E
10.00	Total Internal Doors	3	50%						0	0	15,180	15,180	15,180	100.0%	•	
11.00	Total Floor Finishes	2	30%						0	33,634	3,348	36,982	36,982	100.0%		+
12.00	Total Wall Finishes	2	30%						0	0	112,498	112,498	112,498	100.0%	· Timber Door - Single	E
13.00	Total Ceiling Finishes	3	50%						5,268	29,829	15,923	51,021	51,021	100.0%		
14.00	Total Fixed Joinery Units	2	30%						0	0	4,681	4,681	4,681	100.0%		+
в	TOTAL INTERNAL FIT-OUT	3	50%						5,268	63,463	151,630	220,361	220,361	100.0%	Fibre Cement Soffit Lining with Painted Finishes	E
15.00	Total Sanitary Plumbing	2	30%						0	0	29,728	29,728	29,728	100.0%		
16.00	Total Mechanical Services	4	70%						115,115	53,130	61,985	230,230	61,985	371.4%		+
17.00	Total Fire Services	2	30%						10,943	3,795	11,575	26,313	11,575	227.3%	Overall Recommendation/Action	ר
18.00	Total Electrical Services	3	50%						0	38,583	42,843	81,425	81,425	100.0%	•	e
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%	•	F
20.00	Total Special Services	3	50%						19,060	0	19,060	38,120	19,060	200.0%	4	a
с	TOTAL BUILDING SERVICES	3	50%						145,118	95,508	165,191	405.816	203,773	199.2%	4	1
	TOTAL BUILDING	3	50%						150.386	238.043	316.820	705.249	1.172.080	60.2%		
									,	,0.0	,020		.,,			



ENTS REQUIRING

Observed Deterioration/Recommendations

Evidence of damaged/marked/stained ceiling iles

Most not used, some not working

Evidence of faded paint – re-paint immediately

Evidence of stains, impact damage

Evidence of marks

Targeted regular maintenance and cleaning to extend asset life. Repair water damage/leaks to ceiling/ immediately. Re-paint roof immediately. Regularly maintain and replace mechanical, fire and special services by 2023

F2 - FACULTY OFFICE (NEW)



in Beca





					Con	dition	Gauge						I			
		Condi	tion Grading	VG	G	Α	Р	VP		Asset Re	newal Cost		7		TOP 5 MAJOR ELEI	VIE
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	URGENT MAINTENANCE, RE	:N
1.00	Total Sub-Structure	3	50%						0	0	0	0	136,415	0.0%		Τ
2.00	Total Frame	2	30%						0	0	0	0	145,319	0.0%	Element	
3.00	Total Structural Walls	0	0%						0	0	0	0	0	0.0%		
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%	Metal Doors (Solid/No Glazing)	
5.00	Total Roof	3	50%						0	83,636	16,239	99,875	99,875	100.0%		
6.00	Total External Walls & Finishes	2	30%						0	0	0	0	65,149	0.0%	·	
7.00	Total Windows & Doors	3	50%						0	7,590	0	7,590	80,131	9.5%	Timber Door - Single	
A	TOTAL STRUCTURE	3	50%						0	91,226	16,239	107,465	526,889	20.4%		1
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	67,665	0.0%	·	_
10.00	Total Internal Doors	3	50%						0	0	24,288	24,288	24,288	100.0%	Solid Plaster Wall Lining with Painted Finishes	E
11.00	Total Floor Finishes	3	50%						0	48,851	0	48,851	48,851	100.0%		
12.00	Total Wall Finishes	3	50%						0	69,623	0	69,623	124,612	55.9%	•	
13.00	Total Ceiling Finishes	3	50%						0	30,983	3,980	34,963	61,978	56.4%		+
14.00	Total Fixed Joinery Units	3	50%						0	4,250	6,021	10,272	10,069	102.0%	Plywood Lining with Painted Finishes	3
в	TOTAL INTERNAL FIT-OUT	3	50%						0	153,707	34,289	187,996	337,464	55.7%		
15.00	Total Sanitary Plumbing	3	50%						0	21,252	8,855	30,107	30,107	100.0%	-	
16.00	Total Mechanical Services	2	30%						53,130	218,863	164,785	436,778	165,733	263.5%	Deisforend Oserende Oleh en Oserle	Τ.
17.00	Total Fire Services	3	50%	-					13,434	5,060	13,434	31,928	13,434	237.7%	Reinforced Concrete Slab on Grade	
18.00	Total Electrical Services	2	30%						0	0	101,064	101,064	101,064	100.0%		
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%		
20.00	Total Special Services	2	30%						0	29.921	0	29.921	29.921	100.0%	Overall Recommendation/Action	-
C		3	50%						66 564	275 096	288 138	629 799	340 260	185.1%		6
с —			50%						66 564	£20,030	200,100	025,155	4 204 642	76.99/		r
			50%						00,304	520,030	330,000	925,260	1,204,013	10.0%		



ENTS REQUIRING

Observed Deterioration/Recommendations

Poor condition

Evidence of impact damage

Evidence of minor plaster cracking

Some damage to tiles

Evidence of settlement walking along hallway

Targeted regular maintenance and cleaning to extend asset life. Regularly maintain and replace mechanical, fire and special services by 2023

-														
NAT	IONAL CAMPUS AT PALI	KIR, PO	OHNPEI \$	STAT	E						G	- ADM	INISTRATION	
		Condi	tion Grading	VG	Condition	Gauge P VP		Asset Re	newal Cost		ו		TOP 5 MAJOR ELE	MI
ID Code	Element	Condition Grade	% Deterioration	0-20 2 %	0-40 40-60 % %	60-80 80-100 % %) Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace	URGENT MAINTENANCE, RI	ΞN
1.00	Total Sub-Structure	3	50%				0	500	0	500	169,772	0.3%	Floment	Τ
2.00	Total Frame	2	30%				0	0	0	0	576,210	0.0%		
3.00	Total Structural Walls	3	50%				0	0	0	0	162,436	0.0%	Proprietory Supponded Ceilings (Exposed Crid	
4.00	Total Upper Floors	2	30%				0	0	0	0	231,505	0.0%	Suspension System) with Tiles	
5.00	Total Roof	3	50%				15,805	75,348	17,070	108,223	109,780	98.6%		,
6.00	Total External Walls & Finishes	3	50%				0	0	66,192	66,192	66,192	100.0%	Drinking Fountain	
7.00	Total Windows & Doors	2	30%				0	0	0	0	169,334	0.0%		
A	TOTAL STRUCTURE	3	50%				15,805	75,848	83,261	174,915	1,485,229	11.8%		_
8.00	Total Stairs Balustrades & Handrails	3	50%				0	0	8,880	8,880	34,180	26.0%	Air-Conditioning - Window Mounted Unit)	
9.00	Total Internal Walls/Partitions	2	30%				0	0	0	0	164,647	0.0%		i
10.00	Total Internal Doors	2	30%				0	0	0	0	53,130	0.0%		+
11.00	Total Floor Finishes	3	50%				81,109	4,440	81,109	166,659	85,550	194.8%	Lighting (Internal) - Incandescent	
12.00	Total Wall Finishes	3	50%				3,000	14,117	184,398	201,516	198,516	101.5%		+
13.00	Total Ceiling Finishes	4	70%				61,132	16,243	0	77,375	77,075	100.4%	Metal Gutters and Roof	
14.00	Total Fixed Joinery Units	3	50%				0	10,500	5,946	16,445	15,433	106.6%		
в	TOTAL INTERNAL FIT-OUT	3	50%				145,241	45,300	280,333	470,875	628,531	74.9%		
15.00	Total Sanitary Plumbing	4	70%				600	23,403	1,265	25,268	24,668	102.4%	Overall Recommendation/Action	
16.00	Total Mechanical Services	3	50%				114,483	212,836	114,483	441,801	115,431	382.7%		
17.00	Total Fire Services	3	50%				19,373	3,795	18,741	41,909	18,741	223.6%	1	
18.00	Total Electrical Services	4	70%				500	122,348	9,488	132,336	131,836	100.4%	1	
19.00	Total Vertical Transportation	0	0%				0	0	0	0	0	0.0%	1	i
20.00	Total Special Services	4	70%				49,330	33,156	41,541	124,028	74,697	166.0%	1	
С	TOTAL BUILDING SERVICES	4	70%				184,286	395,538	185,517	765,341	365,372	209.5%	1	
	TOTAL BUILDING	3	50%				345,333	516,687	549,112	1,411,131	2,479,132	56.9%	1	



Rust spots appearing in gutters – treat, repair and spot prime. Rust treat and spot prime roof (due for replacement by 2023).

Targeted regular maintenance and cleaning to extend asset life. Treat rust and spot prime corroded gutters immediately. Replace roof by 2023. Refurbish floor, wall and ceiling finishes by 2023. Replace 1-2 AC window mounted units immediately. Regularly maintain and replace mechanical, fire and special services by 2023

H - LEARNING RESOURCE CENTER AND MITC







					Con	dition 0	Gauge									
		Condi	tion Grading	VG	G	Α	Р	VP		Asset Re	newal Cost		7		TOP 5 MAJOR ELE	Л
ID Code	Element	Condition Grade	% Deterioration	0-20 %	20-40 %	40-60 %	60-80 %) <mark>80-100</mark> %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace	URGENT MAINTENANCE, RE	N
1.00	Total Sub-Structure	2	30%						0	0	0	0	243,611	0.0%		Γ
2.00	Total Frame	2	30%						0	0	0	0	426,882	0.0%	- Element	[
3.00	Total Structural Walls	2	30%						0	0	0	0	171,799	0.0%	Insity Deinforced Concrete Linner Floor Concerv	
4.00	Total Upper Floors	3	50%						0	0	0	0	375,923	0.0%	Insitu Reinforced Concrete Opper Floor - Canopy	[
5.00	Total Roof	3	50%						50,855	244,161	82,967	377,983	327,128	115.5%	1	
6.00	Total External Walls & Finishes	3	50%						0	0	98,721	98,721	98,721	100.0%	Profiled Metal Sheet Poof Cladding (Pre Finished)	
7.00	Total Windows & Doors	3	50%						0	0	7,590	7,590	121,281	6.3%		
A	TOTAL STRUCTURE	3	50%						50,855	244,161	189,278	484,294	1,765,345	27.4%		
8.00	Total Stairs Balustrades & Handrails	3	50%	1					0	0	14,231	14,231	39,531	36.0%	Mombrano Roof Cladding	I
9.00	Total Internal Walls/Partitions	2	30%						0	0	0	0	186,297	0.0%		
10.00	Total Internal Doors	3	50%						0	0	71,498	71,498	71,498	100.0%	·	┝
11.00	Total Floor Finishes	3	50%						159,248	7,934	159,248	326,429	167,181	195.3%	Metal Framed Balustrades (with Metal Infill Panels	
12.00	Total Wall Finishes	3	50%						0	227,012	15,370	242,382	242,382	100.0%	or Balusters)	
13.00	Total Ceiling Finishes	3	50%						0	133,164	9,780	142,944	142,944	100.0%	4	+
14.00	Total Fixed Joinery Units	3	50%						0	27,413	4,200	31,612	31,208	101.3%	Passenger Lifts	1
в	TOTAL INTERNAL FIT-OUT	3	50%						159,248	395,522	274,326	829,096	881,040	94.1%		
15.00	Total Sanitary Plumbing	3	50%						0	30,740	18,975	49,715	49,715	100.0%	4	┢
16.00	Total Mechanical Services	3	50%						139,783	269,445	139,783	549,010	143,578	382.4%	Overall Recommendation/Action	-
17.00	Total Fire Services	3	50%						43,170	15,180	36,845	95,195	39,375	241.8%	4	1
18.00	Total Electrical Services	3	50%						0	334,707	0	334,707	334,707	100.0%	-	
19.00	Total Vertical Transportation	3	50%						0	63,250	0	63,250	63,250	100.0%	4	
20.00	Total Special Services	2	30%						0	132,254	0	132,254	132,254	100.0%	4	
С	TOTAL BUILDING SERVICES	3	50%						182,953	845,575	195,603	1,224,131	762,878	160.5%		
	TOTAL BUILDING	3	50%						393,055	1,485,258	659,207	2,537,520	3,409,263	74.4%	d de la constante de	
																1

III Beca



ENTS REQUIRING

Observed Deterioration/Recommendations

Good condition but not sealed/ protected

Minor rust damage and paint deterioration. Repaint roof immediately

Required to canopy to protect concrete

Paint chipping of metal otherwise ok

Wheel chair lift - working order, internal panel missing

Targeted regular maintenance and cleaning to extend asset life. Treat rust and spot prime corroded roofing and re-paint immediately. Repair wheel chair lift (Health & safety issue). Review membrane roofing repair/installation requirements to canopies. Replace roof by 2023. Refurbish floor finishes by 2023. Regularly maintain and replace mechanical, fire and special services by 2023

NA	TIONAL CAMPUS AT P	ALIKIR, PO	OHNPEI	STAT	E							۱ -	AGRIC	ULTURE	
				(Condition	Gauge									
		Condit	ion Grading	VG	3 A	P	VP		Asset Rei	newal Cost					- 171 -
ID Code	Element	Condition Grade	% Deterioration	0-20 20 % °	-40 40-60 % %	0 60-80 %	80-100 %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace		ENI
1.00	Total Sub-Structure	2	30%					0	0	0	0	97,013	0.0%	Flement	
2.00	Total Frame	2	30%					0	0	0	0	182,513	0.0%		
3.00	Total Structural Walls	2	30%					0	0	0	0	95,786	0.0%	Profiled Metal Sheet Roof Cladding (Galv)	F
4.00	Total Upper Floors	0	0%					0	0	0	0	0	0.0%		re
5.00	Total Roof	5	90%					54,999	0	0	54,999	54,999	100.0%]	_
6.00	Total External Walls & Finishes	4	70%					0	28,129	0	28,129	28,129	100.0%	PVC Gutters	L
7.00	Total Windows & Doors	4	70%					18,596	759	0	19,355	58,519	33.1%		
A		4	70%					73,594	28,888	0	102,482	516,957	19.8%		+
9.00	Total Internal Walls/Partitions	0	0%					0	0	0	0	0	0.0%	PVC Downpipes	L
10.00	Total Floor Siniskos	2	30%					25.050	0	1,518	1,518	4,554	33.3%		
11.00	Total Mall Finishes	5	90%					35,658	0	17,602	53,260	35,658	149.4%	Timber Doors (Solid/No Glazing)	E
12.00	Total Calling Einishes	4	70%	-				10,755	20 422	0	10,755	47 434	100.0%	-	
14.00	Total Fixed Joinery Units	2	30%					0	14 042	52 719	66 760	66 760	100.0 %	<u></u>	+_
B		3	50%					63,412	44.473	71,839	179,724	165,159	108.8%	Vinyl Floor Finishes	E
15.00	Total Sanitary Plumbing	3	50%					0	6.831	3,795	10.626	10.626	100.0%		
16.00	Total Mechanical Services	4	70%					25,933	48,070	25,933	99,935	25,933	385.4%	Overall Recommendation/Action	Т
17.00	Total Fire Services	4	70%			-		3,163	3,163	1,581	7,906	1,581	500.0%		e
18.00	Total Electrical Services	3	50%					0	9,488	30,014	39,501	39,501	100.0%	1	ir
19.00	Total Vertical Transportation	0	0%					0	0	0	0	0	0.0%	1	a
20.00	Total Special Services	2	30%					0	3,433	0	3,433	3,433	100.0%	1	d
с	TOTAL BUILDING SERVICES	3	50%					29,095	70,984	61,322	161,401	81,073	199.1%		R
	TOTAL BUILDING	3	50%					166,102	144,345	133,161	443,607	763,190	58.1%		а



ENTS REQUIRING

Observed Deterioration/Recommendations

Rusted sections need replacing. Repaint or eplace remainder of roof immediately

engths missing, remaining gutter is damaged

engths missing, remaining DP's damaged

Evidence of damage, borer etc.

Edges lifting, surface marking and worn areas

Targeted regular maintenance and cleaning to extend asset life. Replace severely corroded sections of roof and missing/damaged gutters mmediately. Review remainder of roof treat rust and roof or replace immediately. Treat borer lamage to doors immediately. Refurbish windows and doors and floor finishes by 2023. Regularly maintain and replace mechanical, fire and special services by 2023

J - A+ CENTER & ARE CLASSROOM



iii Beca





					Con	dition	Gauge									
		Condi	tion Grading	VG	G	Α	Р	VP		Asset Re	newal Cost				TOP 5 MAJOR ELE	ME
ID Code	Element	Condition Grade	% Deterioration	0-20 %	20-40 %	40-60 %	60-8 0 %	0 <mark>80-100</mark> %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace	URGENT MAINTENANCE, RE	ΞN
1.00	Total Sub-Structure	2	30%						0	0	0	0	106,516	0.0%	Flomont	
2.00	Total Frame	2	30%						0	0	0	0	87,311	0.0%		
3.00	Total Structural Walls	0	0%						0	0	0	0	0	0.0%	Timber Door - Single	F
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%		(
5.00	Total Roof	3	50%						0	6,679	49,092	55,772	55,772	100.0%	·	
6.00	Total External Walls & Finishes	2	30%						0	0	0	0	63,474	0.0%	Fibre Cement Soffit Lining with Painted Finishes	F
7.00	Total Windows & Doors	3	50%						3,036	0	0	3,036	35,130	8.6%	Metal Roofing	i
A	TOTAL STRUCTURE	3	50%						3,036	6,679	49,092	58,808	348,203	16.9%	l	_
8.00	Total Stairs Balustrades & Handrails	2	30%						0	0	0	0	8,135	0.0%	Fibre Cement soffits to patio	E
9.00	Total Internal Walls/Partitions	2	30%						0	0	0	0	8,382	0.0%	-	
10.00	Total Internal Doors	2	30%						0	0	0	0	4,554	0.0%	1	_
11.00	Total Floor Finishes	2	30%						0	18,405	6,202	24,607	24,607	100.0%	Lighting (External) - Fluorescent	E
12.00	Total Wall Finishes	3	50%						0	49,056	0	49,056	49,056	100.0%	-	
13.00	Total Ceiling Finishes	4	70%						2,088	13,463	18,343	33,894	33,894	100.0%		_
14.00	Total Fixed Joinery Units	3	50%						3,795	0	22,201	25,996	25,996	100.0%	Built-in Joinery - Vanity Unit to toilets	E
В	TOTAL INTERNAL FIT-OUT	3	50%						5,883	80,925	46,745	133,553	154,624	86.4%		
15.00	Total Sanitary Plumbing	3	50%	11					0	3,795	11,765	15,560	15,560	100.0%		
16.00	Total Mechanical Services	3	50%						46,805	85,008	46,805	178,618	49,588	360.2%	 Overall Recommendation/Action 	٦
17.00	Total Fire Services	2	30%						0	4,175	1,265	5,440	5,440	100.0%	•	e
18.00	Total Electrical Services	3	50%						10,120	11,132	55,154	76,406	76,406	100.0%	•	
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%	•	i
20.00	Total Special Services	2	30%						0	11,153	0	11,153	11,153	100.0%	1	i
С	TOTAL BUILDING SERVICES	3	50%						56,925	115,262	114,989	287,176	158,146	181.6%		r
	TOTAL BUILDING	3	50%						65,844	202,866	210,826	479,536	660,973	72.6%		2
																1



ENTS REQUIRING

Observed Deterioration/Recommendations

Evidence of impact damage, insect attack termites/borer)

Evidence of stains/ leaks. Re-paint roof immediately

Evidence of stains

Evidence of water ingress

Evidence of impact damage, marks, etc.

Targeted regular maintenance and cleaning to extend asset life. Treat and repair termite/borer damage immediately. Check and repair water damage/leaks to soffit and light fittings immediately. Re-paint roofing immediately.Refurbish ceilings and joinery fittings by 2023. Regularly maintain and replace mechanical, electrical and special services by 2023

K – BOOKSTORE, DISPENSARY, STUDENT SERVICES









				Con	dition G	Gauge														
		Condit	ion Grading	VG	G	Α	Р	VP		Asset Rer	newal Cost		1		I OP 5 MAJOR ELEI	VIE				
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	URGENT MAINTENANCE, RE	IN				
1.00	Total Sub-Structure	2	30%						0	0	0	0	92,554	0.0%		Γ				
2.00	Total Frame	3	50%						0	0	0	0	80,576	0.0%	Element					
3.00	Total Structural Walls	3	50%						0	0	0	0	49,590	0.0%						
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%	Vinyl Floor Finishes	T t				
5.00	Total Roof	3	50%						0	63,579	0	63,579	63,579	100.0%						
6.00	Total External Walls & Finishes	2	30%						0	0	0	0	22,811	0.0%		Τ.				
7.00	Total Windows & Doors	3	50%						0	0	46,491	46,491	46,491	100.0%	Tiled Floor Finishes					
A	TOTAL STRUCTURE	3	50%						0	63,579	46,491	110,070	355,602	31.0%						
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	64,515	0.0%	Proprietary Suspended Ceilings (Exposed Grid					
10.00	Total Internal Doors	3	50%						0	0	15,180	15,180	16,951	89.6%	Suspension System)					
11.00	Total Floor Finishes	4	70%						30,445	0	24,362	54,808	30,445	180.0%		╈				
12.00	Total Wall Finishes	3	50%						0	71,698	0	71,698	71,698	100.0%	Profiled Metal Sheet Roof Cladding (Pre-Finished)	E				
13.00	Total Ceiling Finishes	4	70%						0	14,099	0	14,099	32,370	43.6%						
14.00	Total Fixed Joinery Units	3	50%						0	31,246	0	31,246	31,246	100.0%						
в	TOTAL INTERNAL FIT-OUT	4	70%						30,445	117,042	39,542	187,030	247,225	75.7%	Aluminium Framed Windows & Doors	Ν				
15.00	Total Sanitary Plumbing	3	50%						0	37,950	0	37,950	37,950	100.0%						
16.00	Total Mechanical Services	3	50%						34,977	53,130	34,977	123,085	34,977	351.9%		_				
17.00	Total Fire Services	3	50%						7,605	2,530	7,605	17,740	7,605	233.3%	Overall Recommendation/Action	Т				
18.00	Total Electrical Services	3	50%						0	39,782	20,902	60,684	60,684	100.0%		e				
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%		r				
20.00	Total Special Services	3	50%						13,533	0	13,533	27,066	13,533	200.0%	1	b				
с	TOTAL BUILDING SERVICES	3	50%						56,115	133,392	77,017	266,524	154,749	172.2%						
	TOTAL BUILDING	3	50%						86,560	314,013	163,050	563,624	757,576	74.4%						



ENTS REQUIRING

Observed Deterioration/Recommendations

Normal wear and tear, including some chipping to vinyl

Impact damage, broken tiles

Damaged ceiling tiles

Evidence of fading. Re-paint roof immediately

Minor evidence of flaking to paint

Targeted regular maintenance and cleaning to extend asset life. Review flaking roof paint and re-paint roof immediately. Refurbish floor finishes by 2023. Regularly maintain and replace mechanical, electrical and special services by 2023









				Conc	dition G	Gauge								TOP 5 MAJOR ELE	ME	
		Condit	ion Grading	VG	G	Α	Р	VP		Asset Rei	newal Cost		7			
ID Code	Element	Condition Grade	% Deterioration	0-20 %	20-40 %	40-60 %	60-80 %	<mark>80-100</mark> %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace		
1.00	Total Sub-Structure	3	50%						0	0	0	0	598,673	0.0%	Element	С
2.00	Total Frame	4	70%						0	285,035	0	285,035	2,131,948	13.4%		+
3.00	Total Structural Walls	3	50%						0	0	0	0	1,032,384	0.0%	PVC Down Pipes and metal rain water heads	R
4.00	Total Upper Floors	3	50%						0	0	0	0	1,488,012	0.0%		D
5.00	Total Roof	5	90%						518,648	0	0	518,648	518,648	100.0%		a
6.00	Total External Walls & Finishes	4	70%						0	395,747	0	395,747	395,747	100.0%		5
7.00	Total Windows & Doors	5	90%						516,192	0	0	516,192	516,192	100.0%	Solid Plaster Cladding with Painted Finishes	
A	TOTAL STRUCTURE	4	70%						1,034,841	680,782	0	1,715,623	6,681,605	25.7%		a
8.00	Total Stairs Balustrades & Handrails	3	50%	12					0	0	162,806	162,806	289,306	56.3%		R
9.00	Total Internal Walls/Partitions	3	50%						0	0	0	0	268,686	0.0%		+
10.00	Total Internal Doors	4	70%						0	45,540	0	45,540	45,540	100.0%	Insitu Concrete Slab Roof Without Any Apparent	R
11.00	Total Floor Finishes	4	70%						0	99,681	0	99,681	99,681	100.0%	Membrane Waterproofing	p
12.00	Total Wall Finishes	4	70%						740,091	Ö	0	740,091	740,091	100.0%		τ
13.00	Total Ceiling Finishes	3	50%						0	544,552	0	544,552	544,552	100.0%	Windows and Deers	1.
14.00	Total Fixed Joinery Units	4	70%						9,488	78,506	0	87,993	87,993	100.0%		s
в	TOTAL INTERNAL FIT-OUT	4	70%						749,579	768,280	162,806	1,680,664	2,075,850	81.0%		R
15.00	Total Sanitary Plumbing	4	70%						7,590	99,303	0	106,893	106,893	100.0%		
16.00	Total Mechanical Services	4	70%						105,221	123,970	105,221	334,412	105,221	317.8%	Concrete Screed Floor Finish	v
17.00	Total Fire Services	3	50%						5,060	10,120	2,530	17,710	7,590	233.3%		+
18.00	Total Electrical Services	4	70%						0	465,236	0	465,236	465,236	100.0%	Overall Recommendation/Action	Т
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%		e
20.00	Total Special Services	0	0%						0	0	0	0	0	0.0%		Å Ie
с	TOTAL BUILDING SERVICES	4	70%						117,871	698,629	107,751	924,251	684,940	134.9%		R
	TOTAL BUILDING	4	70%						1,902,290	2,147,690	270,557	4,320,537	9,442,394	45.8%		n

III Beca



EWAL OR REPLACEMENT

Observed Deterioration/Recommendations

Rain water heads corroding and leaking. Downpipes in poor condition, some are missing and others damaged. Repair & replace to prevent staining of external walls

Evidence of leaking/cracks with significant amount of mould growing on external walls. Repair leaks and clean

Roughly placed with poor quality finish, cracks in places. Install new roof membrane immediately o prevent further damage/deterioration

n very poor condition. This is a major health and afety risk as window/glazing may fall out. Replace immediately

Vorse for wear, cracks and chips

Targeted regular maintenance and cleaning to extend asset life. Replace roof and windows (Health & safety issue) immediately. Repair wall eaks/cracks, gutters and downpipes immediately. Regularly maintain and replace sanitary plumbing, nechanical and fire services by 2023

NAT	TIONAL CAMPUS AT PA	LIKIR, PC	OHNPEI S	STA	TE								М	- SECI	JRITY, WEIGHTROOM, BOOKSTORE & IT	
					101											「「大学のない」
		Conditi	ion Grading	VG	Cond	ition Ga	uge	VP		Asset Rei	newal Cost		<u> </u>		TOP 5 MAJOR ELEI	ME
ID Code	Element	Condition Grade	% Deterioration	0-20 %	20-40 %	40-60 %	60-80 %	0-100 %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace	URGENT MAINTENANCE, RE	:N
1.00	Total Sub-Structure	1	10%			_			0	0	0	Total 0	112,105	0.0%		Γ
2.00	Total Frame	2	30%						0	9,102	0	9,102	143,919	6.3%	Element	C
3.00	Total Structural Walls	3	50%						4,910	0	0	4,910	31,056	15.8%	Metal Gutters	
4.00	Total Upper Floors	2	30%						0	0	0	0	44,781	0.0%	Nietal Outlets	1
5.00	Total Roof	5	90%						31,570	81,070	0	112,640	95,921	117.4%		
6.00	Total External Walls & Finishes	3	50%						19,487	2,657	9,317	31,460	32,034	98.2%	Metal Down Pipes	7
7.00	Total Windows & Doors	5	90%						28,502	16,192	569	45,263	42,694	106.0%		
A	TOTAL STRUCTURE	4	70%						84,468	109,020	9,886	203,375	502,509	40.5%		+
8.00	Total Stairs Balustrades & Handrails	1	10%						0	0	0	0	10,120	0.0%	Profiled Metal Sheet Wall Cladding (Pre-Finished)	F
9.00	Total Internal Walls/Partitions	2	30%						0	0	0	0	24,504	0.0%		F
10.00	Total Internal Doors	3	50%						900	0	6,831	7,731	6,831	113.2%		r
11.00	Total Floor Finishes	3	50%						14,330	7,286	14,330	35,946	38,417	93.6%		_
12.00	Total Wall Finishes	3	50%						0	22,458	46,551	69,009	69,009	100.0%	Timber Doors (Solid/No Glazing)	L
13.00	Total Ceiling Finishes	3	50%						19,392	0	9,108	28,500	33,965	83.9%		p
14.00	Total Fixed Joinery Units	4	70%						9,488	1,898	0	11,385	11,385	100.0%		
В	TOTAL INTERNAL FIT-OUT	3	50%						44,110	31,642	76,820	152,572	194,231	78.6%	Profiled Metal Sheet Soffit Lining (Pre-Finished)	C
15.00	Total Sanitary Plumbing	3	50%						0	0	253	253	253	100.0%		
16.00	Total Mechanical Services	4	70%						19,608	37,318	19,608	76,533	19,608	390.3%	Overall Recommendation/Action	T
17.00	Total Fire Services	2	30%						1,265	1,265	633	3,163	633	500.0%		e
18.00	Total Electrical Services	4	70%						0	81,615	0	81,615	81,615	100.0%	1	r
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%	1	a
20.00	Total Special Services	3	50%						7,590	12,726	7,590	27,906	20,316	137.4%	1	v
С	TOTAL BUILDING SERVICES	3	50%						28,463	132,923	28,083	189,469	122,424	154.8%	1	г
_		3	50%						457.044	070 500	114 790	E4E 44E	940 464	66 69/	4	r



ENTS REQUIRING

Observed Deterioration/Recommendations

Rusted and needs replacing

of 8 have corroded and need replacing

Flaking paint and corrosion, especially at back. Replace corroded roofing immediately and consider re-painting roof (roof due for replacement by 2023)

Leafs in poor condition. Frames need repairs in places

Corrosion to fixings and edges.

Targeted regular maintenance and cleaning to extend asset life. Some minor concrete spalling needs repair. Replace corroded roofing immediately and consider re-painting roof. Replace roof, gutters, downpipes, windows and doors by 2023. Repair wall cracks and repaint by 2023, Regularly maintain and replace mechanical, fire and special services by 2023

N - MAINTENANCE CRE, MUSIC CLASSROOM



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-				-					1												
					Con	dition G	auge						-		TOP 5 MAJOR ELEM						
		Condit	ion Grading	VG	G	A	Р	VP		Asset Rer	newal Cost					/IL					
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	URGENT MAINTENANCE, RE	N					
1.00	Total Sub-Structure	1	10%						0	0	0	0	113,224	0.0%	Flement	C					
2.00	Total Frame	2	30%						0	9,201	0	9,201	145,488	6.3%							
3.00	Total Structural Walls	2	30%						0	0	0	0	31,309	0.0%	Metal Doors (Solid/No Glazing)	Т					
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%	, C	h					
5.00	Total Roof	4	70%						14,952	81,908	0	96,861	96,861	100.0%		b					
6.00	Total External Walls & Finishes	3	50%						11,135	2,657	0	13,791	23,184	59.5%		+					
7.00	Total Windows & Doors	5	90%						27,243	63,961	1,943	93,147	91,204	102.1%	Profiled Metal Sheet Soffit Lining (Pre-Finished)	C					
A	TOTAL STRUCTURE	4	70%						53,330	157,726	1,943	212,999	501,269	42.5%		+					
8.00	Total Stairs Balustrades & Handrails	0	0%						0	0	0	0	0	0.0%	Metal Gutters	E					
9.00	Total Internal Walls/Partitions	2	30%						0	0	0	0	61,555	0.0%							
10.00	Total Internal Doors	3	50%						600	0	13,662	14,262	13,662	104.4%	Profiled Motal Sheet Wall Cladding (Pro Einiched)						
11.00	Total Floor Finishes	3	50%						21,950	0	21,950	43,901	38,867	113.0%		a					
12.00	Total Wall Finishes	2	30%						0	0	15,389	15,389	15,389	100.0%		ir					
13.00	Total Ceiling Finishes	4	70%						24,158	21,076	0	45,234	45,234	100.0%		(r					
14.00	Total Fixed Joinery Units	3	50%						0	4,807	759	5,566	4,807	115.8%		Ι.					
В	TOTAL INTERNAL FIT-OUT	3	50%						46,708	25,883	51,760	124,351	179,513	69.3%	Aluminium Framed Windows	lV fr					
15.00	Total Sanitary Plumbing	3	50%						0	0	759	759	759	100.0%							
16.00	Total Mechanical Services	4	70%						40,101	19,608	22,391	82,099	22,391	366.7%	Overall Recommendation (Action	-					
17.00	Total Fire Services	2	30%						1,265	1,265	1,898	4,428	1,898	233.3%	Overall Recommendation/Action	e					
18.00	Total Electrical Services	3	50%						0	69,832	0	69,832	69,832	100.0%							
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%							
20.00	Total Special Services	3	50%						10,975	0	10,975	21,950	10,975	200.0%		d					
с	TOTAL BUILDING SERVICES	3	50%						52,341	90,704	36,022	179,067	105,854	169.2%		R					
	TOTAL BUILDING	4	70%						152,379	274,314	89,725	516,418	786,636	65.6%		s					



INTS REQUIRING

EWAL OR REPLACEMENT

Observed Deterioration/Recommendations

wo severely corroded on face, edges and ninges. Others show signs of corrosion beginning. Frames Ok but need maintenance.

Corrosion to fixings and edges.

Evidence of corrosion, some holes visible.

Corrosion established in several places. Holes and damage also evident. Repair /replace roofing in selected areas and consider re-painting roof roof due for eplacement by 2023)

Nore recently installed. Some broken glass, rames faded but OK

Targeted regular maintenance and cleaning to extend asset life. Localised roof, gutter and soffit epairs or rust treatment required immediately. Consider re-painting roof. Replace roof, gutters, lownpipes, windows and doors by 2023. Refurbish internal door, wall and ceiling finishes by 2023, Regularly maintain and replace mechanical, fire and special services by 2023

NAT	IONAL CAMPUS AT PALIK	IR, PO	HNPE	I ST	ΓΑΤ	E							S	ITE INF	RASTRUCTURE
					Con	dition (Gauge								TOP 5 MAJOR ELEN
		Conditio	n Grading	VG	G	A	Р	VP		Asset Rei	newal Cost				URGENT MAINTENANCE, RE
ID Code	Element	Condition	% Dotor	0-20 %	20-40 %	40-60 %	60-80 0/	80-100 %	Year 1-10 Total	Year 11-20	Year 21-30	Grand	Full	% Full Baplace	Element
1.00	Total Roading	3	50%	/0	/0	/0	/0	/0	5,793	342,557	2,897	351,246	1,001,101	35.1%	Concrete roads and footpaths
2.00	Total Car Parks	3	50%						0	134,994	318,517	453,511	866,193	52.4%	Agricultural Research, Recreational, Rest Area
3.00	Total Foot Paths & Collection Areas	3	50%						581	10,054	22,704	33,339	333,571	10.0%	buildings, toilet to Maintenance building and sundry site structures (e.g.
4.00	Total Fences & Gates	3	50%						1,518	0	0	1,518	65,587	2.3%	Drainage
5.00	Total Structures	3	50%						475,762	0	518,618	994,380	9,649,455	10.3%	
6.00	Total Retaining Walls	3	50%						0	0	13,460	13,460	230,786	5.8%	Main electrical and sub-main Campus
7.00	Site Drainage	3	50%						189,750	0	262,772	452,522	2,000,347	22.6%	Fire hydrants
8.00	Total Electrical Infrastructure	3	50%						74,003	126,500	1,437,040	1,637,543	1,637,543	100.0%	
9.00	Total Water Services	3	50%						0	0	8,223	8,223	114,483	7.2%	Overall Recommendation/Action
10.00	Total Site Furniture	3	50%						12,018	3,416	116,127	131,560	164,134	80.2%	
	TOTAL SITE INFRASTRUCTURE								759,424	617,520	2,700,357	4,077,302	16,063,199	25.4%	

MENTS REQUIRING

NEWAL OR REPLACEMENT

Observed Deterioration/Recommendations

Some areas of damage observed. Replace damaged sections

A number of buildings/structures observed are run-down and require demolition/replacement and/or consideration on Campus master-plan

Septic tank and leaching field needs expanding within 5 years (preferably earlier). Monitor and clean swales, sumps and septic tanks. Underground pipework not assessed.

Corrosion to roof and meter cabinets. Repair and weather proof

Uncertain if these are functioning – service and test regularly, consider replacement

Targeted regular maintenance and cleaning to extend asset life. Repair damaged areas of concrete roading and footpaths. Building and structures that are run-down need to be considered for replacement in Campus master-plan. Repair corrosion to electrical cabinets and weather-proof enclosures. Service fire hydrants

Appendix C

Indicative Asset Renewal and Maintenance Cost Plan



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE SUMMARY OF COST OF ASSET RENEWAL AND MAINTENANCE

Document CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

								Year 1 - 10 Asset F Replace	Renewal Cost vs Full ement Cost	Year 11 - 20 Asset Replace	Renewal Cost vs Full ement Cost	Year 21 - 30 Asset Replace	Renewal Cost vs Full ment Cost				c	operational Cost (Cost o	f Renewal and Maintenanc	e)	
		Condition Grade	Кеу Ме	etric Data		Replacement 0	Cost	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 1-10 Operational Cost (\$USD	Total Year 11-20 Operational Cost (\$USE	Total Year 21-30 Operational Cost (\$USD)
Ref	Asset Description	Rank 1 - 5	GFA (ft2)	GFA (m2)	Build Rate (ft2)	Build Rate (m2)	Cost (\$ USD)	(\$ USD)		(\$ USD)		(\$ USD)		(\$ USD)							
1.00	A - Classroom	3	7,070	657	286	3,079	2,022,463	242,141	12%	694,659	34%	314,803	16%	1,251,602	62%	41,720	9,603	51,323	338,170	790,688	410,833
2.00	B - Classroom	3	7,430	690	267	2,872	1,982,193	143,920	7%	486,806	25%	238,681	12%	869,407	44%	28,980	7,787	36,768	221,795	564,681	316,556
3.00	C - Cafeteria	3	6,517	605	270	2,907	1,759,997	223,780	13%	387,547	22%	357,018	20%	968,345	55%	32,278	9,870	42,148	322,478	486,245	455,716
4.00	D - Male Residence Hall	3	10,240	951	286	3,083	2,933,255	138,784	5%	321,799	11%	423,665	14%	884,247	30%	29,475	12,825	42,300	267,033	450,049	551,914
5.00	E - Female Residence Hall	3	8,192	761	295	3,172	2,413,721	113,963	5%	304,218	13%	353,203	15%	771,384	32%	25,713	9,875	35,588	212,716	402,972	451,957
6.00	F - Faculty Office	3	4,055	377	289	3,112	1,172,080	150,386	13%	238,043	20%	316,820	27%	705,249	60%	23,508	5,642	29,150	206,803	294,459	373,237
7.00	F2 - Faculty Office	3	4,750	441	254	2,730	1,204,613	66,564	6%	520,030	43%	338,666	28%	925,260	77%	30,842	7,585	38,427	142,413	595,879	414,515
8.00	G - Administration	3	8,837	821	281	3,020	2,479,132	345,333	14%	516,687	21%	549,112	22%	1,411,131	57%	47,038	12,577	59,615	471,107	642,461	674,886
9.00	H - Learning Resource Centre	3	17,313	1,608	197	2,120	3,409,263	393,055	12%	1,485,258	44%	659,207	19%	2,537,520	74%	84,584	24,185	108,769	634,907	1,727,111	901,060
10.00	I - Agriculture	3	2,726	253	280	3,014	763,190	166,102	22%	144,345	19%	133,161	17%	443,607	58%	14,787	4,085	18,872	206,953	185,196	174,012
11.00	J - A+ Centre	3	2,372	220	279	2,999	660,973	65,844	10%	202,866	31%	210,826	32%	479,536	73%	15,985	4,646	20,630	112,301	249,323	257,283
12.00	K - Student Services	3	2,879	267	263	2,833	757,576	86,560	11%	314,013	41%	163,050	22%	563,624	74%	18,787	5,053	23,841	137,092	364,545	213,581
13.00	L - Gymnasium	4	30,935	2,874	305	3,286	9,442,394	1,902,290	20%	2,147,690	23%	270,557	3%	4,320,537	46%	144,018	31,655	175,673	2,218,838	2,464,238	587,104
14.00	M - Security, Maintenance, Bookstore	3	6,423	597	128	1,373	819,164	157,041	19%	273,586	33%	114,789	14%	545,415	67%	18,180	6,114	24,294	218,177	334,722	175,925
15.00	N - Maintenance Shop, Offices &	4	4,952	460	159	1,710	786,636	152,379	19%	274,314	35%	89,725	11%	516,418	66%	17,214	5,386	22,600	206,238	328,173	143,585
16.00	Site Infrastructure						16,063,199	759,424	5%	617,520	4%	2,700,357	17%	4,077,302	25%	135,910	50,539	186,449	1,264,817	1,122,912	3,205,750
	TOTALS EXCLUDING ESCALATION		124,691	11,584			48,669,850	5,107,564	10%	8,929,380	18%	7,233,639	15%	21,270,583	44%	709,019	207,427	916,447	7,181,838	11,003,654	9,307,913
	Escalation Allowance							1,431,388		6,241,045		9,432,814		17,105,247		570,175	363,053	933,228	5,061,916	9,871,574	13,063,343
	TOTALS INCLUDING ESCALATION (3.4% per annum assumed)							6,538,952		15,170,425		16,666,453		38,375,831		1,279,194	570,480	1,849,675	12,243,754	20,875,228	22,371,255





Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

ASSET RENEWAL DETAILED EXPENDITURE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

			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	1
Ref	Asset Description	Cost Split Summary	2013	2014	2015	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
1.00	A - Classroom	Annual Asset Renewal Cost	(<u>\$ USD)</u> 0	(<u>\$ USD)</u> 0	(\$ USD) 78,530	25,300	(<u>\$ USD)</u> 1,898	(\$ USD) 22,264	(<u>\$ USD</u>) 0	(\$ USD) 8,793	(<u>\$ USD)</u> 3,163	102,194	(\$ USD) 22,138	(<u>\$ USD)</u> 0	(<u>\$ USD)</u> 0	3,163	(\$ USD) 501,142	(<u>\$ USD)</u> 0	(\$ USD) 0	(\$ USD) 22,138	(\$ USD) 3,163	(<u>\$ USD)</u> 142,917	(<u>\$ USD)</u> 759	(<u>\$ USD</u>) 0	(\$ USD) 8,793	(<u>\$ USD)</u> 3,163	(<u>\$ USD)</u> 176,239	(<u>\$ USD)</u> 22,264	(<u>\$ USD)</u> 0	(\$ USD) 1,392	(<u>\$ USD)</u> 0	(\$ USD) 102,194	(<u>\$ USD</u>) 1,251,602
		Year 1 - 10 Asset Renewal Cost		-			242	2,141					-	-	-	-	-	-	-	-	-	-	-	-	-	- 1	-	- ·	-	<u> </u>	-	-	-
		Year 11 - 20 Asset Renewal Cost	-	· ·	-	· ·	-	-	-	-	-	-					694	,659					-	-	-	- 1	-	· ·	-	- 1	-	-	-
		Year 21 - 30 Asset Renewal Cost	-	-	-	• •	-	· ·	-	-	-	-	-	-	-	-	-	-	-	-	-	-					314	,803					-
2.00	B - Classroom	Annual Asset Renewal Cost	0	0	3,757	17,710	5,693	22,264	0	10,208	0	84,288	17,710	0	0	0	349,780	0	0	17,710	0	101,606	23,504	0	10,208	0	97,026	22,264	0	1,392	0	84,288	869,407
		Year 1 - 10 Asset Renewal Cost					143	3,920					-	-	-	-	-	-	-	-	-	-	-	-	-	- 1	-	· ·	-	- 1	-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-	· ·	-	-	-	-	-	-					486	,806					-	-	-	<u> </u>	-	· ·	-	- 1	-	-	
		Year 21 - 30 Asset Renewal Cost	-	•	-	· ·	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					238	,681					
3.00	C - Cafeteria	Annual Asset Renewal Cost	1,316	0	5,693	0	6,449	0	0	6,590	128,982	74,752	0	0	5,693	0	269,422	0	0	0	0	112,432	134,195	0	12,282	0	136,738	0	0	0	0	73,803	968,345
		Year 1 - 10 Asset Renewal Cost					223	8,780					-	-	-	-	-	-	-	-	-	-	-	-	-	- 1	-	-	-	- 1	-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-	· ·	-	-	-	-	-	-					387	,547					-	-	-	- 1	-	· ·	-	- 1	-	-	
		Year 21 - 30 Asset Renewal Cost	-	· ·	-	· ·	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					357	,018					
4.00	D - Male Residence Hall	Annual Asset Renewal Cost	0	0	0	1,898	1,898	85,744	0	0	25,590	23,656	0	0	0	104,160	131,530	0	0	0	1,898	84,211	258,605	0	0	1,898	1,898	85,744	0	51,865	0	23,656	884,247
		Year 1 - 10 Asset Renewal Cost					138	3,784					-	-	-	· ·	-	-	-	-	-	-	-	-	-	i -	-	· ·	-	- 1	-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-	· ·	-	-	-	-	-	-					321	,799	<u>. </u>				-	-	-	i -	-	· ·	-	- 1	-	-	
		Year 21 - 30 Asset Renewal Cost	-	· ·	-	· ·	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					423	,665					
5.00	E - Female Residence Hall	Annual Asset Renewal Cost	0	0	1,898	1,898	0	84,578	0	0	25,590	0	0	0	1,898	107,791	125,246	0	0	0	1,898	67,387	219,290	0	1,898	1,898	0	84,578	0	45,540	0	0	771,384
		Year 1 - 10 Asset Renewal Cost					113	963					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	•	-	-	-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-	•	-	-	-	-	-	-					304	,218					-	-	-	-	-	•	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	•	-	· .	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					353	,203					
6.00	F - Faculty Office	Annual Asset Renewal Cost	0	0	58,398	0	1,898	0	0	0	0	90,090	0	0	0	33,634	110,799	0	53,130	0	0	40,480	160,493	0	0	53,130	20,106	0	2,657	45,373	0	35,063	705,249
		Year 1 - 10 Asset Renewal Cost					150	,386					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	· ·	-	-	-	-	
		Year 11 - 20 Asset Renewal Cost	-	· ·	-	•	-	-	-	-	-	-					238	,043					-	-	-	-	-	· ·	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	•	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					316	,820			· · · · ·		
7.00	F2 - Faculty Office	Annual Asset Renewal Cost	0	0	0	2,530	53,130	0	0	0	2,530	8,374	202	53,130	0	186,365	224,673	0	0	0	55,660	0	34,892	0	0	2,530	24,288	53,332	0	103,594	111,655	8,374	925,260
		Year 1 - 10 Asset Renewal Cost					66	,564					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	•	-	-	-	-	
		Year 11 - 20 Asset Renewal Cost	-	· ·	-	· ·	-	-	-	-	-	-					520	,030					-	-	-	-	-	•	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	•	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					338	,666					
8.00	G - Administration	Annual Asset Renewal Cost	500	300	17,078	97,405	29,092	0	0	0	60,832	140,126	98,417	3,163	17,078	34,105	145,437	0	0	97,405	0	121,083	196,229	0	17,078	0	185,812	1,012	0	10,753	0	138,229	1,411,131
		Year 1 - 10 Asset Renewal Cost					345	5,333					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	•	-	-	-	-	
		Year 11 - 20 Asset Renewal Cost	-		-	· ·	-	-	-	-	-	-					516,	,687					-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	•	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					549	,112					
9.00	H - Learning Resource Centre	Annual Asset Renewal Cost	0	0	0	139,150	0	0	0	0	6,325	247,580	132,825	0	0	142,779	670,018	0	0	132,825	6,325	400,487	52,606	0	0	6,325	350,015	0	2,277	0	405	247,580	2,537,520
		Year 1 - 10 Asset Renewal Cost					393	3,055					-	-	-	-	-	-	-	-	-	-	-	-	-	I	-	•	-	-	-	-	
		Year 11 - 20 Asset Renewal Cost	-	•	-	•	-	-	-	-	-	-					1,485	5,258					-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					659	,207					
10.00	I - Agriculture	Annual Asset Renewal Cost	3,795	18,361	72,000	0	41,555	0	0	0	28,809	1,581	3,795	22,138	0	3,433	81,014	0	759	0	22,138	11,069	45,540	17,602	0	0	3,099	22,138	14,769	30,014	0	0	443,607
		Year 1 - 10 Asset Renewal Cost					166	6,102					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-					144,	,345					-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	· ·	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					133	,161					



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

ASSET RENEWAL DETAILED EXPENDITURE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

			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	1
Ref	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)	Total (\$ USD)
11.00	J - A+ Centre	Annual Asset Renewal Cost	0	0	2,088	45,540	14,421	0	0	0	3,795	0	35,420	0	0	72,356	48,538	0	0	35,420	0	11,132	107,602	0	0	0	46,805	0	0	56,419	0	0	479,536
		Year 1 - 10 Asset Renewal Cost					65	5,844					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-					202	,866					-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					210	,826					
12.00	K - Student Services	Annual Asset Renewal Cost	0	0	0	27,830	0	24,362	0	0	7,348	27,020	26,565	0	0	1,265	218,572	0	0	26,565	1,265	39,782	0	0	0	1,265	88,236	24,362	0	22,167	0	27,020	563,624
		Year 1 - 10 Asset Renewal Cost					86	5,560					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-	•	-	-	-	-	-	-					314	,013					-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					163	,050					
13.00	L - Gymnasium	Annual Asset Renewal Cost	0	43,236	132,849	61,985	518,722	0	0	0	1,142,968	2,530	61,985	36,355	0	0	1,550,894	0	0	61,985	0	436,471	0	43,236	0	0	227,321	0	0	0	0	0	4,320,537
		Year 1 - 10 Asset Renewal Cost					1,90	02,290					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-		-	-	-	-	-	-					2,14	7,690					-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					270	,557					
14.00	M - Security, Maintenance, Bookstore & IT	Annual Asset Renewal Cost	1,898	569	52,331	17,710	47,583	14,330	0	0	9,488	13,133	19,608	4,428	0	20,012	124,907	0	0	17,710	0	86,921	1,898	569	0	0	86,970	14,330	3,432	0	0	7,590	545,415
		Year 1 - 10 Asset Renewal Cost					15	7,041					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-					273	,586					-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	· ·	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					114	,789		•			
15.00	N - Maintenance Shop, Offices & Music Rooms	Annual Asset Renewal Cost	4,428	2,530	32,827	0	33,044	4,726	0	0	23,557	51,268	759	0	0	0	176,180	0	17,710	0	0	79,665	15,389	0	0	17,710	16,951	5,485	0	1,265	0	32,925	516,418
		Year 1 - 10 Asset Renewal Cost					15	2,379					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-	•	-	-	-	-	-	-					274	,314					-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					89	725					
16.00	Site Infrastructure	Annual Asset Renewal Cost	0	0	12,258	291	191,268	0	0	2,897	76,950	475,762	0	0	474,654	9,764	129,916	0	0	2,897	291	0	1,561,666	0	5,933	291	284,454	0	77,165	0	0	770,849	4,077,302
		Year 1 - 10 Asset Renewal Cost					75	9,424					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-					617	,520					-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					2,70	0,357					
	Total Campus Annual Asset Renewa	al Cost (Excluding Escalation)	11,936	64,996	469,704	439,246	946,649	258,268	0	28,488	1,545,926	1,342,353	419,423	119,213	499,322	718,825	4,858,067	0	71,599	414,654	92,636	1,735,642	2,812,666	61,407	56,191	88,208	1,745,956	335,509	100,300	369,772	112,060	1,551,570	21,270,583
	Year 1 - 10 Asset Renewal Cost (Es	ccluding Escalation)		•			5,10	07,564		•			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- 1	-	-
	Year 11 - 20 Asset Renewal Cost (E)	cluding Escalation)	-	-	-	-	-	-	· ·	-	-	-					8,92	9,380					-	-	-	-	-	-	· ·	-		-	-
	Year 21 - 30 Asset Renewal Cost (E)	ccluding Escalation)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		1		1	7,23	3,639					-
	Total Campus Annual Asset Renewa	al Cost (Including Escalation)	12,342	69,491	519,261	502,099	1,118,901	315,641	0	37,224	2,088,687	1,875,306	605,869	178,061	771,165	1,147,918	8,021,795	0	126,403	756,930	174,851	3,387,434	5,676,094	128,136	121,238	196,789	4,027,605	800,272	247,374	942,995	295,491	4,230,460	38,375,831
	Year 1 - 10 Asset Renewal Cost (Inc	luding Escalation)					6,53	38,952					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-
	Year 11 - 20 Asset Renewal Cost (In	cluding Escalation)	-	-	-	- 1	-	- 1	- 1	-	-	-					15,17	70,425					-	-	-	-	-	-		-		-	-
	Year 21 - 30 Asset Renewal Cost (In	cluding Escalation)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					16,60	6,453	<u> </u>				-



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

SUMMARY OF BUILDING & ELEMENT RENEWAL COSTS

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

			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
Ref	Building	Cost Period						Finishes																		
1.00	A - Classroom	Year 1 - 10 Asset Renewal Cost (\$	0	0	0	0	0	0	6,415	6,415	0	0	0	110,098	0	0	2,378	112,476	0	46,299	18,788	0	0	58,162	123,249	242,141
		Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	97,168	0	0	97,168	0	0	0	0	118,098	104,602	100,694	323,394	78,683	46,173	8,855	140,387	0	0	274,097	694,659
		Year 21 - 30 Asset Renewal Cost (\$	0	0	0	0	0	73,774	31,715	105,489	39,468	0	13,662	31,569	0	0	3,137	87,836	0	46,299	15,626	1,392	0	58,162	121,478	314,803
		Total (\$ USD)	0	0	0	0	97,168	73,774	38,130	209,072	39,468	0	13,662	141,667	118,098	104,602	106,209	523,706	78,683	138,771	43,269	141,778	0	116,324	518,824	1,251,602
2.00	B - Classroom	Year 1 - 10 Asset Renewal Cost (\$	0	0	0	0	0	0	11,625	11,625	0	0	0	13,821	0	0	2,378	16,200	0	41,872	13,098	0	0	61,126	116,095	143,920
		USD) Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	64,479	0	0	64,479	0	0	0	39,960	120,438	91,887	7,084	259,369	24,035	37,318	2,530	99,076	0	0	162,958	486,806
		USD) Year 21 - 30 Asset Renewal Cost (\$	0	0	0	0	23,504	0	38,190	61,694	39,468	0	7,590	10,064	0	0	2,378	59,501	0	41,872	13,098	1,392	0	61,126	117,487	238,681
		Total (\$ USD)	0	0	0	0	87,983	0	49,815	137,797	39,468	0	7,590	63,846	120,438	91,887	11,840	335,069	24,035	121,061	28,727	100,467	0	122,251	396,540	869,407
3.00	C - Cafeteria	Year 1 - 10 Asset Renewal Cost (\$	0	0			1 500	0	8 590	10.090	0	2 000	0	130 348		0	0	132 348	0	64 642	13 701	1 000	0	2 000	81 343	223 780
5.00	o - Galetena	USD) Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	95 798	0	0,000	95,798	0	0	0	5 797	0	59 353	72 738	137,888	34 788	5 693	1 898	111 483	0	2,000	153,861	387.547
		USD) Year 21 - 30 Asset Renewal Cost (\$	0	0	0	0	7,084	0	125,681	132,765	0	0	16,698	1,366	114,008	10,825	2,277	145,175	0	64,642	12,436	0	0	2,000	79,078	357,018
		USD) Total (\$ USD)	0	0	0	0	104,382	0	134,270	238,652	0	2,000	16,698	137,511	114,008	70,179	75,015	415,411	34,788	134,976	28,035	112,483	0	4,000	314,281	968,345
[1									<u> </u>		<u> </u>	<u> </u>		<u> </u>			ļ	ļ	<u> </u>	ļ			
4.00	D - Male Residence Hall	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	0	0	0	0	0	0	0	0	0	109,436	0	0	0	109,436	0	25,553	3,795	0	0	0	29,348	138,784
		Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	12,338	0	0	12,338	0	0	0	0	15,939	63,406	0	79,345	37,950	1,898	21,846	84,211	0	84,211	230,116	321,799
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	0	0	0	110,163	0	0	110,163	0	0	0	85,744	0	21,436	19,481	126,661	107,525	25,553	4,428	49,335	0	0	186,841	423,665
			U	U	Ū	Ū	122,502	Ū	Ū	122,502	U	Ū	Ū	195,160	15,959	04,042	19,401	515,441	145,475	55,004	30,009	155,540	U	04,211	440,305	004,247
5.00	E - Female Residence Hall	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	0	0	0	0	0	0	0	0	0	90,181	0	0	0	90,181	0	19,987	3,795	0	0	0	23,782	113,963
		Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	9,871	0	0	9,871	0	0	0	0	15,939	61,486	0	77,425	37,950	1,898	18,235	91,453	0	67,387	216,922	304,218
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	0	0	0	76,288	0	0	76,288	0	0	0	66,488	0	21,436	17,204	105,128	104,363	19,987	4,428	43,010	0	0	171,787	353,203
		Total (\$ USD)	0	0	0	0	86,158	0	0	86,158	0	0	0	156,669	15,939	82,922	17,204	272,734	142,313	41,872	26,457	134,463	0	67,387	412,491	771,384
6.00	F - Faculty Office	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	0	0	0	0	0	0	0	0	0	0	0	5,268	0	5,268	0	115,115	10,943	0	0	19,060	145,118	150,386
		Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	79,072	0	0	79,072	0	0	0	33,634	0	29,829	0	63,463	0	53,130	3,795	38,583	0	0	95,508	238,043
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	0	0	0	0	0	0	0	0	0	15,180	3,348	112,498	15,923	4,681	151,630	29,728	61,985	11,575	42,843	0	19,060	165,191	316,820
		Total (\$ USD)	0	0	0	0	79,072	0	0	79,072	0	0	15,180	36,982	112,498	51,021	4,681	220,361	29,728	230,230	26,313	81,425	0	38,120	405,816	705,249
7.00	F2 - Faculty Office	Year 1 - 10 Asset Renewal Cost (\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53,130	13,434	0	0	0	66,564	66,564
		USD) Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	83,636	0	7,590	91,226	0	0	0	48,851	69,623	30,983	4,250	153,707	21,252	218,863	5,060	0	0	29,921	275,096	520,030
		USD) Year 21 - 30 Asset Renewal Cost (\$	0	0	0	0	16,239	0	0	16,239	0	0	24,288	0	0	3,980	6,021	34,289	8,855	164,785	13,434	101,064	0	0	288,138	338,666
		Total (\$ USD)	0	0	0	0	99,875	0	7,590	107,465	0	0	24,288	48,851	69,623	34,963	10,272	187,996	30,107	436,778	31,928	101,064	0	29,921	629,799	925,260
8.00	G - Administration	Year 1 - 10 Asset Renewal Cost (\$	0	0	0	0	15.805	0	0	15 805	0	0	0	81.109	3.000	61,132	0	145 241	600	114.483	19.373	500	0	49,330	184 286	345 333
		USD) Year 11 - 20 Asset Renewal Cost (\$	500	0	0	0	75,348	0	0	75,848	0	0	0	4,440	14,117	16,243	10,500	45,300	23,403	212,836	3,795	122,348	0	33,156	395,538	516,687
		USD) Year 21 - 30 Asset Renewal Cost (\$	0	0	0	0	17,070	66,192	0	83,261	8,880	0	0	81,109	184,398	0	5,946	280,333	1,265	114,483	18,741	9,488	0	41,541	185,517	549,112
		USD) Total (\$ USD)	500	0	0	0	108,223	66,192	0	174,915	8,880	0	0	166,659	201,516	77,375	16,445	470,875	25,268	441,801	41,909	132,336	0	124,028	765,341	1,411,131
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Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

SUMMARY OF BUILDING & ELEMENT RENEWAL COSTS

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

			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
Ref	Building	Cost Period						Finishes																		
9.00	H - Learning Resource Centre	Year 1 - 10 Asset Renewal Cost (\$	0	0	0	0	50,855	0	0	50,855	0	0	0	159,248	0	0	0	159,248	0	139,783	43,170	0	0	0	182,953	393,055
		Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	244,161	0	0	244,161	0	0	0	7,934	227,012	133,164	27,413	395,522	30,740	269,445	15,180	334,707	63,250	132,254	845,575	1,485,258
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	0	0	0	82,967	98,721	7,590	189,278	14,231	0	71,498	159,248	15,370	9,780	4,200	274,326	18,975	139,783	36,845	0	0	0	195,603	659,207
		Total (\$ USD)	0	0	0	0	377,983	98,721	7,590	484,294	14,231	0	71,498	326,429	242,382	142,944	31,612	829,096	49,715	549,010	95,195	334,707	63,250	132,254	1,224,131	2,537,520
10.00	I - Agriculture	Year 1 - 10 Asset Renewal Cost (\$	0	0	0	0	54,999	0	18,596	73,594	0	0	0	35,658	10,753	17,002	0	63,412	0	25,933	3,163	0	0	0	29,095	166,102
		USD) Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	0	28,129	759	28,888	0	0	0	0	0	30,432	14,042	44,473	6,831	48,070	3,163	9,488	0	3,433	70,984	144,345
		Year 21 - 30 Asset Renewal Cost (\$	0	0	0	0	0	0	0	0	0	0	1,518	17,602	0	0	52,719	71,839	3,795	25,933	1,581	30,014	0	0	61,322	133,161
		Total (\$ USD)	0	0	0	0	54,999	28,129	19,355	102,482	0	0	1,518	53,260	10,753	47,434	66,760	179,724	10,626	99,935	7,906	39,501	0	3,433	161,401	443,607
11.00	J - A+ Centre	Year 1 - 10 Asset Renewal Cost (\$	0	0	0	0	0	0	3,036	3,036	0	0	0	0	0	2,088	3,795	5,883	0	46,805	0	10,120	0	0	56,925	65,844
		USD) Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	6,679	0	0	6,679	0	0	0	18,405	49,056	13,463	0	80,925	3,795	85,008	4,175	11,132	0	11,153	115,262	202,866
		USD) Year 21 - 30 Asset Renewal Cost (\$	0	0	0	0	49,092	0	0	49,092	0	0	0	6,202	0	18,343	22,201	46,745	11,765	46,805	1,265	55,154	0	0	114,989	210,826
		Total (\$ USD)	0	0	0	0	55,772	0	3,036	58,808	0	0	0	24,607	49,056	33,894	25,996	133,553	15,560	178,618	5,440	76,406	0	11,153	287,176	479,536
12.00	K - Student Services	Year 1 - 10 Asset Renewal Cost (\$	0	0	0	0	0	0	0	0	0	0	0	30,445	0	0	0	30,445	0	34,977	7,605	0	0	13,533	56,115	86,560
		USD) Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	63,579	0	0	63,579	0	0	0	0	71,698	14,099	31,246	117,042	37,950	53,130	2,530	39,782	0	0	133,392	314,013
		USD) Year 21 - 30 Asset Renewal Cost (\$	0	0	0	0	0	0	46,491	46,491	0	0	15,180	24,362	0	0	0	39,542	0	34,977	7,605	20,902	0	13,533	77,017	163,050
		USD) Total (\$ USD)	0	0	0	0	63,579	0	46,491	110,070	0	0	15,180	54,808	71,698	14,099	31,246	187,030	37,950	123,085	17,740	60,684	0	27,066	266,524	563,624
13.00	I - Gymnasium	Year 1 - 10 Asset Renewal Cost (\$	0	0	0	0	518 648	0	516 192	1 034 841	0	0	0	0	740.091	0	9 488	749 579	7 590	105 221	5.060	0	0	0	117 871	1 902 290
10.00		USD) Year 11 - 20 Asset Renewal Cost (\$	0	285,035	0	0	0	395,747	0	680,782	0	0	45,540	99,681	0	544,552	78,506	768,280	99,303	123,970	10,120	465,236	0	0	698,629	2,147,690
		USD) Year 21 - 30 Asset Renewal Cost (\$	0	0	0	0	0	0	0	0	162,806	0	0	0	0	0	0	162,806	0	105,221	2,530	0	0	0	107,751	270,557
		USD) Total (\$ USD)	0	285,035	0	0	518,648	395,747	516,192	1,715,623	162,806	0	45,540	99,681	740,091	544,552	87,993	1,680,664	106,893	334,412	17,710	465,236	0	0	924,251	4,320,537
14.00	M. Socurity Maintonanco Pookstoro 8	Voor 1 10 Assot Ponowal Cost /\$			4 910	0	21 570	10 / 97	28 502	94 469	0		900	14 220		10.202	0.499	44 110	0	10,608	1 265			7 500	29.462	157 041
14.00	IT	USD) Year 11 - 20 Asset Renewal Cost (\$	0	9,102	4,910	0	81.070	2.657	16,192	109.020	0	0	0	7,286	22.458	0	1.898	31.642	0	37.318	1,205	81.615	0	12.726	132.923	273.586
		USD) Year 21 - 30 Asset Renewal Cost (\$	0	0	0	0	0	9,317	569	9,886	0	0	6,831	14,330	46,551	9,108	0	76,820	253	19,608	633	0	0	7,590	28,083	114,789
		USD) Total (\$ USD)	0	9,102	4,910	0	112,640	31,460	45,263	203,375	0	0	7,731	35,946	69,009	28,500	11,385	152,572	253	76,533	3,163	81,615	0	27,906	189,469	545,415
15.00	N - Maintenance Shop, Offices & Music Rooms	c Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	0	0	14,952	11,135	27,243	53,330	0	0	600	21,950	0	24,158	0	46,708	0	40,101	1,265	0	0	10,975	52,341	152,379
		Year 11 - 20 Asset Renewal Cost (\$ USD)	0	9,201	0	0	81,908	2,657	63,961	157,726	0	0	0	0	0	21,076	4,807	25,883	0	19,608	1,265	69,832	0	0	90,704	274,314
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	0	0	0	0	0	1,943	1,943	0	0	13,662	21,950	15,389	0	759	51,760	759	22,391	1,898	0	0	10,975	36,022	89,725
		Total (\$ USD)	U	9,201	U	U	96,861	13,791	93,147	212,999	U	U	14,262	43,901	15,389	45,234	5,566	124,351	759	82,099	4,428	69,832	U	21,950	179,067	516,418
		Total - Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	4,910	0	688,329	30,622	620,198	1,344,058	0	2,000	1,500	796,625	753,844	129,040	27,526	1,710,535	8,190	893,506	158,455	11,620	0	221,776	1,293,547	4,348,140
		Total - Year 11 - 20 Asset Renewal Cost (\$ USD)	500	303,337	0	0	995,108	429,189	88,502	1,816,636	0	0	45,540	265,989	724,378	1,214,576	353,175	2,603,659	436,678	1,214,355	103,711	1,699,331	63,250	374,240	3,891,565	8,311,860
		Total - Year 21 - 30 Asset Renewal Cost (\$ USD)	0	0	0	0	382,406	248,004	252,179	882,589	264,853	0	186,107	523,383	488,214	110,831	141,003	1,714,390	287,282	934,320	146,121	354,592	0	213,987	1,936,303	4,533,282
		Grand Total (\$ USD)	500	303,337	4,910	0	2,065,843	707,814	960,879	4,043,283	264,853	2,000	233,147	1,585,997	1,966,436	1,454,447	521,705	6,028,585	732,150	3,042,181	408,287	2,065,543	63,250	810,002	7,121,414	17,193,281



- Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE
 - SUMMARY OF SITE INFRASTRUCTURE RENEWAL COSTS

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

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			Roading	Car Parks	Foot Paths & Circulation	Fences & Gates	Structures	Retaining Walls	Site Drainage	Electrical Infrastructure	Water Services	Site Furniture	Total
Ref	Building	Cost Period			71040								
1.00	Site Infrastructure	Year 1 - 10 Asset Renewal Cost (\$ USD)	5.793	0	581	1.518	475.762	0	189.750	74.003	0	12.018	759.424
				-				-	,		-		,
		Year 11 - 20 Asset Renewal Cost (\$ USD)	342,557	134,994	10,054	0	0	0	0	126,500	0	3,416	617,520
		Year 21 - 30 Asset Renewal Cost (\$ USD)	2,897	318,517	22,704	0	518,618	13,460	262,772	1,437,040	8,223	116,127	2,700,357
		Total (\$ USD)	351,246	453,511	33,339	1,518	994,380	13,460	452,522	1,637,543	8,223	131,560	4,077,302


Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

SUMMARY OF BUILDING & ELEMENT CONDITION GRADES

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

		Sub-Structure	Frame	Structural Walls	Upper Floors	Roof	External Walls & Finishes	Windows &	Structure	Stairs Balus. & Handrails	Internal Walls	Internal Doors	Floor Finishes	Wall Finishes	Ceiling Finishes	Fixed Joinery	Internal Fit-Out	Sanitary	Mech. Services	Fire Services	Electrical	Vertical Transport	Special Services	Building	Building
Ref	Building	1		Truits			u i moneo	20013		Tunununu	a l'articloris				1 moneo	Units		i iunibilig				Transport	Bervices	oct thees	
1.00	A - Classroom	3	2	2	2	3	3	3	3	3	3	3	4	3	3	3	4	3	4	3	3	0	3	3	3
2.00	B - Classroom	3	2	3	3	3	2	3	3	3	3	3	4	3	3	3	4	3	4	3	3	0	3	3	3
3.00	C - Cafeteria	2	2	2	0	3	2	3	3	0	2	3	4	2	3	3	3	3	4	3	4	0	3	4	3
4.00	D - Male Residence Hall	2	2	2	2	3	2	2	3	2	2	2	4	3	4	2	3	3	3	2	3	0	2	3	3
5.00	E - Female Residence Hall	2	2	2	2	3	2	2	3	3	2	2	4	3	4	2	3	3	4	2	3	0	2	3	3
6.00	F - Faculty Office	3	3	2	0	3	2	2	3	0	0	3	2	2	3	2	3	2	4	2	3	0	3	3	3
7.00	F2 - Faculty Office	3	2	0	0	3	2	3	3	0	2	3	3	3	3	3	3	3	2	3	2	0	2	3	3
8.00	G - Administration	3	2	3	2	3	3	2	3	3	2	2	3	3	4	3	3	4	3	3	4	0	4	4	3
9.00	H - Learning Resource Centre	2	2	2	3	3	3	3	3	3	2	3	3	3	3	3	3	3	3	3	3	3	2	3	3
10.00	I - Agriculture	2	2	2	0	5	4	4	4	0	0	2	5	4	4	2	3	3	4	4	3	0	2	3	3
11.00	J - A+ Centre	2	2	0	0	3	2	3	3	2	2	2	2	3	4	3	3	3	3	2	3	0	2	3	3
12.00	K - Student Services	2	3	3	0	3	2	3	3	0	2	3	4	3	4	3	4	3	3	3	3	0	3	3	3
13.00	L - Gymnasium	3	4	3	3	5	4	5	4	3	3	4	4	4	3	4	4	4	4	3	4	0	0	4	4
14.00	M - Security, Maintenance, Bookstore & IT	• 1	2	3	2	5	3	5	4	1	2	3	3	3	3	4	3	3	4	2	4	0	3	3	3
15.00	N - Maintenance Shop, Offices & Music Rooms	1	2	2	0	4	3	5	4	0	2	3	3	2	4	3	3	3	4	2	3	0	3	3	4

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





Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

MAINTENANCE COST PLAN (BUILDINGS)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Ele	lement	I	nternal Fit-O	ut						Services					1								
Ма	laintenance Task B	Building E Wash	External Wall	Protective Coatings to	Wall Cladding Popairs	Roof Cladding	Door & Window	Misc Repairs	Floor Finishes	Internal Wall	Ceiling & Soffit	Internal Door Bopairs	Misc Repairs	Fire Suppress.	Mechanical Ventillation	A/C Systems	Hot Water Generation	Electrical Services	Hydraulic Services	Comm. Systems	Vertical Transport	Misc Repairs	
		r	Failung	ROOI	Repairs	Repairs	Repairs		Repairs	Fainting	Failtung	Repairs		Alarm Systems									
		ft2	ft2	ft2	ft2	ft2	ft2	LS Allow	ft2	ft2	ft2	No.	LS Allow	ft2	LS Allow	No.	LS Allow	ft2	No.	LS Allow	LS Allow	LS Allow	1
Gross Floor External Wall Roof Area Door & Window Internal Wall Ra Area (GFA) Area (EWA) (RA) Area (DWA) Area (WA) (\$ Pef Building f2 m2 ff2 m		0.01	5.00	7.00	1.00	1.00	1.00	250.00	1.00	12.00	12.00	25.00	250.00	1.00	100.00	0.50	1 00	1.00	25.00	250.00	2,500.00	250.00	1
	Years)	0.00	0.00	1.00	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	1.00	I
1.00 A - Classroom 7,070 657 6,823 634 5,736 533 1,690 157 2,785 259 Qu	Quantity	12,559	6,823	5,736	6,823	5,736	1,690	2	7,070	12,393	9,369	9	3	7,070	0	6	1	7,070	23	3	0	3	I
	otal Cost Per Occurrence (\$ USD)	126	4,437	5,329	341	287	423	500	212	6,908	6,093	225	750	354	0	300	500	354	575	750	0	750	Total
	Annualised Maint. Budget (\$ USD)	251	887	761	341	287	423	500	212	576	508	225	750	354	0	600	500	354	575	750	0	750	9,603
	L				3,450						2,271							3,002					6.1%
2.00 B - Classroom 7,430 690 6,848 636 5,487 510 2,077 193 326 30 Qu	Quantity	12,334	6,848	5,487	6,848	5,487	2,077	2	7,430	7,499	11,010	5	2	7,430	0	5	0	7,430	10	2	0	2	1.
	otal Cost Per Occurrence (\$ USD)	123	4,453	5,097	342	274	519	500	223	4,180	7,160	125	500	372	0	250	0	372	250	500	0	500	Total
	nnualised Maint. Budget (\$ USD)	247	891	728	342	274	519	500	223	348	597	125	500	372	0	500	0	372	250	500	0	500	7,787
					3,502						1,793							2,493					5.0%
3.00 C - Cafeteria 6,517 605 5,132 477 7,486 695 1,938 180 4,034 375 Qu	Quantity	12,618	5,132	7,486	5,132	7,486	1,938	2	6,517	13,200	7,486	13	2	6,517	17	3	1	6,517	16	2	0	1	1
	otal Cost Per Occurrence (\$ USD)	126	3,338	6,955	257	374	484	500	196	7,358	4,868	325	500	326	1,700	150	500	326	400	500	0	250	Total
An Bu	Annualised Maint. Budget (\$ USD)	252	668	994	257	374	484	500	196	613	406	325	500	326	1,700	300	500	326	400	500	0	250	9,870
					3,529						2,039							4,302					6.3%
4.00 D - Male Residence Hall 10,240 951 7,316 680 8,088 751 3,014 280 753 70 Qu	Quantity	15,404	7,316	8,088	7,316	8,088	3,014	3	10,240	8,823	9,728	88	3	10,240	0	1	0	10,240	56	3	0	3	1
	otal Cost Per Occurrence (\$ USD)	154	4,758	7,514	366	404	753	750	307	4,918	6,326	2,200	750	512	0	50	0	512	1,400	750	0	750	Total
	nnualised Maint. Sudget (\$ USD)	308	952	1,073	366	404	753	750	307	410	527	2,200	750	512	0	100	0	512	1,400	750	0	750	12,825
					4,607						4,194							4,024					8.2%
5.00 E - Female Residence 8,192 761 6,058 563 5,440 505 2,510 233 753 70 Qu	Quantity	11,498	6,058	5,440	6,058	5,440	2,510	2	8,192	7,565	9,536	60	2	8,192	0	1	0	8,192	56	2	0	2	1
	otal Cost Per	115	3,939	5,054	303	272	628	500	246	4,217	6,201	1,500	500	410	0	50	0	410	1,400	500	0	500	Total
An Bu	Annualised Maint. Budget (\$ USD)	230	788	722	303	272	628	500	246	351	517	1,500	500	410	0	100	0	410	1,400	500	0	500	9,875
					3,442						3,114							3,319					6.3%
6.00 F - Faculty Office 4,055 377 3,336 310 5,443 506 639 59 0 0 Qu	Quantity	8,779	3,336	5,443	3,336	5,443	639	1	4,055	3,336	2,840	10	1	4,055	2	12	0	4,055	9	1	0	1	1
	otal Cost Per	88	2,170	5,057	167	272	160	250	122	1,860	1,847	250	250	203	200	600	0	203	225	250	0	250	Total
	Annualised Maint.	176	434	722	167	272	160	250	122	155	154	250	250	203	200	1,200	0	203	225	250	0	250	5,642
					2,181						931							2,530					3.6%
7.00 F2 - Faculty Office 4,750 441 3,661 340 7,117 661 896 83 4,698 437 Que	Quantity	10,778	3,661	7,117	3,661	7,117	896	1	4,750	13,058	1,599	16	1	4,750	0	13	1	4,750	7	2	0	2	I
	otal Cost Per Occurrence (\$ USD)	108	2,381	6,612	183	356	224	250	143	7,279	1,040	400	250	238	0	650	500	238	175	500	0	500	Total
An Bu	Annualised Maint. Budget (\$ USD)	216	476	945	183	356	224	250	143	607	87	400	250	238	0	1,300	500	238	175	500	0	500	7,585
					2,649						1,486							3,450					4.8%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

MAINTENANCE COST PLAN (BUILDINGS)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

												Element				Structure					I	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	A/C Systems	Hot Water Generation	Electrical Services	Hydraulic Services	Comm. Systems	Vertical Transport	Misc Repairs	
												Unit	ft2	ft2	ft2	ft2	ft2	ft2	LS	ft2	ft2	ft2	No.	LS	Systems ft2	LS	No.	LS	ft2	No.	LS	LS	LS	
		Gross	s Floor (GFA)	Extern Area (al Wall (FWA)	Roo	of Area RA)	Door &	Window	Inter	nal Wall a (IWA)	Rate/Cost (\$ USD)	0.01	0.65	0.93	0.05	0.05	0.25	250.00	0.03	0.56	0.65	25.00	250.00	0.05	100.00	50.00	500.00	0.05	25.00	250.00	2,500.00	250.00	
Ref	Building	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	Frequency (Years)	0.50	5.00	7.00	1.00	1.00	1.00	1.00	1.00	12.00	12.00	1.00	1.00	1.00	1.00	0.50	1.00	1.00	1.00	1.00	1.00	1.00	
8.00	G - Administration	8,837	821	6,911	642	5,671	527	2,013	187	7,205	669	Quantity	12,582	6,911	5,671	6,911	5,671	2,013	3	8,837	21,322	1,433	35	3	8,837	1	31	0	8,837	10	3	0	3	1
												Total Cost Per	126	4,494	5,268	346	284	503	750	265	11,885	932	875	750	442	100	1,550	0	442	250	750	0	750	Total
												Annualised Maint. Budget (\$ USD)	252	899	753	346	284	503	750	265	990	78	875	750	442	100	3,100	0	442	250	750	0	750	12,577
																3,786						2,958							5,834					8.0%
9.00	H - Learning Resource	17,313	1,608	8,599	799	20,776	1,930	1,290	120	8,435	784	Quantity	29,375	8,599	20,776	8,599	20,776	1,290	6	17,313	25,468	4,558	31	6	17,313	4	30	2	17,313	23	6	1	6	
	Centre											Total Cost Per Occurrence (\$ USD)	294	5,592	19,301	430	1,039	322	1,500	519	14,196	2,964	775	1,500	866	400	1,500	1,000	866	575	1,500	2,500	1,500	Total
												Annualised Maint. Budget (\$ USD)	588	1,118	2,757	430	1,039	322	1,500	519	1,183	247	775	1,500	866	400	3,000	1,000	866	575	1,500	2,500	1,500	24,185
																7,754						4,224							12,206					15.4%
10.00	I - Agriculture	2,726	253	2,816	262	3,707	344	598	56	0	0	Quantity	6,523	2,816	3,707	2,816	3,707	598	1	2,726	2,816	3,883	3	1	2,726	0	7	0	2,726	6	1	0	1	1
												Total Cost Per Occurrence (\$ USD)	65	1,831	3,444	141	185	150	250	82	1,570	2,525	75	250	136	0	350	0	136	150	250	0	250	Total
												Annualised Maint. Budget (\$ USD)	130	366	492	141	185	150	250	82	131	210	75	250	136	0	700	0	136	150	250	0	250	4,085
																1,/15						/48							1,623					2.6%
11.00	J - A+ Centre	2,372	220	3,037	282	2,728	253	409	38	1,189	110	Quantity	5,765	3,037	2,728	3,037	2,728	409	1	2,372	5,414	3,653	3	1	2,372	0	14	0	2,372	6	1	0	1	1
												Total Cost Per Occurrence (\$ USD)	58	1,975	2,535	152	136	102	250	71	3,018	2,376	75	250	119	0	700	0	119	150	250	0	250	Total
												Annualised Maint. Budget (\$ USD)	115	395	362	152	136	102	250	71	251	198	75	250	119	0	1,400	0	119	150	250	0	250	4,646
																1,513						846							2,287					3.0%
12.00	K - Student Services	2,879	267	2,637	245	4,432	412	527	49	2,745	255	Quantity	7,069	2,637	4,432	2,637	4,432	527	1	2,879	8,127	1,263	11	1	2,879	3	6	0	2,879	20	1	0	1	
												Total Cost Per Occurrence (\$ USD)	71	1,715	4,118	132	222	132	250	86	4,530	821	275	250	144	300	300	0	144	500	250	0	250	Total
												Annualised Maint. Budget (\$ USD)	141	343	588	132	222	132	250	86	378	68	275	250	144	300	600	0	144	500	250	0	250	5,053
													ISD)									1,037							2,100					5.2 /8
13.00	L - Gymnasium	30,935	2,874	29,282	2,720	36,449	3,386	5,856	544	11,431	1,062	Quantity	65,731	29,282	36,449	29,282	36,449	5,856	6	30,935	52,145	30,906	30	6	30,935	5	14	1	30,935	37	1	0	6	
												Total Cost Per Occurrence (\$ USD)	657	19,043	33,862	1,464	1,822	1,464	1,500	928	29,066	20,098	750	1,500	1,547	500	700	500	1,547	925	250	0	1,500	Total
												Annualised Maint. Budget (\$ USD)	1,315	3,809	4,837	1,464	1,822	1,464	1,500	928	2,422	7 275	750	1,500	1,547	500	1,400	500	1,547	925	250	0	1,500	31,655
																10,211						1,210							0,100					20.2 /0
14.00	M - Security, Maintenance, Bookstore	6,423	597	3,805	354	5,999	557	452	42	2,884	268	Quantity	9,804	3,805	5,999	3,805	5,999	452	2	6,423	9,574	2,650	4	2	6,423	0	5	0	6,423	0	2	0	2	
	& IT					1						Total Cost Per Occurrence (\$ USD)	98	2,475	5,573	190	300	113	500	193	5,337	1,723	100	500	321	0	250	0	321	0	500	0	500	Total
												Annualised Maint. Budget (\$ USD)	196	495	796	2 590	300	113	500	193	445	144	100	500	321	0	500	0	2 142	0	500	0	500	6,114
													1			2,000				1		1,501			1				-, 172					0.070



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

MAINTENANCE COST PLAN (BUILDINGS)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

												Element				Structure					h	Internal 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 Systems	Mechanical Ventillation	A/C Systems	Hot Water Generation	Electrical Services	Hydraulic Services	Comm. Systems	Vertical Transport	Misc Repairs	
												Unit	ft2	ft2	ft2	ft2	ft2	ft2	LS	ft2	ft2	ft2	No.	LS	ft2	LS Allow	No.	LS	ft2	No.	LS	LS	LS Allow	
		Gi	oss Floor ea (GEA)	Exter	nal Wall	Roof	Area	Door &	Window	Interna Area (l Wall	Rate/Cost	0.01	0.65	0.93	0.05	0.05	0.25	250.00	0.03	0.56	0.65	25.00	250.00	0.05	100.00	50.00	500.00	0.05	25.00	250.00	2,500.00	250.00	
Ref	Building	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	Frequency (Years)	0.50	5.00	7.00	1.00	1.00	1.00	1.00	1.00	12.00	12.00	1.00	1.00	1.00	1.00	0.50	1.00	1.00	1.00	1.00	1.00	1.00	
15.00	N - Maintenance Shop,	4,9	2 460	3,836	356	6,061	563	858	80	2,619	243	Quantity	9,897	3,836	6,061	3,836	6,061	858	1	4,952	9,074	1,109	9	1	4,952	0	5	0	4,952	3	2	0	1	
	Offices & Music Rooms	;										Total Cost Per	99	2,495	5,630	192	303	215	250	149	5,058	721	225	250	248	0	250	0	248	75	500	0	250	Total
												Annualised Maint.	198	499	804	192	303	215	250	149	422	60	225	250	248	0	500	0	248	75	500	0	250	5,386
	•															2,461						1,105				•			1,820					3.4%
	Total	124,0	91 11,584	100,098	9,299	130,619	12,135	24,769	2,301	49,858	4,632	Total Quantity	230,717	100,098	130,619	100,098	130,619	24,769	34	124,691	199,814	101,023	327	35	124,691	32	153	6	124,691	282	32	1	35	
				•								Total Annualised Maint. Budget (\$ USD)	4,614	13,019	17,335	5,005	6,531	6,192	8,500	3,741	9,282	5,475	8,175	8,750	6,235	3,200	15,300	3,000	6,235	7,050	8,000	2,500	8,750	156,888
																61,197						35,422							60,269					100.0%
												Labour Portion (%)	80%	50%	50%	60%	60%	50%	50%	80%	60%	60%	50%	50%	50%	70%	70%	70%	70%	70%	70%	40%	50%	
												Labour Cost (\$ USD)	3,691	6,510	8,668	3,003	3,919	3,096	4,250	2,993	5,569	3,285	4,088	4,375	3,117	2,240	10,710	2,100	4,364	4,935	5,600	1,000	4,375	91,887
												Labour Hours (Based on \$3/Hour)	1,230	2,170	2,889	1,001	1,306	1,032	1,417	998	1,856	1,095	1,363	1,458	1,039	747	3,570	700	1,455	1,645	1,867	333	1,458	30,629
																															Number M (Base	aintenance Sí d on 1.800 Hí	taff Required ours/PA)	17.0
												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)	461	1,302	1,734	500	653	0	0	374	928	547	0	0	0	320	1,530	300	623	705	0	500	0	10,479
												Material Portion (%)	10%	40%	40%	30%	30%	50%	50%	10%	30%	30%	50%	50%	50%	20%	20%	20%	20%	20%	30%	40%	50%	
												Material Cost (\$ USD)	461	5,208	6,934	1,501	1,959	3,096	4,250	374	2,784	1,642	4,088	4,375	3,117	640	3,060	600	1,247	1,410	2,400	1,000	4,375	54,523



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

MAINTENANCE COST PLAN (SITE INFRASTRUCTURE)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

											Element		Gro	ounds		Ca	ar Parks, Roa	ds	Fen	ices		Structures			Site		Elec	ctrical	Water	Site	Telecom	
													Ke	epina			& Pavements		& G	ates		-	-		Drainage		Infras	tructure	Services	Furniture	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	
														Grounds	& General	Relevel &	Fill Asphalt	Fill	Fences &	Gate	Building	Building	Building	Stormwater	Stormwater	Sewer	Electrical	Electrical	Water	Site	Telecom	
														Reeping	Tree Maint.	Gravel	Surface	Surface	Gales	Repairs	Wash	General	Penaint	Maint	Maint	Maint	iviairit.	Servicing	Maint	Maint	Services	
																Surface		Gundee			Wash	Repairs	rtopunt	Mairie.	ivicante.	want.			ivicante.	ivicante.		
											Unit	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 /	
		-	T		-		-					Green Area	Green Area	Green Area	Allow.	Area	Area	Area	Allow.	Allow.	GFA	Buildina No	GFA	Allow.	Buildina	Buildina	Buildina		Buildina	Allow.	Buildina	
		Total	Total Bu	uilding Area	Total Ha	ard Surface	Total Gre	een Surfac	e Sit	e Area	Rate/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	
Ref	Location	No	ft2	m2	ft2	m2	A	reas m2	ft2	m2	(SUSD) Frequency	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	
	Location	110.									(Years)	0.00	0.00	0.20					0.00		0.00		0.00									
1.00	National Campus at Palikir, Pohnpei State	15	124,691	11,584	323,488	30,053	2,853,895	5 265,133	3,177,38	2 295,186	Quantity	2,853,895	2,853,895	2,853,895	2	17,590	172,632	116,033	2	2	18,219	10	18,219	1	15	15	15	1	15	1	15	_
											Total Cost Per Occurrence (\$ USD)	663	331	1,326	5,000	4,903	8,632	5,802	4,000	1,000	182	1,000	11,848	1,000	750	750	1,500	1,000	375	1,000	375	Total
											Annualised Maint.	7,954	663	5,303	5,000	4,903	8,632	5,802	800	1,000	364	1,000	2,370	1,000	750	750	1,500	1,000	375	1,000	375	50,539
							1				Buddel (3 03D)		18	3,919			19,336		1,8	300		3,734			2,500		2,	,500		1,750		
											Labour Portion (%)	70%	35%	50%	70%	30%	30%	30%	70%	80%	70%	50%	60%	50%	50%	50%	50%	50%	50%	50%	50%	
											Labour Cost (\$ USD)	5,568	232	2,651	3,500	1,471	2,589	1,740	560	800	255	500	1,422	500	375	375	750	500	188	500	188	24,664
											Labour Hours (Based on \$3/Hour)	1,856	77	884	1,167	490	863	580	187	267	85	167	474	167	125	125	250	167	63	167	63	8,221
																													Number M	aintenance \$	taff Required	4.6
																													(Base	<u>d on 1.800 H</u>	ours/PA)	
											Plant Portion (%)	30%	30%	25%	30%	50%	50%	50%	0%	0%	20%	20%	10%	30%	30%	30%	30%	30%	30%	0%	30%	
											Material Cost (\$ USD)	2,386	199	1,326	1,500	2,451	4,316	2,901	0	0	73	200	237	300	225	225	450	300	113	0	113	17,313
											Motorial Dortion (%)	0%	259/	259/	0%	209/	20%	20%	30%	20%	40%	20%	20%/	20%	20%	20%	209/		20%		20%	
											Material Portion (%)	0%	35%	25%	0%	20%	20%	20%	30%	20%	10%	30%	30%	20%	20%	20%	20%	20%	20%	50%	20%	
											Material Cost (\$ USD)	0	232	1,326	0	981	1,726	1,160	240	200	36	300	711	200	150	150	300	200	75	500	75	8,562

Plant Portion (%)	30%	30%	25%	30%	50%	50%	50%	0%	0%	20%	20%	10%	30%
Material Cost (\$ USD)	2,386	199	1,326	1,500	2,451	4,316	2,901	0	0	73	200	237	300
Material Portion (%)	0%	35%	25%	0%	20%	20%	20%	30%	20%	10%	30%	30%	20%
Material Cost (\$ USD)	0	232	1,326	0	981	1,726	1,160	240	200	36	300	711	200



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

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Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

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						Con	dition Ca																		
		Condition	Assessment	Condit	ion Grading	VG G	A	P VP	1	2	3	4	5	6	7	8	9	10			Asset Ren	ewal Cost		1	
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
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	69,186	0.0%
1.02	Reinforced Concrete Slab on Grade	Good condition	None	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	76,204	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	145,390	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 trusses	Good condition, no evidence of insect attack	None	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	202,234	0.0%
2.02	Reinforced Concrete Columns & Beams	Good condition	Wash, clean and protect corners of columns from impact damage	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	118,214	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	320,448	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	Infill 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	128,303	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	128,303	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	Pre-cast/Insitu Reinforced Concrete Upper Floor	Good condition	None	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	180,210	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			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	180,210	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)	Not inspected due to two story building and unable to access.	Francesco advised 14 Oct 2013 that repainiting is required immediately	3	50%				0	0	0	0	0	0	0	0	0	0	67,411	0	67,411	0	67,411	67,411	100.0%
5.02	PVC Gutters	Ok condition	Clean and wash out	3	50%				0	0	0	0	0	0	0	0	0	0	8,884	0	8,884	0	8,884	8,884	100.0%
5.03	Metal Down Pipes	Ok condition	Clean and wash out	3	50%				0	0	0	0	0	0	0	0	0	0	20,873	0	20,873	0	20,873	20,873	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	97,168	0	97,168	0	97,168	97,168	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	Ok codition	Clean and wash down	3	50%				0	0	0	0	0	0	0	0	0	0	73,774	0	0	73,774	73,774	73,774	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	73,774	0	0	73,774	73,774	73,774	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 Doors with glazed top light over	Evidence of marks and impact damamge	Wash and repaint. Install door stops where note present.	3	50%				0	0	0	0	0	0	0	0	0	0	17,710	0	0	17,710	17,710	17,710	100.0%
7.01	Timber Doors (Solid/No Glazing)	Evidence of marks and impact damamge	Wash down and repaint doors. Install door stops and/or closers where not present	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 framed windows	No evadence of damage, normal wear and tear	Wash down glazing and frames	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,579	0.0%
7.06	Aluminium Louvre type windows	Generally in good condition.	Wash down and replace missing louvres. Ease and adjust.	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120,284	0.0%
7.11	Window Glazing Treatments - metal bars	Peeling of paint finish	Wash and repaint	3	50%				0	0	0	0	0	0	0	6,415	0	0	12,830	6,415	0	6,415	12,830	6,415	200.0%
									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	6,415	0	0	38,130	6,415	0	31,715	38,130	153,578	24.8%
A	TOTAL STRUCTURE			3	50%				0	0	0	0	0	0	0	6,415	0	0	209,072	6,415	97,168	105,489	209,072	1,098,870	19.0%
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	Insitu Reinforced Concrete Stairs	Good condition, general wear and tear	Wash down, repair cracks and paint finish	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25,300	0.0%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

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<table-container> Image: Property Image: Propery</table-container>								Condition	Gauge																			
<table-container> Image: book of the state of</table-container>			Condition	tion Grading	VG	G A	Р	VP	1	2	3	4	5	6	7	8	9	10	1		Asset Rer	newal Cost						
M M </th <th>ID Code</th> <th>Element</th> <th>Condition Observations</th> <th>Recommended Course of Action & Maintenance</th> <th>Condition Grade</th> <th>% Deterioration</th> <th>0-20 %</th> <th>20-40 40-60 % %</th> <th>0 60-80 80 %</th> <th>)-100 % (</th> <th>2013 (\$ USD)</th> <th>2014 (\$ USD)</th> <th>2015 (\$ USD)</th> <th>2016 (\$ USD)</th> <th>2017 (\$ USD)</th> <th>2018 (\$ USD)</th> <th>2019 (\$ USD)</th> <th>2020 (\$ USD)</th> <th>2021 (\$ USD)</th> <th>2022 (\$ USD)</th> <th>Total (\$ USD)</th> <th>Year 1-10 Total</th> <th>Year 11-20 Total</th> <th>Year 21-30 Total</th> <th>Grand Renewal</th> <th>Full Replace</th> <th>% Full Replace</th>	ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 %	20-40 40-60 % %	0 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	Full Replace	% Full Replace	
<table-container> 9</table-container>	8.02	Metal Framed Balustrades (with Metal Infill Panels or Balusters)	r Corrosion present	Remove rust, wash and repaint	3	50%					0	0	0	0	0	0	0	0	0	0	36,432	0	0	36,432	36,432	36,432	100.0%	
<table-container> > > > ></table-container>	8.03	Metal Handrails	Corrosion present	Rust removal	3	50%					0	0	0	0	0	0	0	0	0	0	3,036	0	0	3,036	3,036	3,036	100.0%	
9 9											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
10 10 10 <	8.00	Total Stairs Balustrades & Handrails			3	50%					0	0	0	0	0	0	0	0	0	0	39,468	0	0	39,468	39,468	64,768	60.9%	
<table-container> Normal and the state of the</table-container>	9.00	Internal Walls/Partitions									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
i i <	9.01	Reinforced Concrete Block Masonry Walls	Good condition	Wash down	3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65,456	0.0%	
30 Mathemation Antion Antion Antion Antion Antion Antion Antion Antion Antion Antion Antion </td <td></td> <td>0</td> <td>0.0%</td>											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
10 Marking And And <td< td=""><td>9.00</td><td>Total Internal Walls/Partitions</td><td></td><td></td><td>3</td><td>50%</td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>65,456</td><td>0.0%</td></td<>	9.00	Total Internal Walls/Partitions			3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65,456	0.0%	
<table-container> 11<!--</td--><td>10.00</td><td>Internal Doors</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0.0%</td></table-container>	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	Clean and repair	3	50%					0	0	0	0	0	0	0	0	0	0	13,662	0	0	13,662	13,662	13,662	100.0%	
10 10 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0.0%</td></t<>											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
10 Particle Particle <t< td=""><td>10.00</td><td>Total Internal Doors</td><td></td><td></td><td>3</td><td>50%</td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>13,662</td><td>0</td><td>0</td><td>13,662</td><td>13,662</td><td>13,662</td><td>100.0%</td></t<>	10.00	Total Internal Doors			3	50%					0	0	0	0	0	0	0	0	0	0	13,662	0	0	13,662	13,662	13,662	100.0%	
111 0	11.00	Floor Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
11 0 0 0 0	11.01	Vinyl Floor Finishes	Ok condition		3	50%					0	0	0	0	0	0	0	0	0	31,569	63,137	31,569	0	31,569	63,137	31,569	200.0%	
n n n n n <td>11.02</td> <td>Ceramic Tiled Floor Finishes</td> <td>Impact damage, broken tiles</td> <td>Remove and replace</td> <td>5</td> <td>90%</td> <td></td> <td></td> <td></td> <td></td> <td>0</td> <td>0</td> <td>78,530</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>78,530</td> <td>78,530</td> <td>0</td> <td>0</td> <td>78,530</td> <td>78,530</td> <td>100.0%</td>	11.02	Ceramic Tiled Floor Finishes	Impact damage, broken tiles	Remove and replace	5	90%					0	0	78,530	0	0	0	0	0	0	0	78,530	78,530	0	0	78,530	78,530	100.0%	
10 1000000000000000000000000000000000000											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
<table-container> 100 1000</table-container>	11.00	Total Floor Finishes			4	70%					0	0	78,530	0	0	0	0	0	0	31,569	141,667	110,098	0	31,569	141,667	110,098	128.7%	
<table-container> 31 <t< td=""><td>12.00</td><td>Wall Finishes</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0.0%</td></t<></table-container>	12.00	Wall Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
<table-container> 1 1 1 1 1</table-container>	12.01	Solid Plaster Wall Lining with Painted Finishes	Little impact damage, normal wear and tear	Clean, strip and repaint where damaged	3	50%					0	0	0	0	0	0	0	0	0	0	103,070	0	103,070	0	103,070	103,070	100.0%	
Normal (Normal)	12.02	Tiled Wall Finishes	Little impact damage, normal wear and tear	Clean, strip and repaint where damaged	3	50%					0	0	0	0	0	0	0	0	0	0	15,028	0	15,028	0	15,028	15,028	100.0%	
120 conditional matrix 1 </td <td></td> <td>0</td> <td>0.0%</td>											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
10 Markade	12.00	Total Wall Finishes			3	50%					0	0	0	0	0	0	0	0	0	0	118,098	0	118,098	0	118,098	118,098	100.0%	
131 Particle jurine frame	13.00	Ceiling Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
13.22 Phymode Ph	13.01	Painted ply soffit Lining with Painted Finishes	Good condition	Wash down	3	50%					0	0	0	0	0	0	0	0	0	0	25,668	0	25,668	0	25,668	25,668	100.0%	
Image: Constraint of the state of the s	13.02	Plywood Ceiling Lining with Painted Finishes	Good condition		3	50%					0	0	0	0	0	0	0	0	0	0	78,934	0	78,934	0	78,934	78,934	100.0%	
Normal price Normal prin Normal prin N	42.00	Tatel Calling Finishes				50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
Hall Headening find Heade	13.00				3	50%					U	U	U	U	U	U	U	U	U	U	104,602	Ů	104,602	U	104,602	104,602	100.0%	
1 large la	14.00	Fixed Joinery Units				500/					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
14.2 Pin Board General warrand tear None 3 60% 50% 6 0	14.01	I oilet Partitions doors	General wear and tear	Wash and repaint	3	50%					0	0	0	0	0	0	0	0	0	0	2,530	0	2,530	0	2,530	2,530	100.0%	
14.3 Own Own Omn O <tho< td=""><td>14.02</td><td>Pin Board</td><td>General wear and tear</td><td>None</td><td>3</td><td>50%</td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>2,378</td><td>0</td><td>0</td><td>4,756</td><td>2,378</td><td>0</td><td>2,378</td><td>4,756</td><td>2,378</td><td>200.0%</td></tho<>	14.02	Pin Board	General wear and tear	None	3	50%					0	0	0	0	0	0	0	2,378	0	0	4,756	2,378	0	2,378	4,756	2,378	200.0%	
1.1.4 Write Baards with projectorscreen General wear and tear None 3 50% 3 50% 0 0 0 0	14.03	White Boards	General wear and tear	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%	
1.105 Mirrors General wear and tear None 2 30% 2 30% 0 <td>14.04</td> <td>White Boards with projector screen</td> <td>General wear and tear</td> <td>None</td> <td>3</td> <td>50%</td> <td></td> <td></td> <td></td> <td></td> <td>0</td> <td>759</td> <td>0</td> <td>759</td> <td>0</td> <td>759</td> <td>759</td> <td>100.0%</td>	14.04	White Boards with projector screen	General wear and tear	None	3	50%					0	0	0	0	0	0	0	0	0	0	759	0	759	0	759	759	100.0%	
1.1.7 Built-in Joinery-Bench Unit General wear and tear, lab sinks in bench units, tape not 3 50% 3 50% 6 0 <th0< th=""> 0<td>14.05</td><td>Mirrors</td><td>General wear and tear</td><td>None</td><td>2</td><td>30%</td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>759</td><td>0</td><td>0</td><td>759</td><td>759</td><td>759</td><td>100.0%</td></th0<>	14.05	Mirrors	General wear and tear	None	2	30%					0	0	0	0	0	0	0	0	0	0	759	0	0	759	759	759	100.0%	
node but refrictioning of int order of int ordero orderof order of int orderof order of int order of i	14.07	Built-In Joinery - Bench Unit	working		3	50%					0	U	0	U	0	U	0	U	0	0	88,550	0	88,550	0	88,550	88,550	100.0%	
A A A B B B C	14.00	Built-In Joinery - Sherving Unit			3	50%					0	0	0	0	0	0	0	0	0	0	5,060	0	5,060	0	5,060	5,060	100.0%	
Image: Series Image: Series<	14.00	Total Fixed Joinery Units			3	50%					0	0	0	0	0	0	0	2.378	0	0	106 209	2,378	100 694	3,137	106.209	103,831	102.3%	
Image: A state of the stat	в	TOTAL INTERNAL FIT-OUT			4	70%					0	0	78,530	0	0	0	0	2,378	0	31,569	523,706	112,476	323,394	87,836	523,706	580,515	90.2%	
15.01 WC Generally ok Needs clean up 3 50% 50% 0 0 0 0 0 0 0 0 0 0 12,650 0 12,650 0 12,650 <td>15.00</td> <td>Sanitary Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0</td> <td>0.0%</td>	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	Generally ok	Needs clean up	3	50%					0	0	0	0	0	0	0	0	0	0	12,650	0	12,650	0	12,650	12,650	100.0%	



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

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Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

							Condition	Gauge																	
		Condition	Assessment	Condit	ion Grading	VG	G A	Р	VP	1	2 3	4	4 5	6	7	8	9	10			Asset Rer	newal Cost		ł	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition	%	0-20	20-40 40-6	60-80 8	80-100	2013 2	014 201	5 20	16 201	7 2018	2019	2020	2021	2022	Total	Year 1-10	Year 11-20	Year 21-30	Grand	Full	% Full
				Grade	Deterioration	%	% %	%	%	(\$ USD) (\$	USD) (\$ US	SD) (\$ U	(\$ US	(\$ USD)	l otal	l otal	l otal	Renewal Total	Replace	Replace					
15.04	WHB (Single)	Generally ok	Needs clean up	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	Cleaners basin	Generally ok	Needs clean up	3	50%					0	0 0	0	0 0	0	0	0	0	0	3,795	0	3,795	0	3,795	3,795	100.0%
15.04	Lab sink	General wear and tear, some tapes not working	Fix tapes	3	50%					0	0 0	0	0 0	0	0	0	0	0	16,698	0	16,698	0	16,698	16,698	100.0%
15.06	Shower	General wear and tear	None	3	50%					0	0 0	0	0 0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	100.0%
15.07	Hot Water System	General wear and tear	None	3	50%					0	0 0	0	0 0	0	0	0	0	0	2,530	0	2,530	0	2,530	2,530	100.0%
15.08	Cold Water	Generally ok	None	3	50%					0	0 0	0	0 0	0	0	0	0	0	29,095	0	29,095	0	29,095	29,095	100.0%
										0	0 0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing			3	50%					0	0 0	0	0 0	0	0	0	0	0	78,683	0	78,683	0	78,683	78,683	100.0%
16.00	Mechanical Services									0	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	22,1	138 0	0	0	0	0	0	88,550	22,138	44,275	22,138	88,550	22,138	400.0%
16.02	Air-Conditioning - Window Mounted Unit)	Tired by appearance.	Service, overhaul or consider replacement	3	50%					0	0 0	0	0 1,89	0 8	0	0	0	0	5,693	1,898	1,898	1,898	5,693	1,898	300.0%
16.03	Ceiling Mounted Fan	Large number of fan not working	Repair or replace broken fans, services remained including	4	70%					0	0 0	0	0 0	22.264	0	0	0	0	44,528	22,264	0	22,264	44,528	22.264	200.0%
		· · · · · · · · · · · · · · · · · · ·	cleaning blades, treatment maybe required to blade edges							0	0 0	0		0	0	0	0	0	0	0	0	,	0	0	0.0%
16.00	Total Machanical Services			4	70%					0	0 0	22.4	129 1 90	× 22.264	ů	ů	0	0	129 774	46 200	46 172	46 200	439 774	46 200	200.7%
10.00				*	10%					0	0 0	22,1	136 1,65	0 22,204	0	Ů	0	0	130,771	40,299	40,173	40,299	130,771	40,299	299.176
17.00	Fire Services			-						0	0 0	0	0	0	0	U	0	0	0	0	0	0	0	0	0.0%
17.01	Smoke Detection & Alarm Systems	Check if working	None	3	50%					0	0 0	0	0 0	0	0	0	0	12,463	24,926	12,463	0	12,463	24,926	12,463	200.0%
17.02	9lb Carbon Dioxide Fire Extinguisher	Good condition	Cheek expiry dates	2	30%					0	0 0	3,1	63 0	0	0	0	3,163	0	15,813	6,325	6,325	3,163	15,813	3,163	500.0%
17.03	Fire Hose Reel	Ok condition	Service and maintain	3	50%					0	0 0	0	0 0	0	0	0	0	0	2,530	0	2,530	0	2,530	2,530	100.0%
										0	0 0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			3	50%					0	0 0	3,1	63 0	0	0	0	3,163	12,463	43,269	18,788	8,855	15,626	43,269	18,156	238.3%
18.00	Electrical Services									0	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	0	9,488	0	9,488	0	9,488	9,488	100.0%
18.02	Sub-Main Distribution Boards	OK condition		3	50%					0	0 0	0	0 0	0	0	0	0	0	8,855	0	8,855	0	8,855	8,855	100.0%
18.03	Electrical Wiring/Reticulation	OK condition		3	50%					0	0 0	0	0 0	0	0	0	0	0	24,926	0	24,926	0	24,926	24,926	100.0%
18.04	General Power Outlet	OK condition		3	50%					0	0 0	0	0 0	0	0	0	0	0	33,235	0	33,235	0	33,235	33,235	100.0%
18.05	Lighting (External) - Incandescent	Some bulbs missing from fittings, no grille or cover	Replace missing or blown bulbs. Clean bulbs and install	3	50%					0	0 0	0	0 0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	100.0%
18.06	Lighting (External) - Floodlights	Appear to be in good condition located at high level on road	cover/grille Wash external covers and monitor	2	30%					0	0 0	0	0 0	0	0	0	0	0	1,392	0	0	1,392	1,392	1,392	100.0%
18.09	Lighting (Internal) - Incandescent	OK condition	Replace missing or blown tubes	3	50%					0	0 0	0	0 0	0	0	0	0	0	633	0	633	0	633	633	100.0%
18.07	Lighting (Internal) - Fluorescant	OK condition	Replace missing or blown tubes	3	50%					0	0 0	0	0 0	0	0	0	0	0	56,925	0	56,925	0	56,925	56,925	100.0%
										0	0 0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.00	Total Electrical Services			3	50%					0	0 0	0	0 0	0	0	0	0	0	141,778	0	140,387	1,392	141,778	141,778	100.0%
19.00	Vertical Transportation									0	0 0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.03	None	None		0	0%					0	0 0			0	0	0	0	0	0	0	-	0	0		0.0%
10.00					0.70					0	0 0			0	0		0	0		Ļ	, , , , , , , , , , , , , , , , , , ,	, in the second	0	-	0.0%
10.00										<u> </u>		-		0	0		0	0	0	, ,	, v	0	0		0.0%
19.00				U	0%					U	0	0		U	U	0	U	Ű	0	0	0	U	U		0.0%
20.00	Special Services									0	0 0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.01	Telecommunication/Data Network	Average condition	Service and fix loose outlets and wiring	3	50%					0	0 0	0	0 0	0	0	0	0	33,235	66,471	33,235	0	33,235	66,471	33,235	200.0%
20.02	Security Services	Modern and functioning	Service and fix loose outlets and wiring	3	50%					0	0 0	0	0 0	0	0	0	0	24,926	49,853	24,926	0	24,926	49,853	24,926	200.0%
										0	0 0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Total Special Services			3	50%					0	0 0	0	0 0	0	0	0	0	58,162	116,324	58,162	0	58,162	116,324	58,162	200.0%



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							Cond	dition Ga	auge																		
		Condition	Assessment	Cond	lition 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 %	20-40 %	40-60 %	60-80 80 %	0-100 %	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
с	TOTAL BUILDING SERVICES			3	50%						0	0	0	25,300	1,898	22,264	0	0	3,163	70,625	518,824	123,249	274,097	121,478	518,824	343,078	151.2%
	TOTAL BUILDING			3	50%						0	0	78,530	25,300	1,898	22,264	0	8,793	3,163	102,194	1,251,602	242,141	694,659	314,803	1,251,602	2,022,463	61.9%
															242	,141											

Year 1 - 10 Consolidated Capital Replacement Cost



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				Condition	Gauge																					
		Condition A	ssessment	Condition	n Grading	VG	G A	Р	VP	1	2	3	4	5	6	7	8	9	10	1		Asset Re	newal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deteriora	0-20 2 iti %	20-40 <mark>40-60</mark> % %	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
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	69,186	0.0%
1.02	Reinforced Concrete Slab on Grade	Good condition	None	3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	81,559	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	150,745	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 trusses	Good condition, no evidence of insect attack	None	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	193,437	0.0%
2.02	Reinforced Concrete Columns & Beams	Good condition	Wash, clean and protect corners of columns from impact damage	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	212,104	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	405,541	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 Masonry Walls	Good condition	Wash down	3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	238,204	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			3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	238,204	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	Insitu Reinforced Concrete Upper Floor	Evidence of cracking	Repair cracks	3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	194,611	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			3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	194,611	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)	Evidence of a couple leaks to upper floor	Replace panels where lesks occurung, wash down and renaint	3	50%					0	0	0	0	0	0	0	0	0	0	64,479	0	64,479	0	64,479	64,479	100.0%
5.02	PVC Downpipes	Good condition	Clean and wash	2	30%					0	0	0	0	0	0	0	0	0	0	11,739	0	0	11,739	11,739	11,739	100.0%
5.03	Metal Gutters	Good condition, no evidence of leaks noted	None	2	30%					0	0	0	0	0	0	0	0	0	0	11,765	0	0	11,765	11,765	11,765	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	87,983	0	64,479	23,504	87,983	87,983	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	Good condition	Wash down	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	97,689	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	97,689	0.0%
7.00	Windows & Doors									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Timber Framed Doors with glazed top light over	Evidence of marks and impact damamge	Wash and repaint. Install door stops where note present.	3	50%					0	0	0	0	0	0	0	0	0	0	26,565	0	0	26,565	26,565	26,565	100.0%
7.02	Timber Doors (Solid/No Glazing)	Evidence of termite damage	Replace termite damaged doors	5	90%					0	0	0	0	3,795	0	0	0	0	0	3,795	3,795	0	0	3,795	3,795	100.0%
7.03	Timber Doors (Solid/No Glazing)	Evidence of marks and impact damamge	Wash down and repaint doors. Install door stops and/or closers where not present	3	50%					0	0	0	0	0	0	0	0	0	0	3,795	0	0	3,795	3,795	3,795	100.0%
7.04	Timber framed windows	No evadence of damage, normal wear and tear	Wash down glazing and frames	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,579	0.0%
7.05	Aluminium Louvre type windows	Generally in good condition.	Wash down and replace missing louvres. Ease and adjust.	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	146,810	0.0%
7.06	Window Glazing Treatments - metal bars	Peeling of paint finish	Wash and repaint	3	50%					0	0	0	0	0	0	0	7,830	0	0	15,660	7,830	0	7,830	15,660	7,830	200.0%
										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	3,795	0	0	7,830	0	0	49,815	11,625	0	38,190	49,815	190,373	26.2%
A	TOTAL STRUCTURE			3	50%					0	0	0	0	3,795	0	0	7,830	0	0	137,797	11,625	64,479	61,694	137,797	1,365,146	10.1%



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Condition Gauge Condition Assessment Condition Grading VG G A P VP 1 2 3 4 5 6 7 8 9 10 ID Code Element Condition Assessment Condition Pacing VG 6 7 8 9 10 Condition Cauge ID Code Element Condition Observations Recommended Course of Action & Maintenance Condition % 2013 2014 2017 2018 2019 2020 2021 Total Year 1-10 <th colspan="</th> <th>Asset Renewal Cost Total Year 21-30 Grand Total Total Renewal Total</th> <th></th>	Asset Renewal Cost Total Year 21-30 Grand Total Total Renewal Total	
Condition Assessment Condition Grading VG G A P VP 1 2 3 4 5 6 7 8 9 10 ID Code Element Condition Observations Recommended Course of Action & Maintenance Condition % 0.20 20.40 40.40 60.80 80.400 2013 2014 2015 2016 2017 2018 2019 2020 2021 2021 Year 1.10 Year 1.10 Year	Asset Renewal Cost 'ear 11-20 Year 21-30 Grand Total Total Total	
ID Code Element Condition Observations Recommended Course of Action & Maintenance Condition 9 40-60 60-80 80-400 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 Total Year 1.11 Year	ear 11-20 Year 21-30 Grand Total Total Renewal Total	
Grade Deteriorati %	IUlai	Replace Replace
8.00 Stairs, Balustrades & Handrails 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0 0.0%
8.01 Insitu Reinforced Concrete Stairs Good condition, general wear and tear Wash down, repair cracks and paint finish 3 50% 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	25,300 0.0%
8.02 Metal Framed Balustrades (with Metal Infill Panels or Corrossion present Remove rust, wash and repaint 3 50% 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 36,432 36,432	36,432 100.0%
Balance is parameters Corrossion present Rust removal 3 50% 0	0 3,036 3,036	3,036 100.0%
Image: Contract of the second seco	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 39,468 39,468	64,768 60.9%
9.00 Internal Walls/Partitions C C C C C C C C C C C C C C C C C C C	0 0 0	0 0.0%
9.01 Blockwork partition walls to toilets and Janitors Good condition Wash down 3 50% Image: Condition walls to toilets and Janitors 0	0 0 0	7,651 0.0%
Image: Contract of the second seco	0 0 0	0 0.0%
9.00 Total Internal Walls/Partitions 3 50%	0 0 0	7,651 0.0%
Internal Doors Internal Door	0 0 0	0 0.0%
10.1 Timber Door - Single Impact damage Clean and repair 3 50% Impact damage 0	0 7,590 7,590	7,590 100.0%
	0 0 0	0 0.0%
10.00 Total Internal Doors 0	0 7,590 7,590	7,590 100.0%
Index	0 0 0	0 0.0%
11.01 Vinyl Floor Finishes No evadence of damage, normal wear and tear None 3 50% Image: Control of team of t	0 10,064 20,129	10,064 200.0%
Index Index <th< td=""><td>0 0 3,757</td><td>3,757 100.0%</td></th<>	0 0 3,757	3,757 100.0%
Image: Concrete Screed Floor Finish Evidence of cracking Repair cracks 4 70% Image: Concrete Screed Floor Finish 0	39,960 0 39,960	39,960 100.0%
Image: Contract of the second seco	0 0 0	0 0.0%
11.00 Total Floor Finishes 4 70% 4 70% 0	39,960 10,064 63,846	53,781 118.7%
Image: Contract of the system of the syst	0 0 0	0 0.0%
12.01 Solid Plaster Wall Lining with Painted Finishes Little impact damage, normal wear and tear Clean, strip and repaint where damaged 3 50% Image: Main and tear 0	103,463 0 103,463	103,463 100.0%
12.02 Tild Wall Finishes Good condition Wash down 3 50% 6 0 <th< td=""><td>15,028 0 15,028</td><td>15,028 100.0%</td></th<>	15,028 0 15,028	15,028 100.0%
12.03 Feature brick veneer wall to upper floor store Good condition Wash down 3 50% Image: Condition of the conditis and the conditis and the condition of th	1,947 0 1,947	1,947 100.0%
	0 0 0	0 0.0%
12.00 Total Wall Finishes 3 50% 50% 0 120,438 0 1	120,438 0 120,438	120,438 100.0%
13.00 Ceiling Finishes Column (Column) Column) Column (Column) Column (Column) </td <td>0 0 0</td> <td>0 0.0%</td>	0 0 0	0 0.0%
13.01 Painted plysoffit Lining with Painted Finishes Good condition Wash down 3 50% Image: Condition of the conditis and the conditis and the condition of th	24,636 0 24,636	24,636 100.0%
13.02 Other: Painted ply celling finish Some evidence of damaged Replace damaged section - wash and repaint 3 50% 6 6 0	56,759 0 56,759	56,759 100.0%
Image: Constraint of the system of the sy	10,492 0 10,492	10,492 100.0%
	0 0 0	0 0.0%
13.00 Total Ceiling Finishes 3 50% 50% 0 <td>91,887 0 91,887</td> <td>91,887 100.0%</td>	91,887 0 91,887	91,887 100.0%
Image: Note of the second s	0 0 0	0 0.0%
Image: Note of the second s	2,530 0 2,530	2,530 100.0%
Image: Note of the second s	0 2,378 4,756	2,378 200.0%
Image: Constraint of the state of the s	3,795 0 3,795	3,795 100.0%
Image: Note that the spectral state is a spectral state in the spectral state in the spectral state is a spectral state in the spectral state in the spectral state is a spectral state in the spectral state is a spectral state in the	759 0 759	759 100.0%
Image: Contract of the second seco	0 0 0	0 0.0%
14.00 Total Fixed Joinery Units 3 50% 50% 0 11,840 2,378 0 0 11,840 2,378	7,084 2,378 11,840	9,462 125.1%



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						0	Condition Ga	uge	٦																
		Condition As:	sessment	Condition	Grading	VG G	a A	P 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	% Deteriorat	i % 20	40 40-60 6 %	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
В	TOTAL INTERNAL FIT-OUT			4	on 70%				0	0	3,757	0	0	0	0	2,378	0	10,064	335,069	16,200	259,369	59,501	Total 335,069	355,577	94.2%
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	Generally ok	Needs clean up	3	50%				0	0	0	0	0	0	0	0	0	0	12,650	0	12,650	0	12,650	12,650	100.0%
15.02	WHB (Single)	Generally ok	Needs clean up	3	50%				0	0	0	0	0	0	0	0	0	0	7,590	0	7,590	0	7,590	7,590	100.0%
15.03	Cleaners basin	Generally ok	Needs clean up	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	24,035	0	24,035	0	24,035	24,035	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	17,710	0	0	0	0	0	0	70,840	17,710	35,420	17,710	70,840	17,710	400.0%
16.02	Air-Conditioning - Window Mounted Unit)	OK, not in use	Service, overhaul or consider replacement	3	50%				0	0	0	0	1,898	0	0	0	0	0	5,693	1,898	1,898	1,898	5,693	1,898	300.0%
16.03	Ceiling Mounted Fan	Large number of fan not working	Repair or replace broken fans, services remained including cleaning blades, treatment maybe required to	4	70%				0	0	0	0	0	22,264	0	0	0	0	44,528	22,264	0	22,264	44,528	22,264	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			4	70%				0	0	0	17,710	1,898	22,264	0	0	0	0	121,061	41,872	37,318	41,872	121,061	41,872	289.1%
17.00	Fire Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	Smoke Detection & Alarm Systems	Check if working	None	3	50%				0	0	0	0	0	0	0	0	0	13,098	26,197	13,098	0	13,098	26,197	13,098	200.0%
17.02	Fire Hose Reel	Good condition	None	3	50%				0	0	0	0	0	0	0	0	0	0	2,530	0	2,530	0	2,530	2,530	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			3	50%				0	0	0	0	0	0	0	0	0	13,098	28,727	13,098	2,530	13,098	28,727	15,628	183.8%
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		1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,488	0.0%
18.02	Sub-Main Distribution Boards	OK condition		1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,855	0.0%
18.03	Electrical Wiring/Reticulation	OK condition		3	50%				0	0	0	0	0	0	0	0	0	0	26,197	0	26,197	0	26,197	26,197	100.0%
18.04	General Power Outlet	OK condition		3	50%				0	0	0	0	0	0	0	0	0	0	34,929	0	34,929	0	34,929	34,929	100.0%
18.05	Lighting (External) - Incandescent	Some bulbs missing from fittings, no grille or cover	Replace missing or blown bulbs. Clean bulbs and install cover/grille	3	50%				0	0	0	0	0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	100.0%
18.06	Lighting (External) - Floodlights	Appear to be in good condition located at high level on road elevation of building	Wash external covers and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	1,392	0	0	1,392	1,392	1,392	100.0%
18.07	Lighting (Internal) - Fluorescant	OK condition		3	50%				0	0	0	0	0	0	0	0	0	0	31,625	0	31,625	0	31,625	31,625	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	100,467	0	99,076	1,392	100,467	118,810	84.6%
19.00	Vertical Transportation								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.01	No lifts present to this building			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	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	Average condition	Service and fix loose outlets and wiring	3	50%				0	0	0	0	0	0	0	0	0	34,929	69,858	34,929	0	34,929	69,858	34,929	200.0%
20.02	Security Services	Modern and functioning	Service and fix loose outlets and wiring	3	50%				0	0	0	0	0	0	0	0	0	26,197	52,393	26,197	0	26,197	52,393	26,197	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	61,126	122,251	61,126	0	61,126	122,251	61,126	200.0%
с	TOTAL BUILDING SERVICES			3	50%				0	0	0	17,710	1,898	22,264	0	0	0	74,224	396,540	116,095	162,958	117,487	396,540	261,470	151.7%
	TOTAL BUILDING			3	50%				0	0	3,757	17,710	5,693	22,264	0	10,208	0	84,288	869,407	143,920	486,806	238,681	869,407	1,982,193	43.9%



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		Asset Ren	ewal Cost			
Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace

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					_																					
				-			Condition (Gauge																		
		Condition A	Assessment	Condition	Grading	VG	G A	Р	VP	1	2	3	4	5	6	7	8	9	10			Asset Ren	ewal Cost			
ID Code	Element Cond	dition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deteriorati	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	Grandn Renewal	Full Replace	% Full Replace
1.00	Sub-Structure				on					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 Unser	een - assume OK	n/a	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67,228	0.0%
1.03	Reinforced Concrete Slab on Grade Level	el and looks OK	n/a	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	99,560	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	166,789	0.0%
2.00	Frame									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.03	Reinforced Concrete Columns & Beams Minor	or chipping to columns	Clean, repair chips, repaint	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	226,562	0.0%
2.02	Timber Roof Trusses and Beams, etc) Gene	erally OK	None	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	229,755	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	456,316	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 Infill Walls Good	d condition	Clean down	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78,626	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	78,626	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 n/a		n/a	0	0%					0	0	0	0	0	0	0	0	0	0	0	0	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) Paint	t fading, black marks/stains evident but generally OK	Waterblast clean and repaint	3	50%					0	0	0	0	0	0	0	0	0	0	87,980	0	87,980	0	87,980	87,980	100.0%
5.07	PVC Downpipes Vertic to aut	cal runs consealed in columns. Exposed portion (sloped itter) dirty but OK	Clean	2	30%					0	0	0	0	0	0	0	0	0	0	7,084	0	0	7,084	7,084	7,084	100.0%
5.08	Metal Gutters Metal	I flaking and rust spots starting to appear	Waterblast clean, treat rust and paint	3	50%					0	0	0	0	1,500	0	0	0	0	0	9,318	1,500	7,818	0	9,318	7,818	119.2%
										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	1,500	0	0	0	0	0	104,382	1,500	95,798	7,084	104,382	102,882	101.5%
6.00	External Walls & Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.02	Solid Plaster Cladding with Painted Finishes Good	d condition generally with some minor marking	Clean and repaint	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45,210	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	45,210	0.0%
7.00	Windows & Doors									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Unglazed Timber Framed Windows with Plastic To Dr Coated Steel Mesh Infill signs	ry Store addition only. Timber work OK but mesh showing s of wear	Clean down and maintain	3	50%					0	0	0	0	0	0	0	0	0	0	20,145	0	0	20,145	20,145	20,145	100.0%
7.02	Timber Doors (Solid/No Glazing) Some	e marks and impact damage but generally OK	Clean and repaint	3	50%					0	0	0	0	0	0	0	0	0	0	13,283	0	0	13,283	13,283	13,283	100.0%
7.06	Aluminium Framed Opening Glass Louvre Windows Some & Fixed Glazed Doors	e missing louvres, minor scratches to metal	Replace lourves and clean	3	50%					0	0	0	0	2,000	0	0	0	0	0	87,664	2,000	0	85,664	87,664	85,664	102.3%
7.10	Metal Louvre Vents - High Level Hard	to see - look OK from the ground	Clean	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47,225	0.0%
7.11	Window Glazing Treatments - Insect Screens Gener	erally OK	Clean	3	50%					0	0	0	0	0	0	0	6,590	0	0	13,179	6,590	0	6,590	13,179	6,590	200.0%
										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	2,000	0	0	6,590	0	0	134,270	8,590	0	125,681	134,270	172,906	77.7%
Α	TOTAL STRUCTURE			3	50%					0	0	0	0	3,500	0	0	6,590	0	0	238,652	10,090	95,798	132,765	238,652	1,022,729	23.3%
8.00	Stairs, Balustrades & Handrails									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%



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							Condition 0	Bauge									-									
		Condition	Assessment	Condition	n Grading	VG	G A	Р	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	% Deteriorati on	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	Grandn Renewal Total	Full Replace	% Full Replace
8.01	None	n/a	n/a	0	0%					0	0	0	0	0	0	0	0	0	0	0	0	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%
9.03	Reinforced Concrete Block Masonry Walls	Good condition	Clean down	2	30%					0	0	0	0	2,000	0	0	0	0	0	2,000	2,000	0	0	2,000	94,814	2.1%
										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	2,000	0	0	0	0	0	2,000	2,000	0	0	2,000	94,814	2.1%
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, minor paint chips etc	Clean and repaint	3	50%					0	0	0	0	0	0	0	0	0	0	10,626	0	0	10,626	10,626	10,626	100.0%
10.07	Timber Door - Half Height Timber Louvre WC door	Minor impact damage but generally OK	Clean and refinish	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	16,698	0	0	16,698	16,698	16,698	100.0%
11.00	Floor Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.02	Vinyl Floor Tiles	To kitchen office only - marked and stained	Good clean	3	50%					0	0	0	0	0	0	0	0	0	1,366	2,732	1,366	0	1,366	2,732	1,366	200.0%
11.05	Tiled Floor Finishes	To café, kitchen, student offices, WC's and Store - marked	Good clean and replace damahed or missing tiles	4	70%					0	0	0	0	0	0	0	0	128,982	0	128,982	128,982	0	0	128,982	128,982	100.0%
11.07	Bare Concrete, U3 Machine Finish	Evidence of impact damage, lifting tiles, loose grout, marks,	Repair, Replace, Clean	3	50%					0	0	0	0	0	0	0	0	0	0	5,797	0	5,797	0	5,797	5,797	100.0%
		poor workinging, etc								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	0	0	0	128,982	1,366	137,511	130,348	5,797	1,366	137,511	136,145	101.0%
12.00	Wall Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.03	Solid Plaster Wall Lining with Painted Finishes	Good condition generally with some minor marks and stains	Clean and repaint where necessary	2	30%					0	0	0	0	0	0	0	0	0	0	114,008	0	0	114,008	114,008	114,008	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	114,008	0	0	114,008	114,008	114,008	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	Fibre Cement Soffit Lining with Painted Finishes	Generally in good condition	Clean	2	30%					0	0	0	0	0	0	0	0	0	0	10,825	0	0	10,825	10,825	10,825	100.0%
13.04	Fibre Cement Ceiling Lining with Painted Finishes	Marked with evidence of humidity or moisture damage	Good clean and repair any damage	3	50%					0	0	0	0	0	0	0	0	0	0	36,378	0	36,378	0	36,378	36,378	100.0%
13.06	Proprietary Suspended Ceilings (Exposed Grid	Marked tiles with some damage and ill-fitting tiles	Re-fit all tiles, clean or paint	3	50%					0	0	0	0	0	0	0	0	0	0	22,975	0	22,975	0	22,975	22,975	100.0%
<u> </u>	Suspension System) with Tiles									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	70,179	0	59,353	10,825	70,179	70,179	100.0%
14.00	Fixed Joinery Units				1					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.05	Mirrors	To WC's - all good	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%
14.07	Built-in Joinery - Bench Unit	To dry store - chipped and marked top, damage to doors	Repair damage, 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%
14.11	Large Commercial Kitchen	Stainless steel OK, tiled tops looking worn and tired	Good clean, repair damage	3	50%					0	0	0	0	0	0	0	0	0	0	63,250	0	63,250	0	63,250	63,250	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	75,015	0	72,738	2,277	75,015	75,015	100.0%
в	TOTAL INTERNAL FIT-OUT			3	50%					0	0	0	0	2,000	0	0	0	128,982	1,366	415,411	132,348	137,888	145,175	415,411	506,859	82.0%
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	Generally OK, rusted pan fixings	Replace fixings, clean	3	50%					0	0	0	0	0	0	0	0	0	0	18,975	0	18,975	0	18,975	18,975	100.0%
15.04	WHB (Single)	Generally OK	Clean	3	50%					0	0	0	0	0	0	0	0	0	0	13,283	0	13,283	0	13,283	13,283	100.0%
15.07	Hot Water System	Generally OK	Clean	3	50%					0	0	0	0	0	0	0	0	0	0	2,530	0	2,530	0	2,530	2,530	100.0%
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Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

C - CAFETERIA

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

							Condition Ga	auge											_						
		Condition	Assessment	Condition	n Grading	VG	G A	PV	P 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	% Deteriorati on	0-20 20 %	9-40 40-60 % %	60-80 %	100 2013 6 (\$ 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	Grandn Renewal Total	Full Replace	% Full Replace
15.11	Cold Water Storage (Outside)	Good	none	2	30%				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%
15.00	Total Sanitary Plumbing			3	50%				0	0	0	0	0	0	0	0	0	0	34,788	0	34,788	0	34,788	39,848	87.3%
16.00	Mechanical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.04	Air-Conditioning - Window Mounted or "Through the	Manual remote control - day time use only, office unit not working but others are in OK condition	Replace office AC, service and clean	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%
16.06	Ventilation - Extract	Good working condition	Service and clean	3	50%				0	0	0	0	0	0	0	0	0	37,950	75,900	37,950	0	37,950	75,900	37,950	200.0%
16.08	Ventilation - Kitchen Extract (Large Hood)	Good working condition	Service and clean	3	50%				0	0	0	0	0	0	0	0	0	12,650	25,300	12,650	0	12,650	25,300	12,650	200.0%
16.10	Ceiling Mounted Fan	Manual control, rusted blades but generally OK condition	Clean, treat and paint blades, service	3	50%				0	0	0	0	0	0	0	0	0	8,349	16,698	8,349	0	8,349	16,698	8,349	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			4	70%				0	0	5,693	0	0	0	0	0	0	58,949	134,976	64,642	5,693	64,642	134,976	64,642	208.8%
17.00	Fire Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	Smoke Detection & Alarm Systems	OK. Working in meeting rooms and café. Disconnected in kitchen	Service and monitor	3	50%				0	0	0	0	0	0	0	0	0	11,488	22,975	11,488	0	11,488	22,975	11,488	200.0%
17.07	Fire Extinguisher	2 in place and in good condition, 1 missing	Monitor & service existing, replace 1	2	30%				316	0	0	0	949	0	0	0	0	949	5,060	2,214	1,898	949	5,060	949	533.3%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			3	50%				316	0	0	0	949	0	0	0	0	12,436	28,035	13,701	1,898	12,436	28,035	12,436	225.4%
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	To kitchen - OK condition	Check and maintain	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	Sub-Main Distribution Boards	To addition - OK	Check and maintain	3	50%				0	0	0	0	0	0	0	0	0	0	4,428	0	4,428	0	4,428	4,428	100.0%
18.03	Electrical Wiring/Reticulation	ок	none	3	50%				0	0	0	0	0	0	0	0	0	0	22,975	0	22,975	0	22,975	22,975	100.0%
18.04	General Power Outlet	ок	none	3	50%				0	0	0	0	0	0	0	0	0	0	30,634	0	30,634	0	30,634	30,634	100.0%
18.05	3 Phase Power Outlet	To kitchen equipment - OK	none	3	50%				0	0	0	0	0	0	0	0	0	0	9,108	0	9,108	0	9,108	9,108	100.0%
18.06	Lighting (External) - Incandescent	Some missing fittings, remainder OK	Replace missing fittings	3	50%				400	0	0	0	0	0	0	0	0	0	2,867	400	2,467	0	2,867	2,467	116.2%
18.09	Lighting (Internal) - Incandescent	Bare bulbs, OK condition	WC light not working - replace bulb?	3	50%				0	0	0	0	0	0	0	0	0	0	3,795	0	3,795	0	3,795	3,795	100.0%
18.10	Lighting (Internal) - Fluorescant	Missing diffusers, generally OK	Replace diffusers, clean all	3	50%				600	0	0	0	0	0	0	0	0	0	28,430	600	27,830	0	28,430	27,830	102.2%
18.12	Emergency Lighting (Individual Battery Pack)	Good condition - not tested	none	3	50%				0	0	0	0	0	0	0	0	0	0	759	0	759	0	759	759	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			4	70%				1,000	0	0	0	0	0	0	0	0	0	112,483	1,000	111,483	0	112,483	111,483	100.9%
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	n/a	n/a	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	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	Good. Some loose wiring	Tidy wiring, maintain	3	50%				0	0	0	0	0	0	0	0	0	2,000	4,000	2,000	0	2,000	4,000	2,000	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	2,000	4,000	2,000	0	2,000	4,000	2,000	200.0%
с	TOTAL BUILDING SERVICES			4	70%				1,316	0	5,693	0	949	0	0	0	0	73,385	314,281	81,343	153,861	79,078	314,281	230,409	136.4%
	TOTAL BUILDING			3	50%				1,316	0	5,693	0	6,449	0	0	6,590	128,982	74,752	968,345	223,780	387,547	357,018	968,345	1,759,997	55.0%
													223	3,780											

Year 1 - 10 Consolidated Capital Replacement Cost



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

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						Conditio	n Gauge		1																	
	Condition A	Assessment	n Grading	VG	G /	P	VP	1	2	3	4	5	6	7	8	9	10			Asset Rer	newal Cost					
lement	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deteriorati	0-20 %	20-40 40 %	60 60-8 %	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	Grandn Renewal	Full Replace	% Full Replace	
le	ement	Condition /	Condition Assessment ement Condition Observations Recommended Course of Action & Maintenance	Condition Assessment Condition sment Condition Observations Recommended Course of Action & Maintenance Condition	Condition Assessment Condition Grading sment Condition Observations Recommended Course of Action & Maintenance Condition % Grade Deterioration	ement Condition Observations Recommended Course of Action & Maintenance Grade Deteriorati % 0-20 Grade Deteriorati %	Condition Assessment Condition Grading VG G A ament Condition Observations Recommended Course of Action & Maintenance Condition % 0-20 20-40 40	Condition Assessment Condition Grading VG G A P ament Condition Observations Recommended Course of Action & Maintenance Condition % 0-20 20-40 40-60 60-70 % <	ement Condition Observations Recommended Course of Action & Maintenance Condition % 0-20 20-40 40-60 60-80 80-100 Grade Deterior at 0 % % % %	Condition Assessment Condition Grading VG G A P VP 1 ament Condition Observations Recommended Course of Action & Maintenance Condition % 0-20 20.40 40-60 60.80 2013 (\$ USD)	Condition Gauge Condition Assessment Condition Grading VG G A P 1 2 ament Condition Observations Recommended Course of Action & Maintenance Condition % % 2014 2014 2014 2014 2014 2014 2014 2014 2014 2014 2014 2014 2014 2014 2014 2014 2014 Condition % % (\$ USD)	Condition Assessment Condition Grading VG G A P VP 1 2 3 sment Condition Observations Recommended Course of Action & Maintenance Condition % 0-20 20-40 40-60 60-80 80-100 2013 2014 2015	Condition Assessment Condition Grading VG G A P VP 1 2 3 4 ament Condition Observations Recommended Course of Action & Maintenance Condition % 0-20 20-40 40-60 60-80 80-100 (\$ USD) (\$ USD)	Condition Assessment Condition Grading VG G A P VP 1 2 3 4 5 VI Condition Gauge Imment Condition Observations Recommended Course of Action & Maintenance Condition % <th< th=""><th>Condition Gauge Condition Assessment Condition Grading VG G A P VP 1 2 3 4 5 ement Condition Observations Recommended Course of Action & Maintenance Condition % 0-20 20-40 40-60 60-80 80-100 2013 2014 2015 2016 2017 2018 grade Deteriorati % <td< th=""><th>Condition Assessment Condition Grading VG G A P VP 1 2 3 4 5 6 7 ament Condition Observations Recommended Course of Action & Maintenance Condition %</th><th>Condition Assessment Condition Grading VG G A P VP 1 2 3 4 5 6 7 8 ament Condition Observations Recommended Course of Action & Maintenance Condition %</th><th>Condition Assessment Condition Grading VG G A P VP 1 2 3 4 5 6 7 8 9 ament Condition Observations Recommended Course of Action & Maintenance Condition %</th><th>Condition Assessment Condition Grading VG G A P VF 1 2015 6 7 8 9 10 ament Condition Observations Recommended Course of Action & Maintenance Condition % 0-20 2041 2013 2014 2015 2016 2017 2018 2019 2022 2021 2022 ament Condition Observations Recommended Course of Action & Maintenance Condition %</th><th>Condition Gauge Condition Assessment 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Condition % VG G A P VP 1 2 S Asset Rer ament Condition Observations Recommended Course of Action & Maintenance Condition % 2013 2014 2019 2019 2020 2021 Total Total Total Total Total</th><th>Condition Assessment Condition Grading VG G A P VP 1 2 3 4 5 6 7 8 9 10 Asset Renewal Cost ament Condition Observations Recommended Course of Action & Maintenance Condition %</th><th>Secondition Assessment VG G VI VI</th><th>Condition Assessment Condition Grading VG G A P VP 1 2 3 4 5 6 7 8 9 10 Asset Renewal Cost ament Condition Observations Recommended Course of Action & Maintenance Condition %</th></th>	<th>Condition Assessment Condition Grading VG G A P VP 1 2 3 4 5 6 7 8 9 10 ament Condition Observations Recommended Course of Action & Maintenance Condition % <</th> <th>Condition Grading VG G VG S S ament Condition Observations Recommended Course of Action & Maintenance Condition % VG G A P VP 1 2 S Asset Rer ament Condition Observations Recommended Course of Action & Maintenance Condition % 2013 2014 2019 2019 2020 2021 Total Total Total Total Total</th> <th>Condition Assessment Condition Grading VG G A P VP 1 2 3 4 5 6 7 8 9 10 Asset Renewal Cost ament Condition Observations Recommended Course of Action & Maintenance Condition %</th> <th>Secondition Assessment VG G VI VI</th> <th>Condition Assessment Condition Grading VG G A P VP 1 2 3 4 5 6 7 8 9 10 Asset Renewal Cost ament Condition Observations Recommended Course of Action & Maintenance Condition %</th>	Condition Assessment Condition Grading VG G A P VP 1 2 3 4 5 6 7 8 9 10 ament Condition Observations Recommended Course of Action & Maintenance Condition % <	Condition Grading VG G VG S S ament Condition Observations Recommended Course of Action & Maintenance Condition % VG G A P VP 1 2 S Asset Rer ament Condition Observations Recommended Course of Action & Maintenance Condition % 2013 2014 2019 2019 2020 2021 Total Total Total Total Total	Condition Assessment Condition Grading VG G A P VP 1 2 3 4 5 6 7 8 9 10 Asset Renewal Cost ament Condition Observations Recommended Course of Action & Maintenance Condition %	Secondition Assessment VG G VI VI	Condition Assessment Condition Grading VG G A P VP 1 2 3 4 5 6 7 8 9 10 Asset Renewal Cost ament Condition Observations Recommended Course of Action & Maintenance Condition %



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

D - MALE RESIDENCE HALL

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

						Con	dition Ga	auge	٦																
_		Condition	Assessment	Condi	tion Grading	VG G	Α	P VP	1	2	3	4	5	6	7	8	9	10			Asset Rer	newal Cost			
ID Code	e Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 %	40-60 %	60-80 % 80-10	0 2013 (\$ USE	2014 D) (\$ 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	0	0	0.0%
1.01	Reinforced Concrete Foundations Beams	Not inspected. Assumed OK and present to external walls/		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	76,840	0.0%
1.02	Reinforced Concrete Block Foundation Walls	Not inspected. Assumed OK and present to external wall only		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,768	0.0%
1.03	Reinforced Concrete Slab on Grade	Not inspected due to floor finishes. Assumed OK		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	156,392	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	251,000	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	Reinforced Concrete Columns & Beams	ок		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	208,170	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	208,170	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 Brick/Block Masonry Walls	Structurally Ok, evidence of marks, paint flaking, graffiti	Repaint, Wash	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	280,628	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	280,628	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	Pre-cast/Insitu Reinforced Concrete Upper Floor	Not inspected due to floor finishes. Assumed OK.		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	210,598	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			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	210,598	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)	Not inspected. Assumed OK.	Repaint, clean regularly	2	30%				0	0	0	0	0	0	0	0	0	0	95,002	0	0	95,002	95,002	95,002	100.0%
5.02	PVC Downpipes	Paint flaking at visible areas, internal so difficult to assess	Repaint, clean out regularly	2	30%				0	0	0	0	0	0	0	0	0	0	15,162	0	0	15,162	15,162	15,162	100.0%
5.03	Metal Gutters	Evidence corrosion	Replace damaged sections, clean our regularly	3	50%				0	0	0	0	0	0	0	0	0	0	12,338	0	12,338	0	12,338	12,338	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	122,502	0	12,338	110,163	122,502	122,502	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	Plaster and Paint finish	ок	Repaint and wash	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25,806	0.0%
6.02	External Glassblock wall to stairwell	ок		2	30%				0	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	0.0%
6.00	Total External Walls & Finishes			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27,628	0.0%
7.00	Windows & Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Timber Doors (Solid/No Glazing)	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	7,590	0.0%
7.02	Aluminium Framed Windows & Doors	Evidence of flaking protective coating or corrosion, poor workmanship, etc	Maintain with regular washing programme	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	258,060	0.0%
7.04	Metal Louvre Screens	ок		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,554	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	270,204	0.0%
Α	TOTAL STRUCTURE			3	50%				0	0	0	0	0	0	0	0	0	0	122,502	0	12,338	110,163	122,502	1,370,729	8.9%
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	Pre-cast/Insitu Reinforced Concrete Stairs	ок	Clean regularly	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37,950	0.0%
8.02	Metal Framed Balustrades	Evidence of flaking protective coating and corrosion	Rust treat, repaint and clean regularly	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,370	0.0%
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Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

D - MALE RESIDENCE HALL

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

						0	Condition Gauge		1																
		Condition	Assessment	Condi	tion Grading	VG G	G A F	VP	1	2	3	4	5	6	7	8	9	10	1		Asset Rer	newal Cost		I	
ID 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	Full Replace	% Full Replace
		<u> </u>							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			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53,320	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	Conc Block Partition Walls	ок	None	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,710	0.0%
9.02	Aluminium Framed Windows	ок	Maintain with regular washing programme	2	30%	-			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68,708	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	86,418	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	Some evidence of impact damage and misuse.	Wash down and paint. Recommend installing kickplates and	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66,792	0.0%
10.02	Timber doors to WCs - fixed to blockwork walls of	Some evidence of impact damage and misuse.	push plates to prevent further damage Wash down and paint. Recommend installing kickplates and percentile the tenerate for the demander of the second	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66,792	0.0%
	similar appearance to bedroom doors		push plates to prevent further damage						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	133,584	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	Evidence of lifting, marks, tears, worn through, poor	Remove and replace	4	70%				0	0	0	0	0	85,744	0	0	0	0	171,487	85,744	0	85,744	171,487	85,744	200.0%
11.02	Tiled Floor Finishes	Evidence lifting tiles, loose grout, marks, stains, etc	Replace and clean regularly	4	70%				0	0	0	0	0	0	0	0	23,692	0	23,692	23,692	0	0	23,692	23,692	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			4	70%				0	0	0	0	0	85,744	0	0	23,692	0	195,180	109,436	0	85,744	195,180	109,436	178.4%
12.00	Wall Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.01	Tiled Wall Finishes	Evidence lifting tiles, loose grout, marks, stains, etc	Repair and clean regularly	3	50%				0	0	0	0	0	0	0	0	0	0	15,939	0	15,939	0	15,939	15,939	100.0%
12.02	Plaster and Paint finish	Evidence of impact damage and poor workmanship	Repaint and clean regularly	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	648,242	0.0%
									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	15,939	0	15,939	0	15,939	664,181	2.4%
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 Finish	Evidence of leaks internally, cracks, impact damage, poor workmanshin, etc.	Replace and clean regularly	4	70%				0	0	0	0	0	0	0	0	0	0	15,344	0	15,344	0	15,344	15,344	100.0%
13.02	Plywood Ceiling linings with Painted Finishes	Evidence of leaks internally, cracks, distortion in sheets, poor workmanship, etc.	Repair, Replace, Paint, Wash Comments:	4	70%	-			0	0	0	0	0	0	0	0	0	0	48,062	0	48,062	0	48,062	48,062	100.0%
13.03	Plaster and Paint finish to underside of 1st floor conc slab	ок	Paint, clean	2	30%	-			0	0	0	0	0	0	0	0	0	0	21,436	0	0	21,436	21,436	21,436	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			4	70%				0	0	0	0	0	0	0	0	0	0	84,842	0	63,406	21,436	84,842	84,842	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%
14.02	Built-in Joinery - Bench Unit	Ok		2	30%				0	0	0	0	0	0	0	0	0	0	16,129	0	0	16,129	16,129	16,129	100.0%
14.03	Folding shower seats (assume only 1 per bathroom)	Evidence of marks and staining	Wash throughly, remove mats left on top and paint finish	2	30%				0	0	0	0	0	0	0	0	0	0	1,075	0	0	1,075	1,075	1,075	100.0%
14.04	Stainless steel shower rail with curtain	Some evidence of misue of shower curtains	Wash and clean thoroughly and regularly	2	30%				0	0	0	0	0	0	0	0	0	0	2,277	0	0	2,277	2,277	2,277	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	19,481	0	0	19,481	19,481	19,481	100.0%
в	TOTAL INTERNAL FIT-OUT			3	50%				0	0	0	0	0	85,744	0	0	23,692	0	315,441	109,436	79,345	126,661	315,441	1,151,262	27.4%
15.00	Sanitary Plumbing								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	WC	Operating	Clean regularly	2	30%				0	0	0	0	0	0	0	0	0	0	37,950	0	0	37,950	37,950	37,950	100.0%
15.02	WHB (Single)	Dirty appearance with some showing signs of bettlenut saliva. Ok just needs a thorough clean	Clean thoroughly and often	2	30%				0	0	0	0	0	0	0	0	0	0	45,540	0	0	45,540	45,540	45,540	100.0%
15.03	Shower	Corrosion, poor workmanship, shower heads missing	Replace missing shower heads and rusted pipes.	3	50%				0	0	0	0	0	0	0	0	0	0	37,950	0	37,950	0	37,950	37,950	100.0%
15.05	External cold water tap	Operating and well used	Clean and service taps	2	30%				0	0	0	0	0	0	0	0	0	0	6,325	0	0	6,325	6,325	6,325	100.0%



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D - MALE RESIDENCE HALL

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						C	ondition	Gauge	_																	
		Condition	Assessment	Condit	ion Grading	VG G	A	P	VP	1	2	3	4	5	6	7	8	9	10	1		Asset Rer	ewal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition	%	0-20 20-4	40 40-60	0 60-80 8	0-100	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total	Year 1-10	Year 11-20	Year 21-30	Grand	Full	% Full
15.06	Rathroom floor waste	Dirty appearance and arime buildup evident	Clean and wash thoroughly	Grade	Deterioration	% %	%	%	% (\$	OSD)	(\$ USD)	lotai	l otai	I OTAI	Total	Replace	Replace									
15.00	Cleaners Sink			2	20%					0	0	0	0	0	0	0	0	0	0	10,010	0	0	1 909	10,010	1 909	100.0%
15.07				2	30%					0	0	0	0	0	0	0	0	0	0	1,090	0	0	1,090	1,090	1,090	100.0%
45.00	Tatel Cariton, Diumbian				50%					0	0	0	0	0	0	0	0	0	0	0	0	0	107.525	445.475	0	0.0%
15.00				3	50%					U	0	U	0	U	0	0	0	U	0	145,475	0	37,950	107,525	145,475	145,475	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	Corrosion	Repair and clean filters	3	50%					0	0	0	0	1,898	0	0	0	0	0	5,693	1,898	1,898	1,898	5,693	1,898	300.0%
16.02	Ceiling Mounted Fan	Corrosion, poor wiring- exposed	Replace and service/ clean regularly	3	50%					0	0	0	0	0	0	0	0	0	23,656	47,311	23,656	0	23,656	47,311	23,656	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			3	50%					0	0	0	0	1,898	0	0	0	0	23,656	53,004	25,553	1,898	25,553	53,004	25,553	207.4%
17.00	Fire Services									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	Smoke Detection & Alarm Systems	Smoke detectors and manual fire alarm system in use, assume hardwired system	Service	2	30%					0	0	0	0	0	0	0	0	0	0	18,051	0	18,051	0	18,051	18,051	100.0%
17.02	Fire Hose Reel	Present, assumed to be functional	Service	2	30%					0	0	0	0	0	0	0	0	0	0	2,530	0	0	2,530	2,530	2,530	100.0%
17.03	Fire Extinguishers	Present, assumed to be functional	Service	2	30%					0	0	0	1,898	0	0	0	0	1,898	0	9,488	3,795	3,795	1,898	9,488	1,898	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	1,898	0	0	0	0	1,898	0	30,069	3,795	21,846	4,428	30,069	22,479	133.8%
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	Not inspected but assumed ok		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	Sub-Main Distribution Boards	Main Distribution board not inspected, assumed no submain distribution boards to this building		0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.03	Electrical Wiring/Reticulation	Operating and in use. However loose wiring identified to ceiling fans and missing cover plates also.	Rectify loose and exposed wiring to ceiling fans. Reinstate missing cover plates	3	50%					0	0	0	0	0	0	0	0	0	0	36,090	0	36,090	0	36,090	36,090	100.0%
18.04	General Power Outlet	Some evidence of impact damage and misuse. Surface mounted wall units showing signs of corrosion to box	Service. Clean and reinstate faceplates. Paint or cover	3	50%					0	0	0	0	0	0	0	0	0	0	48,121	0	48,121	0	48,121	48,121	100.0%
18.05	Lighting (External) - Covered incadescant light fitting with cage and cover	Assumed operating and in use. Daylight sensors in use.	Clean covers	2	30%					0	0	0	0	0	0	0	0	0	0	8,223	0	0	8,223	8,223	8,223	100.0%
18.06	Lighting (Internal) - Incandescent	Operating	Clean bulbs, replace any blown or damaged fittings	2	30%					0	0	0	0	0	0	0	0	0	0	6,958	0	0	6,958	6,958	6,958	100.0%
18.07	Lighting (Internal) -Double Fluorescant	Operating and without diffusers	Service and clean tubes and install diffusers.	2	30%					0	0	0	0	0	0	0	0	0	0	24,668	0	0	24,668	24,668	24,668	100.0%
18.08	Emergency lighting	Mixture of older "Grey" type externally and newer "white" type	Service, wash down and check backup batteries to units	2	30%					0	0	0	0	0	0	0	0	0	0	30,075	0	30,075	0	30,075	30,075	100.0%
																				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	133,546	0	84,211	49,335	133,546	133,546	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	0.0%
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	loperating but some loose and untidy wiring evident.	Tidy up loose wiring recommend installing conduit to	2	30%					0	0	0	0	0	0	0	0	0	0	48,121	0	48,121	0	48,121	48,121	100.0%
20.02	Security Services	Security cameras evident in hallways and main entrance.	Monitor. Recommend having a backup power supply to	2	30%					0	0	0	0	0	0	0	0	0	0	36,090	0	36,090	0	36,090	36,090	100.0%
			cameras II not alleady.							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Total Special Services	1		2	30%					0	0	0	0	0	0	0	0	0	0	84,211	0	84,211	0	84,211	84,211	100.0%
С	TOTAL BUILDING SERVICES			3	50%					0	0	0	1,898	1,898	0	0	0	1,898	23,656	446,305	29,348	230,116	186,841	446,305	411,264	108.5%
	TOTAL BUILDING			3	50%					0	0	0	1,898	1,898	85,744	0	0	25,590	23,656	884,247	138,784	321,799	423,665	884,247	2,933,255	30.1%
														120	79.4											

Year 1 - 10 Consolidated Capital Replacement Cost



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

E - FEMALE RESIDENCE HALL

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

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		Condition	Accorement	Condit	tion Grading	Con	dition Ga	auge	1	2	2	Α	5	6	7	8	٥	10	1		Acent Por	awal Cost		1	
ID Code	Flement	Condition Observations	Recommended Course of Action & Maintenance	Condition	%	0-20 20-40	40-60	60-80 80-10	2013	2014	2015	2016	2017	2018	, 2019	2020	2021	2022	Total	Year 1-10	Year 11-20	Year 21-30	Grand	Full	% Full
				Grade	Deterioration	% %	%	% %	(\$ USE	D) (\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	Total	Total	Total	Renewal Total	Replace	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. Assumed OK and present to external walls/ internal load bearing walls		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61,537	0.0%
1.02	Reinforced Concrete Block Foundation Walls	Not inspected. Assumed OK and present to external wall only		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,876	0.0%
1.03	Reinforced Concrete Slab on Grade	Not inspected due to floor finishes. Assumed OK		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125,146	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	201,560	0.0%
2.00	Frame								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.03	Reinforced Concrete Columns & Beams	Ok		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	172,451	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	172,451	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 Brick/Block Masonry Walls	Structurally Ok, evidence of marks, paint flaking	Repaint, Wash	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	213,001	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	213,001	0.0%
4.00	Upper Floors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.02	Pre-cast/Insitu Reinforced Concrete Upper Floor	Not inspected due to floor finishes. Assumed OK.		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	168,688	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			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	168,688	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)	Not inspected. Assumed OK.	Repaint, clean regularly	2	30%				0	0	0	0	0	0	0	0	0	0	63,883	0	0	63,883	63,883	63,883	100.0%
5.07	PVC Downpipes	Paint flaking at visible areas, internal so difficult to assess	Repaint, clean out regularly	2	30%				0	0	0	0	0	0	0	0	0	0	12,405	0	0	12,405	12,405	12,405	100.0%
5.08	Metal Gutters	Evidence corrosion	Replace damaged sections, clean our regularly	3	50%				0	0	0	0	0	0	0	0	0	0	9,871	0	9,871	0	9,871	9,871	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	86,158	0	9,871	76,288	86,158	86,158	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	Plaster and Paint finish	ок	Repaint and wash	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	96,146	0.0%
6.02	External Glassblock wall to stairwell	ок		2	30%				0	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	0.0%
6.00	Total External Walls & Finishes			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	97,968	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)	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	7,590	0.0%
7.06	Aluminium Framed Windows & Doors	Aged but OK. Poor workmanship regarding painting around frame.	Maintain with regular washing programme	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	213,659	0.0%
7.10	Metal Louvre Screens	Ok		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,554	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	225,803	0.0%
А	TOTAL STRUCTURE			3	50%				0	0	0	0	0	0	0	0	0	0	86,158	0	9,871	76,288	86,158	1,165,628	7.4%
8.00	Stairs, Balustrades & Handrails								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.01	Pre-cast/Insitu Reinforced Concrete Stairs	Evidence of spalling concrete, cracking, corrosion, poor workmanship	Clean regularly	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37,950	0.0%
8.04	Metal Framed Balustrades	Evidence of flaking protective coating or corrosion, poor workmanship, etc	Rust treat, repaint and clean regularly	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,370	0.0%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

E - FEMALE RESIDENCE HALL

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

							Condition Ga	auge	٦																
		Condition	Assessment	Condi	tion Grading	VG	G A	P 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	% Deterioration	0-20 20	-40 40-60	60-80 80-10	00 201	13 2014	2015	2016	2017	2018	2019	2020	2021	2022	Total	Year 1-10	Year 11-20	Year 21-30	Grand	Full	% Full
				Glade	Deterioration	78	78 78	78 78	(\$ 0.) 0	0	(\$ 03D)	(\$ 03D)	(\$ 030)	(\$ 030)	0	0	0	(\$ 035)	0	0	0	Total 0	0	0.0%
8.00	Total Stairs Balustrades & Handrails			3	50%				0) 0	0	0	0	0	0	0	0	0	0	0	0	0	0	53.320	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	Conc Bloc Partition Walls	OK	None	2	30%				0		0	0	0	0	0	0	0	0	0	0	0	0	0	17,710	0.0%
9.02	Aluminium Framed Windows	ок 	Maintain with regular washing programme	2	30%			_	0		0	0	0	0	0	0	0	0	0	0	0	0	0	52 048	0.0%
9.02				2	50 %				0	, 0	0	0	0	0	0	0	0	0	0	0	0	0	0	32,040	0.0%
0.00	Takal Internal Malle/Daniti ana				20%													•	ů	•	•		•	<u> </u>	0.0%
9.00				2	30%				U	, ,	U	U	U	U	U	U	U	U	U	U	U	U	U	69,756	0.0%
10.00	Internal Doors								0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	Timber Door - Single	Some evidence of impact damage and misuse.	Wash down and paint. Recommend installing kickplates and push plates to prevent further damage	2	30%				0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	54,648	0.0%
10.02	Timber doors to WCs - fixed to blockwork walls of similar appearance to bedroom doors	Some evidence of impact damage and misuse.	Wash down and paint. Recommend installing kickplates and push plates to prevent further damage	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,216	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	72,864	0.0%
11.00	Floor Finishes								0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.01	Vinyl Floor Finishes	Evidence of lifting, marks, tears, worn through, poor workmanship	Remove and replace	4	70%				0	0	0	0	0	66,488	0	0	0	0	132,977	66,488	0	66,488	132,977	66,488	200.0%
11.02	Tiled Floor Finishes	Evidence lifting tiles, loose grout, marks, stains, etc	Replace and clean regularly	4	70%				0	0 0	0	0	0	0	0	0	23,692	0	23,692	23,692	0	0	23,692	23,692	100.0%
									0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00	Total Floor Finishes			4	70%				0) 0	0	0	0	66,488	0	0	23,692	0	156,669	90,181	0	66,488	156,669	90,181	173.7%
12.00	Wall Finishes								0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.01	Tiled Wall Finishes	Evidence of impact damage, lifting tiles, loose grout, marks, poor workmanship, etc.	Repair, Replace, Clean	3	50%				0	0 0	0	0	0	0	0	0	0	0	15,939	0	15,939	0	15,939	15,939	100.0%
12.02	Plaster and Paint finish	Evidence of impact damage and poor workmanship	Repaint and clean regularly	2	30%				0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	462,888	0.0%
									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	0	15,939	0	15,939	0	15,939	478,827	3.3%
13.00	Ceiling Finishes								0	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 Finish	Evidence of leaks internally, cracks, impact damage, poor	Replace and clean regularly	4	70%				0	0 0	0	0	0	0	0	0	0	0	13,424	0	13,424	0	13,424	13,424	100.0%
13.02	Plywood Ceiling linings with Painted Finishes	Evidence of leaks internally, cracks, distortion in sheets, poor	Repair, Replace, Paint, Wash	4	70%				0	0 0	0	0	0	0	0	0	0	0	48,062	0	48,062	0	48,062	48,062	100.0%
13.03	Plaster and Paint finish to underside of 1st floor conc	OK	Paint, clean	2	30%				0	0 0	0	0	0	0	0	0	0	0	21,436	0	0	21,436	21,436	21,436	100.0%
	SIAD								0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.00	Total Ceiling Finishes			4	70%				0) 0	0	0	0	0	0	0	0	0	82,922	0	61,486	21,436	82,922	82,922	100.0%
14.00	Fixed Joinery Units								0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.01	Mirrors	No mirrors identified in bathrooms	Could look at installing mirrors to bathrooms	0	0%				0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.02	Built-in Joinery - Bench Unit	ок		2	30%				0	0 0	0	0	0	0	0	0	0	0	16,129	0	0	16,129	16,129	16,129	100.0%
14.03	Folding shower seats (assume only 1 per bathroom)	Evidence of marks and staining	Wash throughly, remove mats left on top and paint finish	2	30%				0	0 0	0	0	0	0	0	0	0	0	1,075	0	0	1,075	1,075	1,075	100.0%
14.04	Stainless steel shower rail with curtain	Some evidence of misue of shower curtains	Wash and clean thoroughly and regularly	2	30%				0	0 0	0	0	0	0	0	0	0	0	2,277	0	0	2,277	2,277	2,277	100.0%
																			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	17,204	0	0	17,204	17,204	17,204	100.0%
в	TOTAL INTERNAL FIT-OUT			3	50%				0) 0	0	0	0	66,488	0	0	23,692	0	272,734	90,181	77,425	105,128	272,734	865,077	31.5%
15.00	Sanitary Plumbing								0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	WC	Operating	Clean regularly	2	30%				0	0 0	0	0	0	0	0	0	0	0	37,950	0	0	37,950	37,950	37,950	100.0%
15.02	WHB (Single)	Operating	Clean regularly	2	30%				0	0 0	0	0	0	0	0	0	0	0	45,540	0	0	45,540	45,540	45,540	100.0%
15.03	Shower	Corrosion, poor workmanship, shower heads missing	Repair, Replace	3	50%				0	0 0	0	0	0	0	0	0	0	0	37,950	0	37,950	0	37,950	37,950	100.0%
				1	1																1				



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

E - FEMALE RESIDENCE HALL

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

						Cor	ndition Gauge																		
		Condition	Assessment	VG G	A P	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 % %	0 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	Full Replace	% Full Replace
15.05	External cold water tap	Dirty appearance and grime buildup evident	Clean and wash thoroughly.	2	30%				0	0	0	0	0	0	0	0	0	0	3,163	0	0	3,163	3,163	3,163	100.0%
15.06	Bathroom floor waste	Operating/In Use	Clean regularly	2	30%				0	0	0	0	0	0	0	0	0	0	15,813	0	0	15,813	15,813	15,813	100.0%
15.07	Cleaners Sink	Operating/In Use	Clean 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	0	0	142,313	0	37,950	104,363	142,313	142,313	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)	Corrosion, mould at wall unit junction. Mould indicates leaking from unit.	Repair and clean filters	4	70%				0	0	1,898	0	0	0	0	0	0	0	5,693	1,898	1,898	1,898	5,693	1,898	300.0%
16.02	Ceiling Mounted Fan	Corrosion, poor wiring- exposed	Replace and service/ clean regularly	4	70%				0	0	0	0	0	18,090	0	0	0	0	36,179	18,090	0	18,090	36,179	18,090	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			4	70%				0	0	1,898	0	0	18,090	0	0	0	0	41,872	19,987	1,898	19,987	41,872	19,987	209.5%
17.00	Fire Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	Smoke Detection & Alarm Systems	Operating	Replace batteries	2	30%				0	0	0	0	0	0	0	0	0	0	14,440	0	14,440	0	14,440	14,440	100.0%
17.02	Fire Hose Reel	Present, assumed to be functional	Service	2	30%				0	0	0	0	0	0	0	0	0	0	2,530	0	0	2,530	2,530	2,530	100.0%
17.03	Fire Extinguishers	Present, assumed to be functional	Service	2	30%				0	0	0	1,898	0	0	0	0	1,898	0	9,488	3,795	3,795	1,898	9,488	1,898	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	1,898	0	0	0	0	1,898	0	26,457	3,795	18,235	4,428	26,457	18,867	140.2%
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	Not inspected but assumed ok		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	Sub-Main Distribution Boards	Main Distribution board not inspected, assumed no submain distribution boards to this building		0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.03	Electrical Wiring/Reticulation	Operating and in use. However loose wiring identified to ceiling fans and missing cover plates also.	Rectify loose and exposed wiring to ceiling fans. Reinstate missing cover plates	3	50%				0	0	0	0	0	0	0	0	0	0	28,880	0	28,880	0	28,880	28,880	100.0%
18.04	General Power Outlet	Some evidence of impact damage and misuse. Surface mounted wall units showing signs of corrosion to box.	Service. Clean and reinstate faceplates. Paint or cover exposed metal boxes.	3	50%				0	0	0	0	0	0	0	0	0	0	38,507	0	38,507	0	38,507	38,507	100.0%
18.05	Lighting (External) - Covered incadescant light fittin with cage and cover	Assumed operating and in use. Daylight sensors in use.	Clean covers	2	30%				0	0	0	0	0	0	0	0	0	0	6,958	0	0	6,958	6,958	6,958	100.0%
18.06	Lighting (Internal) - Incandescent	Operating	Clean bulbs, replace any blown or damaged fittings	2	30%				0	0	0	0	0	0	0	0	0	0	6,325	0	0	6,325	6,325	6,325	100.0%
18.07	Lighting (Internal) -Double Fluorescant	Operating and without diffusers	Service and clean tubes and install diffusers.	2	30%				0	0	0	0	0	0	0	0	0	0	20,240	0	0	20,240	20,240	20,240	100.0%
18.08	Emergency lighting	Mixture of older "Grey" type externally and newer "white" type internally. Assume operational.	Service, wash down and check backup batteries to units	2	30%				0	0	0	0	0	0	0	0	0	0	24,067	0	24,067	0	24,067	24,067	100.0%
																			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	134,463	0	91,453	43,010	134,463	134,463	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	0.0%
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	loperating but some loose and untidy wiring evident.	Tidy up loose wiring recommend installing conduit to enclose/tidy wiring mounted to walls	2	30%				0	0	0	0	0	0	0	0	0	0	38,507	0	38,507	0	38,507	38,507	100.0%
20.02	Security Services	Security cameras evident in hallways and main entrance. Assume all operational	Monitor. Recommend having a backup power supply to cameras if not already.	2	30%				0	0	0	0	0	0	0	0	0	0	28,880	0	28,880	0	28,880	28,880	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	67,387	0	67,387	0	67,387	67,387	100.0%
С	TOTAL BUILDING SERVICES			3	50%				0	0	1,898	1,898	0	18,090	0	0	1,898	0	412,491	23,782	216,922	171,787	412,491	383,017	107.7%
	TOTAL BUILDING			3	50%				0	0	1,898	1,898	0	84,578	0	0	25,590	0	771,384	113,963	304,218	353,203	771,384	2,413,721	32.0%
													113	,963											

Year 1 - 10 Consolidated Capital Replacement Cost



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

E - FEMALE RESIDENCE HALL

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

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					Condition	n Gauge	•]																
Condition Asso	essment	Conditi	tion Grading	VG	G A	A P	VP	1	2	3	4	5	6	7	8	9	10			Asset Re	newal Cost			
ID Code Element Condition Observations Re	commended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20 %	20-40 40-6 %	-60 60-8 %	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



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

F - FACULTY OFFICE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

							Condition	Gauge		Ì																
		Condition	Assessment	tion Grading	VG	G A	Р	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 40-6 % %	60-80 %	0 <mark>80-100</mark> %	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
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 - External	Not observed	Monintor	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34,239	0.0%
1.02	Reinforced Concrete Foundations Beams - internal	Not observed	Monintor	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40,826	0.0%
1.03	Reinforced Concrete Slab on Grade	Missing area of floor slab in one room	Repair damaged floor slab	3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	63,091	0.0%
1.04	Reinforced Concrete Slab on Grade to covered	Not observed	Monintor	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,736	0.0%
1.05	Reinforced concrete pad	Not observed	Monintor	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22,770	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	176,662	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 Trusses	Good condition	Monintor	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	145,728	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	66,664	0.0%
2.03	Reinforced Concrete Roof	Not inspected		3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24,209	0.0%
										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	0	0	0	0	0	236,602	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 Brick/Block Masonry Walls -	Good condition	Wash and paint	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78,416	0.0%
3.02	Reinforced Concrete Brick/Block Masonry Walls -	Good condition	Wash and paint	2	30%	-				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75,742	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	154,158	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	No upper floors to this building			0	0%					0	0	0	0	0	0	0	0	0	0	0	0	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)	Evidence of faded paint	Wash and repaint	3	50%					0	0	0	0	0	0	0	0	0	0	54,798	0	54,798	0	54,798	54,798	100.0%
5.02	Box Gutters	Evidence of faded paint	Wash down and repaint	3	50%					0	0	0	0	0	0	0	0	0	0	21,845	0	21,845	0	21,845	21,845	100.0%
5.03	PVC Downpipes	Evidence of stains	Wash and paint	3	50%					0	0	0	0	0	0	0	0	0	0	2,429	0	2,429	0	2,429	2,429	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	79,072	0	79,072	0	79,072	79,072	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 with Painted Finishes	Good condition	Wash	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45,089	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	45,089	0.0%
7.00	Windows & Doors									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Timber Doors (Solid/No Glazing)	Gnerally ok. Cracks on door to utility room	Wash and paint, Replace door to utility room	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,180	0.0%
7.02	Aluminium Framed Windows	Generally ok. Rubber seal to one of the windows has come off	Repair rubber seal	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41,183	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	56,363	0.0%
A	TOTAL STRUCTURE			3	50%					0	0	0	0	0	0	0	0	0	0	79,072	0	79,072	0	79,072	747,946	10.6%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

F - FACULTY OFFICE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

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						Con	dition Gauge																		
		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 % %	40-60 % %	0 <mark>80-100</mark> %	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	Stairs, Balustrades & Handrails								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.01	No stair and balustrade to this building			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	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	All walls are blockwork			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	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%				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	Timber Door - Single	Evidence of stains,	Wsh and paint	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 Door - Single	Evidence of stains, impact damage	Repair affected door and Wash and Repaint rest	3	50%		_		0	0	0	0	0	0	0	0	0	0	1,518	0	0	1,518	1,518	1,518	100.0%
10.03	Timber Door - Single	Evidence of , insect attack (termites borer) to doar jamb	Repair affected door and Wash and Repaint rest	3	50%		_		0	0	0	0	0	0	0	0	0	0	1,518	0	0	1,518	1,518	1,518	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	15 180	0	0	15 180	15 180	15 180	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	Vinul Floor Finishes	Generally ok	Wash	2	30%				0	0	0	0	0	0	0	0	0	0	33 634	0	33 634	0	33 634	33 634	100.0%
11.02	Tiled Eloor Einishes	Cenerally ok	Wash	2	30%				0	0	0	0	0	0	0	0	0	0	3 348	0	00,004	3 348	3 348	3 3/8	100.0%
11.02				2	50%				0	0	0	0	0	0	0	0	0	0	0,040	°	ů	0,040	3,340	0,040	0.0%
44.00	Tatal Floor Finisher				20%				0	0	0	0	0	0	0	0	0	0	20.000	0	22.024	2 249	0	20.002	400.0%
11.00				2	30%				U	Ů	Ů	Ů	Û	Ů	0	0	0	0	30,902	U	33,634	3,340	36,962	36,962	100.0%
12.00									0	0	0	0	0	0	0	0	0	0	0	U	U	U	U	0	0.0%
12.03			wasn	2	30%				0	0	0	0	0	0	0	0	0	0	104,545	0	0	104,545	104,545	104,545	100.0%
12.04	Liled Wall Finishes	Generally ok	Wash	2	30%				0	0	0	0	0	0	0	0	0	0	7,952	0	0	7,952	7,952	7,952	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	112,498	0	0	112,498	112,498	112,498	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	Fibre Cement Soffit Lining with Painted Finishes	Evidence of marks	Clean and Repaint	3	50%				0	0	0	0	0	0	0	0	0	0	8,756	0	8,756	0	8,756	8,756	100.0%
13.02	Timber framed vents to soffits	Evidence of stains	Clean, Paint	2	30%				0	0	0	0	0	0	0	0	0	0	2,606	0	0	2,606	2,606	2,606	100.0%
13.03	Plywood Ceiling Linings with Painted Finishes	Evidence of marks. Moulds	Wash down , remove mould and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	3,028	0	0	3,028	3,028	3,028	100.0%
12.04	Solid Plaster with Painted Finishes to soffits of covered walkway	Evidence of marks	Wash and repaint	2	30%				0	0	0	0	0	0	0	0	0	0	10,289	0	0	10,289	10,289	10,289	100.0%
13.05	Proprietary Suspended Ceilings (Exposed Grid Suspension System)	Evidence of damaged/marked/stained ceiling tiles	Replace	5	90%				0	0	5,268	0	0	0	0	0	0	0	5,268	5,268	0	0	5,268	5,268	100.0%
13.06	Proprietary Suspended Ceilings (Exposed Grid Suspension System)	Generally ok	Monintor	3	50%				0	0	0	0	0	0	0	0	0	0	21,073	0	21,073	0	21,073	21,073	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	5,268	0	0	0	0	0	0	0	51,021	5,268	29,829	15,923	51,021	51,021	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	Toilet Partitions	Generally ok	Monintor	2	30%				0	0	0	0	0	0	0	0	0	0	2,024	0	0	2,024	2,024	2,024	100.0%
14.02	White Boards	Generally ok		1	10%				0	0	0	0	0	0	0	0	0	0	1,898	0	0	1,898	1,898	1,898	100.0%
14.03	Mirrors	Generally ok		1	10%				0	0	0	0	0	0	0	0	0	0	759	0	0	759	759	759	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			2	30%				0	0	0	0	0	0	0	0	0	0	4,681	0	0	4,681	4,681	4,681	100.0%
В	TOTAL INTERNAL FIT-OUT			3	50%				0	0	5,268	0	0	0	0	0	0	0	220,361	5,268	63,463	151,630	220,361	220,361	100.0%



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		Oditi-	n Assassmant	Cont	lition Grading	Cor	ndition Gauge	VB	4	2	2		E	£	7	9	6	10			Acost D	owal Cost		1	
	F han and	Conditio		Cond	ittion Grading		A P	VP	1	2	3	4	5	0	1	0	9	10	7.4.1	No 4.40	Asset Rer	lewal Cost	0		0/ F11
ID Code	Liement	Condition Observations	Recommended Course of Action & Maintenance	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)	(\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
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	wash	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	WHB (Single)	General wear and tear	wash	2	30%				0	0	0	0	0	0	0	0	0	0	5,693	0	0	5,693	5,693	5,693	100.0%
15.03	Shower	General wear and tear	wash	2	30%				0	0	0	0	0	0	0	0	0	0	6,325	0	0	6,325	6,325	6,325	100.0%
15.04	Cold Water			2	30%				0	0	0	0	0	0	0	0	0	0	6,325	0	0	6,325	6,325	6,325	100.0%
15.05	Floor Waste	General wear and tear		2	30%				0	0	0	0	0	0	0	0	0	0	5,060	0	0	5,060	5,060	5,060	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			2	30%				0	0	0	0	0	0	0	0	0	0	29,728	0	0	29,728	29,728	29,728	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	Most not used, some not working	Service and clean	4	70%				0	0	53,130	0	0	0	0	0	0	53,130	212,520	106,260	53,130	53,130	212,520	53,130	400.0%
16.02	Ventilation - W/C Extract	General wear and tear	Service and clean	3	50%				0	0	0	0	0	0	0	0	0	1,898	3,795	1,898	0	1,898	3,795	1,898	200.0%
16.03	Ceiling Mounted Fan	General wear and tear		3	50%				0	0	0	0	0	0	0	0	0	6,958	13,915	6,958	0	6,958	13,915	6,958	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			4	70%				0	0	53,130	0	0	0	0	0	0	61,985	230,230	115,115	53,130	61,985	230,230	61,985	371.4%
17.00	Fire Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	Smoke Detection & Alarm Systems	Old hard wired type, but operating	Service and clean	3	50%				0	0	0	0	0	0	0	0	0	7,148	14,295	7,148	0	7,148	14,295	7,148	200.0%
17.02	9lb Carbon Dioxide Fire Extinguisher	Good condition	Cheek expiry dates	1	10%				0	0	0	0	1,898	0	0	0	0	1,898	9,488	3,795	3,795	1,898	9,488	1,898	500.0%
17.03	Fire Hose Reel	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	2,530	0	0	2,530	2,530	2,530	100.0%
									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	1,898	0	0	0	0	9,045	26,313	10,943	3,795	11,575	26,313	11,575	227.3%
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	Not inspected		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	Good condition	Tidy up loose wiring	2	30%				0	0	0	0	0	0	0	0	0	0	14,295	0	0	14,295	14,295	14,295	100.0%
18.03	General Power Outlet	Good condition	Tidy up loose wiring	2	30%				0	0	0	0	0	0	0	0	0	0	19,060	0	0	19,060	19,060	19,060	100.0%
18.04	Lighting (External) - Incandescent	General wear and tear		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) - Incandescent	General wear and tear		3	50%				0	0	0	0	0	0	0	0	0	0	3,163	0	3,163	0	3,163	3,163	100.0%
18.06	Lighting (Internal) - Fluorescant	General wear and tear		3	50%				0	0	0	0	0	0	0	0	0	0	34,155	0	34,155	0	34,155	34,155	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	81,425	0	38,583	42,843	81,425	81,425	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	Not applicable			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	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	Good all working	Tidy up loose wiring	3	50%				0	0	0	0	0	0	0	0	0	19,060	38,120	19,060	0	19,060	38,120	19,060	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	19,060	38,120	19,060	0	19,060	38,120	19,060	200.0%
С	TOTAL BUILDING SERVICES			3	50%				0	0	53,130	0	1,898	0	0	0	0	90,090	405,816	145,118	95,508	165,191	405,816	203,773	199.2%
	TOTAL BUILDING			3	50%				0	0	58,398	0	1,898	0	0	0	0	90,090	705,249	150,386	238,043	316,820	705,249	1,172,080	60.2%
													150,	386											



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							Conditio	on Gauge	e]																
		Assessment	Condi	ition Grading	VG	G	A F	P VP	1	2	3	4	5	6	7	8	9	10			Asset Ren	newal Cost		1		
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20 %	0-40 40 %	0-60 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
				-	-		-	-				Yea	r 1 - 10 Cor	nsolidated C	apital Rep	lacement Co	st									-



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							itian C-		1																
		Condition	Condit	ion Grading	VG G	A A	P VP	1	2	3	4	5	6	7	8	9	10	1		Asset Ren	ewal Cost				
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition	% Dotorioration	0-20 20-40	40-60 6	60-80 80-100 % %	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018	2019 (\$ USD)	2020	2021 (\$ USD)	2022 (\$ USD)	Total	Year 1-10	Year 11-20	Year 21-30	Grand	Full	% Full
1.00	Sub-Structure			Glude	Detenoration	70 70	,,,		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, good condition		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	63,839	0.0%
1.02	Reinforced Concrete Slab on Grade	Evidence of settlement walking along hallway	Review by structural engineer	3	50%			_	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72,576	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	136,415	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	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	145,319	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	145,319	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	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%
3.00	Total Structural Walls			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	Not applicable	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						_	_	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)	Evidence of leaks inside building	Inspect where ceiling panels so signs of leaks and repair	3	50%				0	0	0	0	0	0	0	0	0	0	83,636	0	83,636	0	83,636	83,636	100.0%
5.02	PVC Gutters	Good condition	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	8,143	0	0	8,143	8,143	8,143	100.0%
5.03	Metal Downpipes	Good condition	Wash down	2	30%		_	_	0	0	0	0	0	0	0	0	0	0	8,096	0	0	8,096	8,096	8,096	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	99,875	0	83,636	16,239	99,875	99,875	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	Infil Reinforced Concrete Block Masonry Walls	Good condition		2	30%		_	_	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65,149	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	65,149	0.0%
7.00	Windows & Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Aluminium Framed Windows	Good condition	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	69,505	0.0%
7.02	Metal Doors (Solid/No Glazing)	Poor condition		4	70%				0	0	0	0	0	0	0	0	0	0	7,590	0	7,590	0	7,590	7,590	100.0%
7.03	Metal Louvre Screens	Good condition	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,036	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	7,590	0	7,590	0	7,590	80,131	9.5%
A	TOTAL STRUCTURE			3	50%				0	0	0	0	0	0	0	0	0	0	107,465	0	91,226	16,239	107,465	526,889	20.4%
8.00	Stairs, Balustrades & Handrails								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.01	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	0.0%
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%



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						С	Condition Gau	ge	٦																
		Conditi	on Assessment	Cond	ition Grading	VG G	A	P 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 20-4 %	40 40-60 6 %	0-80 <mark>80-100</mark> % %	2013 (\$ USD	2014 D) (\$ 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
9.01	Timber Framed Partition Walls	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,330	0.0%
9.02	Infil Reinforced Concrete Block Masonry Walls	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49,335	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	67,665	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	Evidence of impact damage	Replace damaged door and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	24,288	0	0	24,288	24,288	24,288	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	24,288	0	0	24,288	24,288	24,288	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	Good condition, general wear and tear	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	41,311	0	41,311	0	41,311	41,311	100.0%
11.02	Tiled Floor Finishes - Toilets only	Good condition, general wear and tear	Wash down	3	50%				0	0	0	0	0	0	0	0	0	0	7,541	0	7,541	0	7,541	7,541	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	48,851	0	48,851	0	48,851	48,851	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	Plywood Wall Linings with Painted Finishes	Good condition	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54,990	0.0%
12.02	Solid Plaster Wall Lining with Painted Finishes	Evidence of minor plaster cracking	Repair and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	69,623	0	69,623	0	69,623	69,623	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	69,623	0	69,623	0	69,623	124,612	55.9%
13.00	Ceiling Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.01	T&G Timber Board Soffit Lining with Clear Finish	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27,016	0.0%
13.02	Plywood Lining with Painted Finishes	Some damage to tiles	Replace damaged tiles	2	30%	-			0	0	0	0	0	0	0	0	0	0	3.980	0	0	3.980	3.980	3.980	100.0%
13.03	Proprietary Suspended Ceilings (Exposed Grid	Good condition		3	50%				0	0	0	0	0	0	0	0	0	0	30.983	0	30.983	0	30.983	30.983	100.0%
	Suspension System)							_	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	34,963	0	30.983	3.980	34,963	61.978	56.4%
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	Toilet Partitions	Good condition	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	2 024	0	0	2 024	2 024	2 024	100.0%
14.02	Pin Board	General wear and tear		2	30%				0	0	0	0	0	0	0	0	0	0	405	0	202	202	405	202	200.0%
14.03	White Boards	Good condtion		2	30%				0	0	0	0	0	0	0	0	0	0	3.036	0		3.036	3.036	3.036	100.0%
14.04	Mirrors	Good condition		-	30%				0	0	0	0	0	0	0	0	0	0	759	0	0	759	759	759	100.0%
14.05	Ruitt in Joineny, Rench Unit	Tied	Wach down	- 3	50%				0	0	0	0	0	0	0	0	0	0	3 795	0	3 795	0	3 795	3 795	100.0%
14.05			Weeh down	2	50%		_		0	0	0	0	0	0	0	0	0		3,733	•	3,733		3,735	3,733	100.0%
14.00	Built-In Joinery - Sherving Onit			3	50%				0	0	0	0	0	0	0	0	0	0	255	0	255		255	200	0.0%
44.00	Tatal Fixed Jainow Units				50%				0	0	0	0	0	0	0	0	0	0	0	0	4 350	0	40.070	10.000	0.0%
14.00				3	50%		_		Ů	0	0	0	U	0	0	U	0	0	10,272	0	4,250	6,021	10,272	10,069	102.0%
в				3	50%				U	0	U	U	U	U	U	U	U	0	187,996	U	153,707	34,289	187,996	337,464	55.7%
15.00	Sanitary Plumbing		March Assoc						U	0	0	0	0	U	0	0	0	U	0	0	0	0	0	0	0.0%
15.01	WC	General wear and tear	vvasn down	3	50%				0	0	0	0	0	0	0	0	U	U	6,325	0	6,325	0	6,325	6,325	100.0%
15.02	Urinai (Stail)		vvash down	3	50%				0	0	0	0	0	0	0	0	0	0	2,277	0	2,277	0	2,277	2,277	100.0%
15.03	WHB (Single)	General wear and tear	Wash down	3	50%				0	0	0	0	0	0	0	0	0	0	3,795	0	3,795	0	3,795	3,795	100.0%
15.04	Shower	General wear and tear	Wash down	3	50%				0	0	0	0	0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	100.0%
15.05	Hot Water System	Not inspected		3	50%				0	0	0	0	0	0	0	0	0	0	2,530	0	2,530	0	2,530	2,530	100.0%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

F2 - FACULTY OFFICE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

						Con	dition Gauge	<u></u>	ר ר																
		Condition	Assessment	Condit	ion Grading	VG G	A F	P VP	1	2	3	4	5	6	7	8	9	10	1		Asset Rer	ewal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition	%	0-20 20-40	40-60 60	-80 80-100	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total	Year 1-10	Year 11-20	Year 21-30	Grand	Full	% Full
				Grade	Deterioration	%	% %	%	(\$ USD)	Total	Total	Total	Renewal Total	Replace	Replace										
15.06	Cold Water	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	8,855	0	0	8,855	8,855	8,855	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	30,107	0	21,252	8,855	30,107	30,107	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	Good condition	Sevice and clean	2	30%				0	0	0	0	53,130	0	0	0	0	0	212,520	53,130	106,260	53,130	212,520	53,130	400.0%
16.02	Air-Conditioning - Ducted system	Working condition but not used due to energy cost of running		1	10%				0	0	0	0	0	0	0	0	0	0	223,309	0	111,655	111,655	223,309	111,655	200.0%
16.03	Ventilation - W/C Extract	Good condition	Boys toilet only	2	30%				0	0	0	0	0	0	0	0	0	0	949	0	949	0	949	949	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			2	30%				0	0	0	0	53,130	0	0	0	0	0	436,778	53,130	218,863	164,785	436,778	165,733	263.5%
17.00	Fire Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	Smoke Detection & Alarm Systems	Working condiion	Service and monitor	3	50%				0	0	0	0	0	0	0	0	0	8,374	16,748	8,374	0	8,374	16,748	8,374	200.0%
17.02	9lb Carbon Dioxide Fire Extinguisher	Good condition	Cheek expiry dates	2	30%				0	0	0	2,530	0	0	0	0	2,530	0	12,650	5,060	5,060	2,530	12,650	2,530	500.0%
17.03	Fire Hose Reel	Working condition	Service and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	2,530	0	0	2,530	2,530	2,530	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			3	50%				0	0	0	2,530	0	0	0	0	2,530	8,374	31,928	13,434	5,060	13,434	31,928	13,434	237.7%
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%
18.02	Sub-Main Distribution Boards	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	8,855	0	0	8,855	8,855	8,855	100.0%
18.03	Electrical Wiring/Reticulation	Some loose wiring	Fixs loose wiring	2	30%				0	0	0	0	0	0	0	0	0	0	16,748	0	0	16,748	16,748	16,748	100.0%
18.04	General Power Outlet	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	22,331	0	0	22,331	22,331	22,331	100.0%
18.06	Lighting (External) - Incandescent	Good 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%
18.09	Lighting (Internal) - Incandescent	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	4,428	0	0	4,428	4,428	4,428	100.0%
18.10	Lighting (Internal) - Fluorescant	Good condition	Replace tubes that are not working	2	30%		_		0	0	0	0	0	0	0	0	0	0	37,950	0	0	37,950	37,950	37,950	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			2	30%				0	0	0	0	0	0	0	0	0	0	101,064	0	0	101,064	101,064	101,064	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	0.0%
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	Good but loose wiring	Tidy up loose wiring	2	30%				0	0	0	0	0	0	0	0	0	0	22.331	0	22.331	0	22.331	22.331	100.0%
20.02	Security Services - Cameras	Good condition	Clean and sevice	2	30%				0	0	0	0	0	0	0	0	0	0	7,590	0	7,590	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%
20.00	Total Special Services			2	30%				0	0	0	0	0	0	0	0	0	0	29.921	0	29,921	0	29,921	29,921	100.0%
c	TOTAL BUILDING SERVICES			3	50%				0	0	0	2 530	53 130	0	0	0	2,530	8.374	629 799	66 564	275 096	288,138	629,799	340,260	185.1%
				3	50%				0	0	0	2,530	53 130	0	0	0	2,530	8 374	925.260	66 564	520.030	338 666	925.260	1 204 613	76.8%
					0070				, i		Ū	2,000	00,100			Ĵ	2,000	0,014	010,200	00,004	020,000	000,000	020,200	1,204,010	10.57

Year 1 - 10 Consolidated Capital Replacement Cost



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

G - ADMINISTRATION

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					Ī	Cone	dition Ga	auge	٦																
		Condition	Assessment	Condit	ion Grading	VG G	Α	P VP	1	2	3	4	5	6	7	8	9	10			Asset Ren	ewal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 %	40-60 %	60-80 % %	00 201: (\$ US	3 2014 SD) (\$ 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	Good condition	none	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	102,718	0.0%
1.03	Reinforced Concrete Slab on Grade	Good condition generally. One crack noted.	repair crack and replace vinyl tiles	3	50%				0	0	0	0	0	0	0	0	0	0	500	0	500	0	500	67,054	0.7%
									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	500	0	500	0	500	169,772	0.3%
2.00	Frame								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.02	Timber Roof Trusses & Beams	Good condition	none	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	199,936	0.0%
2.03	Reinforced Concrete Columns & Beams	Good condition	none	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	376,274	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	576,210	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 Infill Walls	One or two craks, generally OK	Repair cracks and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	162,436	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			3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	162,436	0.0%
4.00	Upper Floors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.02	Pre-cast or Insitu Reinforced Concrete Upper Floor	Good condition	none	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	231,505	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			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	231,505	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)	Paint fade but otherwise OK	Clean and repaint in 5 years	3	50%				0	0	0	0	15,805	0	0	0	0	0	82,450	15,805	66,645	0	82,450	66,645	123.7%
5.07	PVC Downpipes	Vertical runs consealed in columns. Exposed portion (sloped to	Clean	2	30%				0	0	0	0	0	0	0	0	0	0	12,954	0	0	12,954	12,954	12,954	100.0%
5.08	Metal Gutters	Rust spots appearing	Waterblast clean, treat rust and paint	3	50%				0	0	0	0	0	0	0	0	0	0	8,703	0	8,703	0	8,703	8,703	100.0%
5.11	Insitu Reinforced Concrete Veranda Roof to Front	Not seen	Maintain membrane	3	50%				0	0	0	0	0	0	0	0	0	0	4,116	0	0	4,116	4,116	21,478	19.2%
									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	15,805	0	0	0	0	0	108,223	15,805	75,348	17,070	108,223	109,780	98.6%
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	Generally OK, some stains or marks evident	Clean and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	66,192	0	0	66,192	66,192	66,192	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	66,192	0	0	66,192	66,192	66,192	100.0%
7.00	Windows & Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.06	Aluminium Framed Windows & Doors	Good condition	Clean	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	153,790	0.0%
7.10	Metal Louvre Vents - High Level	Hard to see - look OK from the ground	Clean	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,544	0.0%
	1								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	169,334	0.0%
A	TOTAL STRUCTURE			3	50%				0	0	0	0	15,805	0	0	0	0	0	174,915	15,805	75,848	83,261	174,915	1,485,229	11.8%
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	Pre-cast/Insitu Reinforced Concrete Stairs	Good condition	none	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25,300	0.0%
8.04	Metal Framed Balustrades (with Metal Infill Panels o Balusters)	r Generally good condition, minor paint chips	repaint	3	50%				0	0	0	0	0	0	0	0	0	0	6,660	0	0	6,660	6,660	6,660	100.0%
8.06	Metal Handrails	Generally good condition, minor paint chips	repaint	3	50%				0	0	0	0	0	0	0	0	0	0	2,220	0	0	2,220	2,220	2,220	100.0%
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						Con	dition Gauge		1																
		Condition	Assessment	Condi	tion Grading	VG G	A P	VP	1	2	3	4	5	6	7	8	9	10			Asset Rer	ewal Cost		ł	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 % %	40-60 % %	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	Full Replace	% Full Replace
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	l otal 0	0	0.0%
8.00	Total Stairs Balustrades & Handrails			3	50%				0	0	0	0	0	0	0	0	0	0	8,880	0	0	8,880	8,880	34,180	26.0%
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	Later additions - generally OK	none	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,019	0.0%
9.03	Reinforced Concrete Block Masonry Walls	All good	none	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	160,098	0.0%
9.04	Internal Windows or Glazed Partition	Good condition	Clean	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,530	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	164,647	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	Generally OK with a few marks	Repaint	2	30%				0	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	0.0%
10.00	Total Internal Doors			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53,130	0.0%
11.00	Floor Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.02	Vinyl Floor Finishes - Vinyl Tiles	Generall OK but some damage and general wear and tear	Repair damage tiles and clean	3	50%				0	0	0	0	0	0	0	0	0	81,109	162,219	81,109	0	81,109	162,219	81,109	200.0%
11.05	Tiled Floor Finishes	Generally OK but some staining evident	Clean	3	50%				0	0	0	0	0	0	0	0	0	0	4,440	0	4,440	0	4,440	4,440	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	81,109	166,659	81,109	4,440	81,109	166,659	85,550	194.8%
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	Joints obvious, minor scrapes	Clean, re-fix and repaint	3	50%				0	0	0	0	1,000	0	0	0	0	0	7,057	1,000	0	6,057	7,057	6,057	116.5%
12.03	Solid Plaster Wall Lining with Painted Finishes	Generally OK with some minor impact damage and	Clean, repaint	2	30%				0	0	0	0	0	0	0	0	0	0	178,342	0	0	178,342	178,342	178,342	100.0%
12.04	Tiled Wall Finishes	Evidence of tiles being removed for access to services.	Complete repairs to newly replaced tiles (i.e. grout) and clean	3	50%				0	0	0	0	2,000	0	0	0	0	0	16,117	2,000	14,117	0	16,117	14,117	114.2%
				-					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	3,000	0	0	0	0	0	201,516	3,000	14,117	184,398	201,516	198,516	101.5%
13.00	Ceiling Finishes								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	Good condition but dirty with some mould	Good clean	3	50%				0	0	0	0	0	0	0	0	0	0	13,653	0	13,653	0	13,653	13,653	100.0%
13.04	Plywood Ceiling Lining with Painted Finishes	Good condition except for hole cut in janitors room	Repair hole and repaint room	3	50%				0	300	0	0	0	0	0	0	0	0	2,890	300	2,590	0	2,890	2,590	111.6%
13.06	Proprietary Suspended Ceilings (Exposed Grid	Some damaged or miss-aligned tiles but generally OK	re-fit mis-aligned tiles, replace damaged or missing tiles	4	70%				0	0	0	0	0	0	0	0	60,832	0	60,832	60,832	0	0	60,832	60,832	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			4	70%				0	300	0	0	0	0	0	0	60,832	0	77,375	61,132	16,243	0	77,375	77,075	100.4%
14.00	Fixed Joinery Units								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.03	Pin Board	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	2,024	0	1,012	1,012	2,024	1,012	200.0%
14.04	White Boards	Good condition	Clean	2	30%				0	0	0	0	0	0	0	0	0	0	3,795	0	0	3,795	3,795	3,795	100.0%
14.05	Mirrors	Good condition	none	2	30%				0	0	0	0	0	0	0	0	0	0	1,139	0	0	1,139	1,139	1,139	100.0%
14.07	Built-in Joinery - Bench Unit	General wear and tear	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%
									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	16,445	0	10,500	5,946	16,445	15,433	106.6%
В	TOTAL INTERNAL FIT-OUT			3	50%				0	300	0	0	3,000	0	0	0	60,832	81,109	470,875	145,241	45,300	280,333	470,875	628,531	74.9%
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	General wear and tear	Clean	3	50%				0	0	0	0	0	0	0	0	0	0	15,813	0	15,813	0	15,813	15,813	100.0%



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				-		Con	dition Gauge								-				•					,	
	1	Condition	n 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 % %	40-60 60-8 % %	0 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
15.04	WHB (Single)	General wear and tear	Clean	3	50%				0	0	0	0	0	0	0	0	0	0	5,693	0	5,693	0	5,693	5,693	100.0%
15.13	Cleaners Sink - Insitu Concrete	Poor appearance but OK condition	repairs to concrete wall and sealant	3	50%				0	0	0	0	300	0	0	0	0	0	1,565	300	0	1,265	1,565	1,265	123.7%
15.14	Drinking Fountain	Poor appearance but OK condition	Major clean	4	70%				0	0	0	0	300	0	0	0	0	0	2,198	300	1,898	0	2,198	1,898	115.8%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing			4	70%				0	0	0	0	600	0	0	0	0	0	25,268	600	23,403	1,265	25,268	24,668	102.4%
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	Manual remote control - day time use only set to various temps, all in OK condition	Service and clean	3	50%				0	0	0	97,405	0	0	0	0	0	0	389,620	97,405	194,810	97,405	389,620	97,405	400.0%
16.04	Air-Conditioning - Window Mounted Unit)	Manual remote control - day time use only, most in OK condition, 1 or 2 need replacing	Replace 2, service and clean others	4	70%				0	0	17,078	0	0	0	0	0	0	0	51,233	17,078	17,078	17,078	51,233	17,078	300.0%
16.07	Ventilation - W/C Extract	Presidents office only - in good condition	Service and clean	2	30%				0	0	0	0	0	0	0	0	0	0	949	0	949	0	949	949	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	17,078	97,405	0	0	0	0	0	0	441,801	114,483	212,836	114,483	441,801	115,431	382.7%
17.00	Fire Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	Smoke Detection & Alarm Systems	All looks OK - not tested	Test	3	50%				0	0	0	0	0	0	0	0	0	15,578	31,156	15,578	0	15,578	31,156	15,578	200.0%
17.06	Fire Hose Reel	Good (new) condition	Test	2	30%				0	0	0	0	0	0	0	0	0	0	1,265	0	0	1,265	1,265	1,265	100.0%
17.07	Fire Extinguisher	Good	Test and maintain	3	50%				0	0	0	0	1,898	0	0	0	0	1,898	9,488	3,795	3,795	1,898	9,488	1,898	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			3	50%				0	0	0	0	1,898	0	0	0	0	17,476	41,909	19,373	3,795	18,741	41,909	18,741	223.6%
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	ОК	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%
18.03	Electrical Wiring/Reticulation	ОК	none	3	50%				0	0	0	0	0	0	0	0	0	0	31,156	0	31,156	0	31,156	31,156	100.0%
18.04	General Power Outlet	Some damaged plates	replace plates	3	50%				0	0	0	0	0	0	0	0	0	0	41,541	0	41,541	0	41,541	41,541	100.0%
18.06	Lighting (External) - Incandescent	ОК	check	3	50%				0	0	0	0	0	0	0	0	0	0	3,163	0	3,163	0	3,163	3,163	100.0%
18.09	Lighting (Internal) - Incandescent	Generally OK, some missing bulbs or not working	replace bulbs or test	4	70%				100	0	0	0	0	0	0	0	0	0	3,263	100	3,163	0	3,263	3,163	103.2%
18.10	Lighting (Internal) - Fluorescant	Generally OK, some missing tubes or not working	replace tubes or test	3	50%				400	0	0	0	0	0	0	0	0	0	41,449	400	41,049	0	41,449	41,049	101.0%
18.12	Emergency Lighting (Individual Battery Pack)	OK - not tested	Test and maintain	3	50%				0	0	0	0	0	0	0	0	0	0	2,277	0	2,277	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%
18.00	Total Electrical Services			4	70%				500	0	0	0	0	0	0	0	0	0	132,336	500	122,348	9,488	132,336	131,836	100.4%
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	In Operation (Y/N) Condition:	Repair, Replace, Service Comments:	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	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	Good but untidy wiring	tidy wiring	3	50%				0	0	0	0	0	0	0	0	0	41,541	83,083	41,541	0	41,541	83,083	41,541	200.0%
20.02	Security Services - Cameras	Good but insufficient coverage	more cameras	2	30%				0	0	0	0	7,789	0	0	0	0	0	38,945	7,789	31,156	0	38,945	31,156	125.0%
20.03	Wireless Internet Tansmitter	Good	none	2	30%				0	0	0	0	0	0	0	0	0	0	2,000	0	2,000	0	2,000	2,000	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			4	70%				0	0	0	0	7,789	0	0	0	0	41,541	124,028	49,330	33,156	41,541	124,028	74,697	166.0%
С	TOTAL BUILDING SERVICES			4	70%				500	0	17,078	97,405	10,287	0	0	0	0	59,017	765,341	184,286	395,538	185,517	765,341	365,372	209.5%
	TOTAL BUILDING			3	50%				500	300	17,078	97,405	29,092	0	0	0	60,832	140,126	1,411,131	345,333	516,687	549,112	1,411,131	2,479,132	56.9%



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						Condition Gauge			ו																	
		Condition Assessment			Condition Grading		VG G A P		VP	1	2 3 4		5	6 7		8 9		10		Asset Renewal Cost			1			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20 %)-40 40 %	0-60 60-8 % %	80 80-10 %	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
							=	-	-	345,333 Year 1 - 10 Consolidated Capital Replacement Cost								-		-						



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	Condition Gauge																								
		Condition Assessment			ion Grading	VG G A P V			1	2	3 4		5	5 6		7 8 9		10	l	Asset Renewal Cost				l	
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
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 - Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	132,013	0.0%
1.03	Reinforced Concrete Slab on Grade	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	111,598	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			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	243,611	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	Reinforced Concrete Columns & Beams	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	426,882	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	426,882	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	Infill Reinforced Concrete Block Masonry Walls	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	171,799	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	171,799	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	Insitu Reinforced Concrete Upper Floor	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	239,007	0.0%
4.02	Insitu Reinforced Concrete Upper Floor - Canopy	Good condition but not sealed/ protected	Apply membrane to canopy areas	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	136,916	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			3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	375,923	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)	minor rust damage and paint deterioration	Remove rust and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	244,161	0	244,161	0	244,161	244,161	100.0%
5.02	Membrane Roof Cladding	Require to canopy to protect concrete		3	50%				0	0	0	0	0	0	0	0	0	50,855	101,709	50,855	0	50,855	101,709	50,855	200.0%
5.03	PVC Gutters	OK condition		2	30%				0	0	0	0	0	0	0	0	0	0	13,391	0	0	13,391	13,391	13,391	100.0%
5.04	Metal Down Pipes	OK condition		2	30%				0	0	0	0	0	0	0	0	0	0	18,722	0	0	18,722	18,722	18,722	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	50,855	377,983	50,855	244,161	82,967	377,983	327,128	115.5%
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	Good condition		3	50%				0	0	0	0	0	0	0	0	0	0	98,721	0	0	98,721	98,721	98,721	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	98,721	0	0	98,721	98,721	98,721	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	Aluminium Framed Windows & Doors	General wear and tear		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	113,691	0.0%
7.02	Metal Louvre Screens	General wear and tear		3	50%				0	0	0	0	0	0	0	0	0	0	7,590	0	0	7,590	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			3	50%				0	0	0	0	0	0	0	0	0	0	7,590	0	0	7,590	7,590	121,281	6.3%
A	TOTAL STRUCTURE			3	50%				0	0	0	0	0	0	0	0	0	50,855	484,294	50,855	244,161	189,278	484,294	1,765,345	27.4%
8.00	Stairs, Balustrades & Handrails								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.01	Pre-cast/Insitu Reinforced Concrete Stairs	Good condition	Note: 1No internal, 1No external	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25,300	0.0%
8.04	Metal Framed Balustrades (with Metal Infill Panels o Balusters)	or Paint chipping of metal otherwise ok	Strip and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	14,231	0	0	14,231	14,231	14,231	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%


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						Con	dition Gauge																	
		Condition	Assessment	Condit	ion Grading	VG G	A P	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	0-20 20-40 %	40-60 % 60-80 %	80-100 %	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 201 (\$ USD) (\$ US	7 201 D) (\$ US	8 2019 6D) (\$ 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			3	50%				0	0	0	0 0	0	0	0	0	0	14,231	0	0	14,231	14,231	39,531	36.0%
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		2	30%				0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	5,123	0.0%
9.02	Reinforced Concrete Block Masonry Walls	Good condition		2	30%				0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	181,173	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	186,297	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		3	50%				0	0	0	0 0	0	0	0	0	0	45,540	0	0	45,540	45,540	45,540	100.0%
10.02	Metal Door - Double	Good condition		3	50%				0	0	0	0 0	0	0	0	0	0	3,795	0	0	3,795	3,795	3,795	100.0%
10.03	Operable wall	Good condition		3	50%				0	0	0	0 0	0	0	0	0	0	22,163	0	0	22,163	22,163	22,163	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	71,498	0	0	71,498	71,498	71,498	100.0%
11.00	Floor Finishes								0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.02	Vinyl Floor Finishes	General wear and tear		3	50%				0	0	0	0 0	0	0	0	0	159,248	318,496	159,248	0	159,248	318,496	159,248	200.0%
11.05	Tiled Floor Finishes	General wear and tear	Wash and clean	3	50%				0	0	0	0 0	0	0	0	0	0	7,934	0	7,934	0	7,934	7,934	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	159,248	326,429	159,248	7,934	159,248	326,429	167,181	195.3%
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	General wear and tear		3	50%				0	0	0	0 0	0	0	0	0	0	15,370	0	0	15,370	15,370	15,370	100.0%
12.02	Solid Plaster Wall Lining with Painted Finishes	General wear and tear		3	50%				0	0	0	0 0	0	0	0	0	0	227,012	0	227,012	0	227,012	227,012	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	242,382	0	227,012	15,370	242,382	242,382	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	Painted concrete soffits to canopies	Good condition		3	50%				0	0	0	0 0	0	0	0	0	0	9,780	0	0	9,780	9,780	9,780	100.0%
13.02	Fibre Cement Soffit Lining with Painted Finishes	Good condition		3	50%				0	0	0	0 0	0	0	0	0	0	9,541	0	9,541	0	9,541	9,541	100.0%
13.03	Plywood Ceiling Lining with Painted Finishes	Good condition		3	50%				0	0	0	0 0	0	0	0	0	0	4,187	0	4,187	0	4,187	4,187	100.0%
13.04	Proprietary Suspended Ceilings (Exposed Grid Suspension System)	Good condition		3	50%				0	0	0	0 0	0	0	0	0	0	119,436	0	119,436	0	119,436	119,436	100.0%
									0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.00				3	50%				0	0	0	0 0	0	0	0	0	0	142,944	0	133,164	9,780	142,944	142,944	100.0%
14.00		Or other all the	Mark and data.		50%				0	0	0	0 0	0	0	0	0	0	0	U	0	U	0	0	0.0%
14.01			wash and clean	3	50%				0	0	0	0 0	0	0	0	0	0	6,578	U	6,578	0	6,578	6,578	100.0%
14.02	Pin Board			1	10%				0	0	0	0 0	0	0	0	0	0	810	U	405	405	810	405	200.0%
14.03	Winte Boards			1	10%				0	0	0	0 0	0	0	0	0	0	2,277	U	0	2,277	2,277	2,277	100.0%
14.05		Coneral wear and tear		2	50%				0	0	0	0 0	0	0	0	0	0	1,518	Ű	U 10.021	1,518	1,518	1,518	100.0%
14.06	Built-in Joinery - Grouduon desk	General wear and tear		3	50%				0	0	0	0 0	0	0	0	0	0	506	0	13,324	0	506	19,924	100.0%
1-1.00	Builten Jonery - Snerving Unit			3	50%				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	31,612	0	27,413	4,200	31 612	31,208	101.3%
B	TOTAL INTERNAL FIT-OUT			3	50%				0	0	0	0 0	0	0	0	0	159.248	829.096	159.248	395 522	274 326	829 096	881.040	94.1%
15.00	Sanitary Plumbing			Ŭ	0070				0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0.0%
	Community i running			1					5	5	5	0	0	Ŭ	Ĭ	Ű	3	3	, ,				1 7 7	0.070



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

H - LEARNING RESOURCE CENTRE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

			Con	dition Gauge																					
		Condition	Assessment	Condi	ition Grading	VG G	A P	VP	1	2	3	4	5	6	7	8	9	10			Asset Ren	ewal Cost		I	
ID 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	Full Replace	% Full Replace
15.01	WC	General wear and tear	Wash down	3	50%				0	0	0	0	0	0	0	0	0	0	18,975	0	18,975	0	18,975	18,975	100.0%
15.02	Urinal (Stall)	General wear and tear	Wash down	3	50%				0	0	0	0	0	0	0	0	0	0	2,277	0	2,277	0	2,277	2,277	100.0%
15.04	WHB (Single)	General wear and tear		3	50%				0	0	0	0	0	0	0	0	0	0	9,488	0	9,488	0	9,488	9,488	100.0%
15.07	Hot Water System			2	30%				0	0	0	0	0	0	0	0	0	0	5,060	0	0	5,060	5,060	5,060	100.0%
15.10	Cold Water			2	30%				0	0	0	0	0	0	0	0	0	0	13,915	0	0	13,915	13,915	13,915	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	49,715	0	30,740	18,975	49,715	49,715	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	Good condition	Sevice and clean	3	50%				0	0	0	132,825	0	0	0	0	0	0	531,300	132,825	265,650	132,825	531,300	132,825	400.0%
15.02	Ventilation - W/C Extract	Good condition	Sevice and clean	2	30%				0	0	0	0	0	0	0	0	0	0	3,795	0	3,795	0	3,795	3,795	100.0%
16.03	Ceiling Mounted Fan	OK condition	clean	3	50%				0	0	0	0	0	0	0	0	0	6,958	13,915	6,958	0	6,958	13,915	6,958	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			3	50%				0	0	0	132,825	0	0	0	0	0	6,958	549,010	139,783	269,445	139,783	549,010	143,578	382.4%
17.00	Fire Services			_					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	Smoke Detection & Alarm Systems	Working condiion	Service and monitor	3	50%				0	0	0	0	0	0	0	0	0	30,520	61,040	30,520	0	30,520	61,040	30,520	200.0%
17.02	9lb Carbon Dioxide Fire Extinguisher	Good condition	Cheek expiry dates	2	30%				0	0	0	6,325	0	0	0	0	6,325	0	31,625	12,650	12,650	6,325	31,625	6,325	500.0%
17.03	Fire Hose Reel	Working condition	Service and monitor	3	50%				0	0	0	0	0	0	0	0	0	0	2,530	0	2,530	0	2,530	2,530	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			3	50%				0	0	0	6,325	0	0	0	0	6,325	30,520	95,195	43,170	15,180	36,845	95,195	39,375	241.8%
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		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	Sub-Main Distribution Boards	Good condition		3	50%				0	0	0	0	0	0	0	0	0	0	17,710	0	17,710	0	17,710	17,710	100.0%
18.03	Electrical Wiring/Reticulation	Good condition	Tidy up loose wiring	3	50%				0	0	0	0	0	0	0	0	0	0	61,040	0	61,040	0	61,040	61,040	100.0%
18.04	General Power Outlet	Good condition	Tidy up loose wiring	3	50%				0	0	0	0	0	0	0	0	0	0	81,387	0	81,387	0	81,387	81,387	100.0%
18.06	Lighting (External) - Incandescent	General wear and tear		3	50%				0	0	0	0	0	0	0	0	0	0	3,163	0	3,163	0	3,163	3,163	100.0%
18.09	Lighting (Internal) - Incandescent	General wear and tear		3	50%				0	0	0	0	0	0	0	0	0	0	3,795	0	3,795	0	3,795	3,795	100.0%
18.10	Lighting (Internal) - Fluorescant	General wear and tear		3	50%				0	0	0	0	0	0	0	0	0	0	158,125	0	158,125	0	158,125	158,125	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	334,707	0	334,707	0	334,707	334,707	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	Passenger Lifts	Wheel chair lift - working order, internal panel missing		3	50%				0	0	0	0	0	0	0	0	0	0	63,250	0	63,250	0	63,250	63,250	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.00	Total Vertical Transportation			3	50%				0	0	0	0	0	0	0	0	0	0	63,250	0	63,250	0	63,250	63,250	100.0%
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	Good but loose wiring	Tidy up loose wiring	2	30%				0	0	0	0	0	0	0	0	0	0	81,387	0	81,387	0	81,387	81,387	100.0%
20.02	Security Services - Cameras	New, but require additional cameras	Clean and sevice	2	30%				0	0	0	0	0	0	0	0	0	0	50,867	0	50,867	0	50,867	50,867	100.0%
20.03	Other								0	0	0	0	0	0	0	0	0	0	0	0	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			2	30%				0	0	0	0	0	0	0	0	0	0	132,254	0	132,254	0	132,254	132,254	100.0%
С	TOTAL BUILDING SERVICES			3	50%				0	0	0	139,150	0	0	0	0	6,325	37,478	1,224,131	182,953	845,575	195,603	1,224,131	762,878	160.5%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

H - LEARNING RESOURCE CENTRE

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							Conditio	on Gaugo	e	٦																
		Condition	Assessment	Condi	tion Grading	VG	G A	<u>م</u> ا	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 40- % %	-60 60 %	1-80 80-10 % %	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
	TOTAL BUILDING			3	50%					0	0	0	139,150	0	0	0	0	6,325	247,580	2,537,520	393,055	1,485,258	659,207	2,537,520	3,409,263	74.4%
														393	3,055											



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							Condition	Gauge																		
		Condition	Condit	tion Grading	VG	A A	P	VP	1	2	3	4	5	6	7	8	9	10	1		Asset Rer	ewal Cost				
ID Code	Element	Condition Observations	Condition Grade	% Deterioration	0-20 20- % %	40 40-60 %	0 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	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 Foundation Beams	Evidence of settlement at one end but otherwise un-seen	Review by Structural?	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55,369	0.0%
1.03	Reinforced Concrete Slab on Grade	Floors have uneven surface and poor finish but generally OK -	Uplift vinyl and tiles, apply floor levelling and new floor finish	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41,644	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	97,013	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	Reinforced Concrete Columns & Beams	Good condition generally but some flaking paint		2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	51,802	0.0%
2.03	Timber Roof Framing	Looks OK generally	Review by Structural Engineer, Repair, Replace, Repaint,	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	130,711	0.0%
			Wash							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	182,513	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 Infill Walls	Evidence of cracking and poor workmanship	Repair cracks, &/or re-plaster and paint	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	95,786	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	95,786	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	n/a		0	0%					0	0	0	0	0	0	0	0	0	0	0	0	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 (Galv)	Rusted and needs replacing	Replace	5	90%					0	0	45,749	0	0	0	0	0	0	0	45,749	45,749	0	0	45,749	45,749	100.0%
5.06	PVC Gutters	Lengths missing, remaining gutter is mis-shapen and damaged	Replace	5	90%					0	0	7,428	0	0	0	0	0	0	0	7,428	7,428	0	0	7,428	7,428	100.0%
5.07	PVC Downpipes	Lengths missing, remaining DP's damaged	Replace	5	90%					0	0	1,822	0	0	0	0	0	0	0	1,822	1,822	0	0	1,822	1,822	100.0%
										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	54,999	0	0	0	0	0	0	0	54,999	54,999	0	0	54,999	54,999	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	Evidence of cracks and paint degradation	Repair plaster and re-paint	4	70%					0	0	0	0	0	0	0	0	0	0	28,129	0	28,129	0	28,129	28,129	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			4	70%					0	0	0	0	0	0	0	0	0	0	28,129	0	28,129	0	28,129	28,129	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 & Doors	Partially boarded up with ply	wash and maintain	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36,128	0.0%
7.02	Timber Doors (Solid/No Glazing)	Evidence of damage, borer etc	replace	5	90%					0	0	0	0	17,078	0	0	0	0	0	17,078	17,078	0	0	17,078	17,078	100.0%
7.06	Aluminium Louvres	Corroded and damaged	Replace	5	90%					0	0	0	0	759	0	0	0	0	0	759	759	0	0	759	759	100.0%
7.07	Internal Aluminium Windows	Good condition generally but some flaking paint	n/a	1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,898	0.0%
7.13	PVC Doors	New - still has plastic wrapping	n/a	1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,898	0.0%
7.11	Window Mesh - Plastic	Evidence of delamination, peeling, tearing, general damage,	Repair, Replace	5	90%					0	759	0	0	0	0	0	0	0	0	1,518	759	759	0	1,518	759	200.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.00	Total Windows & Doors			4	70%					0	759	0	0	17,837	0	0	0	0	0	19,355	18,596	759	0	19,355	58,519	33.1%
A	TOTAL STRUCTURE			4	70%					0	759	54,999	0	17,837	0	0	0	0	0	102,482	73,594	28,888	0	102,482	516,957	19.8%
9.00	Internal Walls/Partitions									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%



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						Co	ondition Gau	je	٦																
		Condition	Assessment	Condi	ition Grading	VG G	A	P VP	1	2	3	4	5	6	7	8	9	10	1		Asset Ren	iewal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-4 % %	40-60 %	0-80 <mark>80-10</mark> % %	0 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	Blockwork - incl'd above	n/a	n/a	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	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%				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	Timber Door - Single	Good condition, recently repainted	n/a	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,036	0.0%
10.02	Timber Door - Single	Poor condition,	sand, fill and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	1,518	0	0	1,518	1,518	1,518	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			2	30%				0	0	0	0	0	0	0	0	0	0	1,518	0	0	1,518	1,518	4,554	33.3%
11.00	Floor Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.02	Vinyl Floor Finishes	Edges lifting, surface marking and worn areas	Uplift all and replace	5	90%				0	17,602	0	0	0	0	0	0	0	0	35,203	17,602	0	17,602	35,203	17,602	200.0%
11.05	Tiled Floor Finishes	Old tiles, some missing, grout loose	Repairs and replacements	4	70%				0	0	0	0	0	0	0	0	18,057	0	18,057	18,057	0	0	18,057	18,057	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	17,602	0	0	0	0	0	0	18,057	0	53,260	35,658	0	17,602	53,260	35,658	149.4%
12.00	Wall Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.03	Solid Plaster Wall Lining with Painted Finishes	Some evidence of blistering paint	Clean and re-paint	4	70%				0	0	0	0	0	0	0	0	10,753	0	10,753	10,753	0	0	10,753	10,753	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	10,753	0	10,753	10,753	0	0	10,753	10,753	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	Poor condition, peeling paint and holes	Remove and replace	5	90%				0	0	17,002	0	0	0	0	0	0	0	17,002	17,002	0	0	17,002	17,002	100.0%
13.04	Fibre Cement Ceiling Lining with Painted Finishes	Evidence of leaks internally, cracks, distortion in sheets, poor workmanship, etc		3	50%				0	0	0	0	0	0	0	0	0	0	30,432	0	30,432	0	30,432	30,432	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			4	70%				0	0	17,002	0	0	0	0	0	0	0	47,434	17,002	30,432	0	47,434	47,434	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%
14.04	White Boards	New condition	wash down	1	10%				0	0	0	0	0	0	0	0	0	0	2,277	0	0	2,277	2,277	2,277	100.0%
14.07	Built-in Joinery - Bench Units to labs	New condition	clean, ease and adjust doors	1	10%				0	0	0	0	0	0	0	0	0	0	11,859	0	0	11,859	11,859	11,859	100.0%
14.07a	Built-in Joinery - Bench Units to classrooms	General wear and tear with some water damage to internal shelving	Refurb and replace some shelves	3	50%				0	0	0	0	0	0	0	0	0	0	14,042	0	14,042	0	14,042	14,042	100.0%
14.08	Built-in Joinery - Shelving Unit	New condition	clean	1	10%				0	0	0	0	0	0	0	0	0	0	633	0	0	633	633	633	100.0%
14.11	Built-in Joinery - Kitchen (Large)	Good condition	clean, remove marks from formica, ease and adjust doors	2	30%				0	0	0	0	0	0	0	0	0	0	37,950	0	0	37,950	37,950	37,950	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	66,760	0	14,042	52,719	66,760	66,760	100.0%
В	TOTAL INTERNAL FIT-OUT			3	50%				0	17,602	17,002	0	0	0	0	0	28,809	0	179,724	63,412	44,473	71,839	179,724	165,159	108.8%
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	clean	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)	New condition but poorly installed	clean and re-do water connections	2	30%				0	0	0	0	0	0	0	0	0	0	3,795	0	0	3,795	3,795	3,795	100.0%
15.04a	Tapware	New condition but evidence of wear already	clean and check washers etc	3	50%				0	0	0	0	0	0	0	0	0	0	506	0	506	0	506	506	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	10,626	0	6,831	3,795	10,626	10,626	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	Local (manual) controled - day time only, set to 21 degrees, generally all are reasonable condition and working OK	Service, clean filters	2	30%				0	0	0	0	22,138	0	0	0	0	0	88,550	22,138	44,275	22,138	88,550	22,138	400.0%



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]	Cor	ndition Gauge		1																
		Conditio	n Assessment	Cond	ition Grading	VG G	A P	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 60-8 %	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	Full Replace	% Full Replace
16.04	Air-Conditioning - Window Mounted Unit)	Local (manual) controled - day time only, poor condition, leaking water and rusted	Replace	5	90%				3,795	0	0	0	0	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			4	70%				3,795	0	0	0	22,138	0	0	0	0	0	99,935	25,933	48,070	25,933	99,935	25,933	385.4%
17.00	Fire Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.07	Fire Extinguisher	OK condition	Service and re-hang on wall. Provide new extinguishers to classrooms	4	70%				0	0	0	0	1,581	0	0	0	0	1,581	7,906	3,163	3,163	1,581	7,906	1,581	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			4	70%				0	0	0	0	1,581	0	0	0	0	1,581	7,906	3,163	3,163	1,581	7,906	1,581	500.0%
18.00	Electrical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.02	Sub-Main Distribution Board	OK condition	Service	2	30%				0	0	0	0	0	0	0	0	0	0	4,428	0	0	4,428	4,428	4,428	100.0%
18.03	Electrical Wiring/Reticulation	OK condition	n/a	2	30%				0	0	0	0	0	0	0	0	0	0	9,610	0	0	9,610	9,610	9,610	100.0%
18.04	General Power Outlet	OK condition	Clean	2	30%				0	0	0	0	0	0	0	0	0	0	12,813	0	0	12,813	12,813	12,813	100.0%
18.06	Lighting (External) - Incandescent	Generally OK, one fitting not working	Replace damage fiting	3	50%				0	0	0	0	0	0	0	0	0	0	3,163	0	3,163	0	3,163	3,163	100.0%
18.09	Lighting (Internal) - Incandescent	OK condition	Clean	2	30%				0	0	0	0	0	0	0	0	0	0	3,163	0	0	3,163	3,163	3,163	100.0%
18.10	Lighting (Internal) - Fluorescant	OK condition, diffusers missing	Clean, new diffusers	3	50%				0	0	0	0	0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	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	39,501	0	9,488	30,014	39,501	39,501	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	0.0%
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 but wiring untidy	Tidy wiring	2	30%				0	0	0	0	0	0	0	0	0	0	3,433	0	3,433	0	3,433	3,433	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	3,433	0	3,433	0	3,433	3,433	100.0%
С	TOTAL BUILDING SERVICES			3	50%				3,795	0	0	0	23,719	0	0	0	0	1,581	161,401	29,095	70,984	61,322	161,401	81,073	199.1%
	TOTAL BUILDING			3	50%				3,795	18,361	72,000	0	41,555	0	0	0	28,809	1,581	443,607	166,102	144,345	133,161	443,607	763,190	58.1%
												-	166	,102						-				-	



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						Cor	dition Ga	auge	٦																
		Condition	Assessment	Condi	tion Grading	VG G	Α	P 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 80-10 % %	2013 (\$ USE	3 2014 D) (\$ 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 Foundation beam	Not observed	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26,945	0.0%
1.02	Reinforced Concrete Foundation beam for patio	Not observed	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,265	0.0%
1.03	Reinforced Concrete Foundation Walls	Evidence of flaking paint, impact damage	Repaint	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,778	0.0%
1.04	Reinforced Concrete Foundation Walls for patio	Not observed	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,313	0.0%
1.05	Reinforced Concrete Slab on Grade	Not observed	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36,849	0.0%
1.06	Reinforced Concrete Slab on Grade to patio	Not observed	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,367	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	106,516	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 Trusses	Evidence of staining		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	83,490	0.0%
2.02	Timber posts	Good condition	No maintenance required	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,821	0.0%
2.03	Other:								0	0	0	0	0	0	0	0	0	0	0	0	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			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	87,311	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	No structural walls to this building			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	No upper floors to this building			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	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)	Evidence of faded paint	Repaint	2	30%				0	0	0	0	0	0	0	0	0	0	32,064	0	0	32,064	32,064	32,064	100.0%
5.02	Box Gutters	Dirty	Clean,Repaint	2	30%				0	0	0	0	0	0	0	0	0	0	17,029	0	0	17,029	17,029	17,029	100.0%
5.03	PVC Downpipes	Evidence of moulds, stains etc Comments:	Clean	3	50%				0	0	0	0	0	0	0	0	0	0	6,679	0	6,679	0	6,679	6,679	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	55,772	0	6,679	49,092	55,772	55,772	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	Shadowcladd plywood cladding	Evidence of corroded fixings, stains	Replace fixings, Wash and repaint walls	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	63,474	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	63,474	0.0%
7.00	Windows & Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Aluminium Framed Windows & Doors	Good condition	No maintenance required	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31,480	0.0%
7.02	Timber Door - Single	Evidence of impact damage, insect attack (termites/borer)	Replace,	5	90%				0	0	0	0	3,036	0	0	0	0	0	3,036	3,036	0	0	3,036	3,036	100.0%
7.03	Metal Louvre Screens	Evidence of flaking protective coating	Clean, Paint	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	615	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	3,036	0	0	0	0	0	3,036	3,036	0	0	3,036	35,130	8.6%



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						Co	ondition Gauge		1																
		Condit	on Assessment	Cond	lition Grading	VG G	A P	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 % %	0 40-60 60-80 % %	0 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	Full Replace	% Full Replace
A	TOTAL STRUCTURE			3	50%				0	0	0	0	3,036	0	0	0	0	0	58,808	3,036	6,679	49,092	Total 58,808	348,203	16.9%
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	Timber Framed Balustrades to patio	Evidence of stains	Wash and repaint	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,135	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			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,135	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	Not observed	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8.382	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%				ů	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8 382	0.0%
10.00					50 %				0	0	0	0	0	0	0	0	0	0	0	ů	ů	, ,	0	0,302	0.0%
10.00	Timber Deen, Cicele	Condecading	No maintanana anguinad	2	20%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4 554	0.0%
10.01	Timber Door - Single	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	U	U	U	U	U	4,554	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	4,554	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	Evidence of bubbles due to poor workmanship	Clean and wash thoroughly. Monitor floor	2	30%				0	0	0	0	0	0	0	0	0	0	18,405	0	18,405	0	18,405	18,405	100.0%
11.02	Tiled Floor Finishes			2	30%				0	0	0	0	0	0	0	0	0	0	6,202	0	0	6,202	6,202	6,202	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			2	30%				0	0	0	0	0	0	0	0	0	0	24,607	0	18,405	6,202	24,607	24,607	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	Evidence of impact damage, marks, etc Comments:	Paint, Clean Comments:	2	30%				0	0	0	0	0	0	0	0	0	0	35,841	0	35,841	0	35,841	35,841	100.0%
12.02	Tiled Wall Finishes	Evidence of lifting tiles, marks,	Repair, Clean	3	50%				0	0	0	0	0	0	0	0	0	0	13,215	0	13,215	0	13,215	13,215	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	49,056	0	49,056	0	49,056	49,056	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	Fibre Cement Soffit Lining with Painted Finishes	Evidence of stains	Clean and paint	3	50%				0	0	0	0	0	0	0	0	0	0	4,262	0	4,262	0	4,262	4,262	100.0%
13.02	Fibre Cement Soffit Lining with Painted Finishes	Evidence of stains, growing plants	Remove and replace	5	90%	-			0	0	1,065	0	0	0	0	0	0	0	1,065	1,065	0	0	1,065	1,065	100.0%
13.03	Fibre Cement soffits to patio	Evidence of stains	Repair, Replace, Paint, Clean	3	50%	-			0	0	0	0	0	0	0	0	0	0	9,202	0	9,202	0	9,202	9,202	100.0%
13.04	Fibre Cement soffits to patio	Evidence of stains, growing plants	Remove and replace	5	90%	-			0	0	1,022	0	0	0	0	0	0	0	1,022	1,022	0	0	1,022	1,022	100.0%
13.05	Plasterboard Ceiling Lining with Painted Finishes	Good condition	No maintenance required	2	30%	-			0	0	0	0	0	0	0	0	0	0	16,445	0	0	16,445	16,445	16,445	100.0%
13.06	Timber framed vents to soffits	Evidence of stains	Clean, Paint	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%
13.00	Total Ceiling Finishes			4	70%				0	0	2,088	0	0	0	0	0	0	0	33,894	2,088	13,463	18,343	33,894	33,894	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	Evidence of stains	Clean	2	30%				0	0	0	0	0	0	0	0	0	0	1,518	0	0	1,518	1,518	1,518	100.0%
14.02	Mirrors	Good condition	No maintenance required	2	30%				0	0	0	0	0	0	0	0	0	0	759	0	0	759	759	759	100.0%
14.03	Built-in Joinery - Vanity Unit to toilets	Evidence of impact damage, marks, etc	Repair, Replace	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%
14.04	Built-in Joinery - Vanity to art classroom	Good condition	No maintenance required	2	30%				0	0	0	0	0	0	0	0	0	0	949	0	0	949	949	949	100.0%
14.05	Built-in Joinery - Kitchen (Medium)	Good condition	No maintenance required	2	30%				0	0	0	0	0	0	0	0	0	0	18,975	0	0	18,975	18,975	18,975	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	3.795	0	25,996	3,795	0	22,201	25,996	25,996	100.0%
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Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

J - A+ CENTRE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

						(Condition Gauge																		
		Condition	Assessment	Condi	ition Grading	VG	G A P	VP	1	2	3	4	5	6	7	8	9	10			Asset Ren	ewal Cost		I	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	<mark>0-20</mark> 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	Full Replace	% Full Replace
в	TOTAL INTERNAL FIT-OUT			3	50%				0	0	2,088	0	0	0	0	0	3,795	0	133,553	5,883	80,925	46,745	133,553	154,624	86.4%
15.00	Sanitary Plumbing								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	wc	Good condition	No maintenance required	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	No maintenance required	2	30%				0	0	0	0	0	0	0	0	0	0	2,277	0	0	2,277	2,277	2,277	100.0%
15.03	WHB (Single)	Evidence of stains, corrosion	Clean	3	50%				0	0	0	0	0	0	0	0	0	0	3,795	0	3,795	0	3,795	3,795	100.0%
15.04	Kitchen sink	Good condition	No maintenance required	2	30%				0	0	0	0	0	0	0	0	0	0	3,163	0	0	3,163	3,163	3,163	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	15,560	0	3,795	11,765	15,560	15,560	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	Evidence of corosion, mould on external unit	Service, Clean, Paint	3	50%				0	0	0	35,420	0	0	0	0	0	0	141,680	35,420	70,840	35,420	141,680	35,420	400.0%
16.02	Air-Conditioning - Window Mounted Unit)	Evidence of corosion	Service, Clean, Paint	3	50%				0	0	0	0	11.385	0	0	0	0	0	34.155	11.385	11.385	11.385	34.155	11.385	300.0%
16.03	Ceiling Mounted Ean	Good condition	Service	2	30%				0	0	0	0	0	0	0	0	0	0	2 783	0	2 783	0	2 783	2 783	100.0%
10.00				-					0	0	0	0	0	0	0	0	0	0	_,	0	_,	0	_,	_,	0.0%
16.00	Total Machanical Services			3	50%				0		0	25 420	44 295	0	0	0	0	0	179 619	46 905	95.009	46 905	179 619	40.599	260.2%
10.00				3	50%				U	v	U	35,420	11,305	0	0	U	U	0	170,010	46,005	00,000	46,000	1/0,010	49,566	360.2%
17.00	Fire Services	Our well well	Martin	<u>^</u>	00%				0	0	0	0	0	0	0	0	0	0	0	0	0	U	0	0	0.0%
17.01	Smoke Detection & Alarm Systems	Generally ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	4,175	0	4,175	0	4,175	4,175	100.0%
17.02	9lb Carbon Dioxide Fire Extinguisher	None Evident	Recommend installation of fire extinguishers	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.03	Fire Hose Reel	Generally ok	Door to fire hose reel cupboard needs to be repainted	2	30%				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%
17.00	Total Fire Services			2	30%				0	0	0	0	0	0	0	0	0	0	5,440	0	4,175	1,265	5,440	5,440	100.0%
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	Not inspected. Assumed ok	Monitor	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	Sub-Main Distribution Boards	Not inspected. Assumed ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	4,428	0	0	4,428	4,428	4,428	100.0%
18.03	Electrical Wiring/Reticulation	Ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	8,349	0	0	8,349	8,349	8,349	100.0%
18.04	General Power Outlet	Generally ok. Damaged faceplate.	Replace face plate and clean remainder	3	50%				0	0	0	0	0	0	0	0	0	0	11,132	0	11,132	0	11,132	11,132	100.0%
18.05	3 Phase Power Outlet	Generally ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	13,915	0	0	13,915	13,915	13,915	100.0%
18.06	Lighting (External) - Fluorescant	Evidence of water, dirty	Replace	5	90%				0	0	0	10,120	0	0	0	0	0	0	10,120	10,120	0	0	10,120	10,120	100.0%
18.07	Lighting (Internal) - Incandescent	Electrical/store not accessible. Assumed one Incandescent in	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	633	0	0	633	633	633	100.0%
18.08	Lighting (Internal) - Fluorescant	Operating	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	18,343	0	0	18,343	18,343	18,343	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	10,120	0	0	0	0	0	0	76,406	10,120	11,132	55,154	76,406	76,406	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	No Passenger Lifts to this building			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	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	In Operation	Service and tidy wiring and clean phone ports	2	30%				0	0	0	0	0	0	0	0	0	0	11,153	0	11,153	0	11,153	11,153	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	11,153	0	11,153	0	11,153	11,153	100.0%
C				-	50%				0	0	0	45 540	11 305	0	0	0	0	0	287 176	56.025	145.262	114 020	287.476	159.146	184 69/
J.	TOTAL BUILDING SERVICES			3	50%				0	0	0	45,540	11,305	0	0	0	0	0	201,170	50,925	115,202	114,909	207,170	150,140	101.0%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

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Revision: Final

						Co	ndition Ga	auge																		
		Condition	Assessment	Condi	ition Grading	VG G	Α	P \	/P	1	2	3	4	5	6	7	8	9	10			Asset Rei	newal Cost]	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-4 % %	0 40-60 %	60-80 %	-100 20 % (\$ U	2013 USD) (\$	2014 : SUSD) (\$	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
	TOTAL BUILDING			3	50%					0	0 2	2,088	45,540	14,421	0	0	0	3,795	0	479,536	65,844	202,866	210,826	479,536	660,973	72.6%
														65,8	44											



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		Condition Assessment Condition Gr.																							
		Condition	Assessment	Condit	ion Grading	VG G	Α	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 % %	40-60 %	60-80 % %	2013 (\$ US	3 2014 D) (\$ 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	0	0	0.0%
1.01	Reinforced Concrete Foundations Beams	Not inspected		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48,572	0.0%
1.02	Reinforced Concrete Slab on Grade	No evidence of damage		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43,982	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	92,554	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	Reinforced Concrete Columns & Beams	Some minor chipping and impact damage to columns	Repair damage and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80,576	0.0%
									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	0	0	0	0	0	80,576	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	Infil Reinforced Concrete Block Masonry Walls	Good condition	Wsh down and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49,590	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			3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49,590	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	Not applicable	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								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)	Evidence of fading	Wash down and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	52,087	0	52,087	0	52,087	52,087	100.0%
5.02	PVC Gutters	Ok condition	Clean and wash out	3	50%				0	0	0	0	0	0	0	0	0	0	5,420	0	5,420	0	5,420	5,420	100.0%
5.03	Metal Gutters	Ok condition	Clean and wash out	3	50%				0	0	0	0	0	0	0	0	0	0	6,072	0	6,072	0	6,072	6,072	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	63,579	0	63,579	0	63,579	63,579	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	Minor marks but gernerally ok	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22,811	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	22,811	0.0%
7.00	Windows & Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Aluminium Framed Windows & Doors	Minor evidence of flaking to paint	Wash down and repaont doors	3	50%				0	0	0	0	0	0	0	0	0	0	46,491	0	0	46,491	46,491	46,491	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	46,491	0	0	46,491	46,491	46,491	100.0%
A	TOTAL STRUCTURE			3	50%				0	0	0	0	0	0	0	0	0	0	110,070	0	63,579	46,491	110,070	355,602	31.0%
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%
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		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	64,515	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%



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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	1		Asset Rer	ewal Cost	\neg	i	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 %	20-40 40-6 %	60-80 %	0-100 % (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	Full Replace	% Full Replace
9.00	Total Internal Walls/Partitions			2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	64,515	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	General wear and tear, impact damage	Repair and repaint	3	50%					0	0	0	0	0	0	0	0	0	0	15,180	0	0	15,180	15,180	15,180	100.0%
10.02	Timber Door - Sliding	General wear and tear, impact damage	Repaint	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,771	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	15,180	0	0	15,180	15,180	16,951	89.6%
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	Normal wear and tear, including some chipping to vinyl	Uplift and repair damage portions	4	70%					0	0	0	0	0	24,362	0	0	0	0	48,724	24,362	0	24,362	48,724	24,362	200.0%
11.02	Tiled Floor Finishes	Impact damage, broken tiles	Remove and replace damage tiles	4	70%					0	0	0	0	0	0	0	0	6,083	0	6,083	6,083	0	0	6,083	6,083	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			4	70%					0	0	0	0	0	24,362	0	0	6,083	0	54,808	30,445	0	24,362	54,808	30,445	180.0%
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	Minor water damage marks	Strip, plaster and repaint	3	50%					0	0	0	0	0	0	0	0	0	0	71,698	0	71,698	0	71,698	71,698	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	71,698	0	71,698	0	71,698	71,698	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	Fibre Cement Soffit Lining with Painted Finishes			3	50%					0	0	0	0	0	0	0	0	0	0	10,888	0	10,888	0	10,888	10,888	100.0%
13.02	Plywood Ceiling Lining with Painted Finishes	Good condition	Clean down	3	50%					0	0	0	0	0	0	0	0	0	0	3,211	0	3,211	0	3,211	3,211	100.0%
13.03	Proprietary Suspended Ceilings (Exposed Grid	Damaged ceiling tiles	remove and replace	4	70%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,272	0.0%
	Suspension System)									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.00	Total Ceiling Finishes			4	70%					0	0	0	0	0	0	0	0	0	0	14,099	0	14,099	0	14,099	32,370	43.6%
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	Toilet Partitions	Impact damage	Repair and wash down	3	50%					0	0	0	0	0	0	0	0	0	0	5,566	0	5,566	0	5,566	5,566	100.0%
14.02	White Boards	General wear and tear	Clean	3	50%					0	0	0	0	0	0	0	0	0	0	1,518	0	1,518	0	1,518	1,518	100.0%
14.03	Mirrors	Good condition		3	50%					0	0	0	0	0	0	0	0	0	0	759	0	759	0	759	759	100.0%
14.04	Built-in Joinery - Bench Unit	Good condition, General wear and tear		3	50%					0	0	0	0	0	0	0	0	0	0	3,795	0	3,795	0	3,795	3,795	100.0%
14.05	Built-in Joinery - Shelving Unit	Good condition, General wear and tear		3	50%					0	0	0	0	0	0	0	0	0	0	633	0	633	0	633	633	100.0%
14.06	Built-in Joinery - Kitchen (Medium)	Good condition, General wear and tear		3	50%					0	0	0	0	0	0	0	0	0	0	18,975	0	18,975	0	18,975	18,975	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	31,246	0	31,246	0	31,246	31,246	100.0%
В	TOTAL INTERNAL FIT-OUT			4	70%					0	0	0	0	0	24,362	0	0	6,083	0	187,030	30,445	117,042	39,542	187,030	247,225	75.7%
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	General wear and tear	Repair damage seat and lean	3	50%					0	0	0	0	0	0	0	0	0	0	15,813	0	15,813	0	15,813	15,813	100.0%
15.04	WHB (Single)	General wear and tear	Wash	3	50%					0	0	0	0	0	0	0	0	0	0	9,488	0	9,488	0	9,488	9,488	100.0%
15.10	Cold Water	General wear and tear	Wash	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%
15.00	Total Sanitary Plumbing		1	3	50%					0	0	0	0	0	0	0	0	0	0	37,950	0	37,950	0	37,950	37,950	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	Tired by appearance.	Service, overhaul or consider replacement	3	50%					0	0	0	26,565	0	0	0	0	0	0	106,260	26,565	53,130	26,565	106,260	26,565	400.0%
16.02	Ventilation - W/C Extract	Tired by appearance.	Service, overhaul or consider replacement	3	50%					0	0	0	0	0	0	0	0	0	2,846	5,693	2,846	0	2,846	5,693	2,846	200.0%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

K - STUDENT SERVICES

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

						10	Condition	Gauge				<u> </u>						40		1	A			I.	
	-			Cond	lition Grading	VG	GA	P	/P	1 2		5 4	5	6	1	8	9	10			Asset Ker	iewai Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20 %)-40 40-6 % %	60-80 80 %	-100 2 % (\$	2013 201 USD) (\$ U	4 20 SD) (\$ U	15 201 SD) (\$ U\$	6 2017 SD) (\$ 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
16.03	Ceiling Mounted Fan	Tired by appearance.	Service, overhaul or consider replacement	3	50%					0 0	(0 0	0	0	0	0	0	5,566	11,132	5,566	0	5,566	11,132	5,566	200.0%
										0 0	C	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	(26,5	65 0	0	0	0	0	8,412	123,085	34,977	53,130	34,977	123,085	34,977	351.9%
17.00	Fire Services									0 0	(0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	Smoke Detection & Alarm Systems	Check if working	None	3	50%					0 0	C	0 0	0	0	0	0	0	5,075	10,150	5,075	0	5,075	10,150	5,075	200.0%
17.02	9lb Carbon Dioxide Fire Extinguisher	Good condition	Cheek expiry dates	2	30%					0 0	C) 1,26	5 0	0	0	0	1,265	0	6,325	2,530	2,530	1,265	6,325	1,265	500.0%
17.03	Fire Hose Reel	Ok condition	Service and maintain	2	30%					0 0	C	0 0	0	0	0	0	0	0	1,265	0	0	1,265	1,265	1,265	100.0%
										0 0	C	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			3	50%					0 0	() 1,20	5 0	0	0	0	1,265	5,075	17,740	7,605	2,530	7,605	17,740	7,605	233.3%
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		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	OK condition		2	30%					0 0	C	0 0	0	0	0	0	0	0	10,150	0	0	10,150	10,150	10,150	100.0%
18.04	General Power Outlet	OK condition		3	50%					0 0	() 0	0	0	0	0	0	0	13,533	0	13,533	0	13,533	13,533	100.0%
18.06	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%
18.09	Lighting (Internal) - Incandescent	OK condition	Replace missing or blown bulbs	3	50%					0 0	(0 0	0	0	0	0	0	0	949	0	949	0	949	949	100.0%
18.10	Lighting (Internal) - Fluorescant	OK condition	Replace missing or blown tubes	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	C	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	60,684	0	39,782	20,902	60,684	60,684	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	Not Applicable	None		0	0%					0 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%
19.00	Total Vertical Transportation			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%
20.01	Telecommunication/Data Network	OK condition	Service and maintain	3	50%					0 0	C) 0	0	0	0	0	0	13,533	27,066	13,533	0	13,533	27,066	13,533	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	13,533	27,066	13,533	0	13,533	27,066	13,533	200.0%
с	TOTAL BUILDING SERVICES			3	50%					0 0	(27,8	30 0	0	0	0	1,265	27,020	266,524	56,115	133,392	77,017	266,524	154,749	172.2%
	TOTAL BUILDING			3	50%					0 0	(27,8	30 0	24,362	0	0	7,348	27,020	563,624	86,560	314,013	163,050	563,624	757,576	74.4%
														560											



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

L - GYMNASIUM

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							Condition Gau	ge	٦																
		Condition	Assessment	Condit	tion Grading	VG	G A	P VP	1	2	3	4	5	6	7	8	9	10	1		Asset Ren	ewal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20 %	0-40 <mark>40-60</mark> 6 % %	0-80 % 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	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 Foundation Beams	Unseen		3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	227,852	0.0%
1.03	Reinforced Concrete Slab on Grade	OK, some minor cracks		3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	370,822	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	598,673	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	Structural Steel Frame (Portal/Columns/Beams)	OK, evidence of corrosion starting		3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	713,118	0.0%
2.02	Structural Steel Frame (Roof Trusses)	OK, evidence of corrosion starting		3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,133,794	0.0%
2.03	Insitu Concrete Slab Roof	Roughly placed, poor quality finish, cracks in places	Recommend new surface and applied roofing membrane	4	70%		_		0	0	0	0	0	0	0	0	0	0	285,035	0	285,035	0	285,035	285,035	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			4	70%				0	0	0	0	0	0	0	0	0	0	285,035	0	285,035	0	285,035	2,131,948	13.4%
3.00	Structural Walls								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Un-Reinforced Triple Brick Masonry Walls	Hard to tell - looks OK	Recommend engineers inspection and report	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,032,384	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			3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,032,384	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	Timber Framed Gym Floor at 1.0m Above GF Slab	OK condition		3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	911,559	0.0%
4.02	Pre-cast/Insitu Reinforced Concrete Upper Observation Floor and Staggered Seating	OK condition		3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	469,821	0.0%
4.03	Unenclosed Entry Floor Slab	OK condition		3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	106,632	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			3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,488,012	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)	Unseen - assume needs maintenance of some sort	Judging by the condition of the whole building all metal or PVC elements will be in need of replacement very soon	4	70%				0	0	0	0	0	0	0	0	323,941	0	323,941	323,941	0	0	323,941	323,941	100.0%
5.05	Box Gutters	Unseen - assume needs maintenance of some sort		4	70%				0	0	0	0	0	0	0	0	46,679	0	46,679	46,679	0	0	46,679	46,679	100.0%
5.09	PVC Down Pipes 150mm Dia	Poor condition, some missing, others damaged		5	90%				0	0	28,336	0	0	0	0	0	0	0	28,336	28,336	0	0	28,336	28,336	100.0%
5.10	Metal Rain Water Heads	Evidence of leaks internally or corrosion, poor workmanship, etc		4	70%				0	0	0	0	0	0	0	0	15,180	0	15,180	15,180	0	0	15,180	15,180	100.0%
5.11	Membrane roofing	Appears to be faded or missing	Recommend new surface and applied roofing membrane	5	90%				0	0	104,513	0	0	0	0	0	0	0	104,513	104,513	0	0	104,513	104,513	100.0%
									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	132,849	0	0	0	0	0	385,800	0	518,648	518,648	0	0	518,648	518,648	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	Evidence of leaks internally, cracks (crazed or structural), poor workmanship, etc		4	70%				0	0	0	0	0	0	0	0	0	0	395,747	0	395,747	0	395,747	395,747	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			4	70%				0	0	0	0	0	0	0	0	0	0	395,747	0	395,747	0	395,747	395,747	100.0%
7.00	Windows & Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.06	Aluminium Framed Windows & Doors	In very poor condition with broken glass and missing rubber seals		5	90%				0	0	0	0	516,192	0	0	0	0	0	516,192	516,192	0	0	516,192	516,192	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	516,192	0	0	0	0	0	516,192	516,192	0	0	516,192	516,192	100.0%
А	TOTAL STRUCTURE			4	70%				0	0	132,849	0	516,192	0	0	0	385,800	0	1,715,623	1,034,841	680,782	0	1,715,623	6,681,605	25.7%
8.00	Stairs, Balustrades & Handrails								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%



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					ĺ	0	Condition (Gauge																	
		Condition	Assessment	Cond	ition Grading	VG	G A	Р	VP	1 2	3	4	5	6	7	8	9	10	1 1		Asset Rer	newal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition	%	0-20 20-	-40 40-60	60-80 80)-100	2013 201	4 2015	2016	2017	2018	2019	2020	2021	2022	Total	Year 1-10	Year 11-20	Year 21-30	Grand	Full	% Full
				Grade	Deterioration	% %	% %	%	% (\$	USD) (\$ US	D) (\$ USD) (\$ USD)	Total	Total	Total	Renewal Total	Replace	Replace							
8.01	18m wide Insitu Reinforced Concrete Stairs	OK condition		3	50%					0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	37,950	0.0%
8.01a	Smaller Pre-cast Reinforced Concrete Stairs	OK condition		3	50%					0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	88,550	0.0%
8.04	Metal Framed Balustrades (with Metal Infill Panels)	OK condition, some minor paint		3	50%					0 0	0	0	0	0	0	0	0	0	71,726	0	0	71,726	71,726	71,726	100.0%
8.04a	Stainless Steel Balustrades (with SS Infill Panels)	OK condition, some denting		3	50%					0 0	0	0	0	0	0	0	0	0	91,080	0	0	91,080	91,080	91,080	100.0%
										0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.00	Total Stairs Balustrades & Handrails			3	50%					0 0	0	0	0	0	0	0	0	0	162,806	0	0	162,806	162,806	289,306	56.3%
9.00	Internal Walls/Partitions			_						0 0	0	0	0	0	0	0	0	0	0		0	0	0	0	0.0%
0.02		Hard to tall Joaks OK but some demose suident		2	50%					0 0	0	0	0	0	0	0	0	-	-					269 696	0.0%
9.03				3	50 %					0 0	0	0	0	0	0	0	0	0	•					200,000	0.0%
										0	U	U	U	U	U	U	U	U	U	U	U	U	U	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	268,686	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	Some in very poor condition - vandalised or chipped, others are reasonable		4	70%					0 0	0	0	0	0	0	0	0	0	45,540	0	45,540	0	45,540	45,540	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			4	70%					0 0	0	0	0	0	0	0	0	0	45,540	0	45,540	0	45,540	45,540	100.0%
11.00	Floor Finishes									0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.06	Concrete Screed Floor Finish	Worse for wear, cracks and chips		4	70%					0 0	0	0	0	0	0	0	0	0	99,681	0	99,681	0	99,681	99,681	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			4	70%					0 0	0	0	0	0	0	0	0	0	99,681	0	99,681	0	99,681	99,681	100.0%
12.00	Wall Finishes									0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.03	Solid Plaster Wall Lining with Painted Finishes	Chipping and cracking		4	70%					0 0	0	0	0	0	0	0	324,766	0	324,766	324,766	0	0	324,766	324,766	100.0%
12 04	Tiled Wall Finishes	OK but poorly maintained		4	70%					0 0	0	0	0	0	0	0	76 507	0	76 507	76 507			76 507	76 507	100.0%
12.04	Steel Stranning with Acoustic Danel	OK gerenally but some areas of impact damage			70%					0 0	0	0	0	0	0	0	338 818	0	229.949	220 040			220 040	220 040	100.0%
12.00		or gerenary but some areas of impact damage		-	1078					0 0	0	0	0	0	0	0	000,010	0	330,010	330,010			330,010	556,616	100.0%
										0 0	0	0	U	U	U	U	U	0	0	0	0	0	0	0	0.0%
12.00	Total Wall Finishes			4	70%					0 0	0	0	0	0	0	0	740,091	0	740,091	740,091	0	0	740,091	740,091	100.0%
13.00	Ceiling Finishes									0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.06	Proprietary Suspended Ceilings (Exposed Grid and Tile Suspension System)	OK with some damage		3	50%					0 0	0	0	0	0	0	0	0	0	40,379	0	40,379	0	40,379	40,379	100.0%
13.07	Feature Ceiling Panels to Gymnasium and Practice Court	Hard to see. From above they look dirty and tired		3	50%					0 0	0	0	0	0	0	0	0	0	237,005	0	237,005	0	237,005	237,005	100.0%
13.07	Metal Sheet Soffit Cladding	Evidence of corrosion to edges of panels	Requires cleaning, some rust treatment and painting	3	50%					0 0	0	0	0	0	0	0	0	0	261,855	0	261,855	0	261,855	261,855	100.0%
13.08	Paint Finish To Staggered Concrete Seating	OK condition		3	50%					0 0	0	0	0	0	0	0	0	0	5,313	0	5,313	0	5,313	5,313	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	544,552	0	544,552	0	544,552	544,552	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	Toilet Partitions	OK condition		3	50%					0 0	0	0	0	0	0	0	0	0	13,662	0	13,662	0	13,662	13,662	100.0%
14.01a	Urinal Partitions - Half Height	OK condition		3	50%					0 0	0	0	0	0	0	0	0	0	2,530	0	2,530	0	2,530	2,530	100.0%
14.01b	Shower Partitions	OK condition		3	50%					0 0	0	0	0	0	0	0	0	0	49,790	0	49.790	0	49.790	49.790	100.0%
14.05	Mirrors	OK		3	50%					0 0	0	0	0	0	0	0	0	0	3.036		3.036	-	3.036	3.036	100.0%
14.07	Built in Joinery - Report Unit	OK		3	50%					0	0	0	0		0	-	0		0,499		9,000		9,400	0,000	100.0%
14.40					70%					0	0	0	0		0	0	0.400		5,400	0.100	7,4 00		9,400	3,400	100.0%
14.12	Built-in Joinery - water Bottle Filling Basins	UK DUL DU% OF TAPWARE MISSING		4	70%					0 0	U	U	U	U	U	U	9,488	U	9,488	9,488	U	U	9,488	9,488	100.0%
										0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%



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						Cond	lition Gauge																		
		Condition	Assessment	Condi	ition Grading	VG G	A P	VP	1	2	3	4	5	6	7	8	9	10	[Asset Ren	newal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 % %	40-60 % %	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	Full Replace	% Full Replace
14.00	Total Fixed Joinery Units			4	70%				0	0	0	0	0	0	0	0	9,488	0	87,993	9,488	78,506	0	87,993	87,993	100.0%
в	TOTAL INTERNAL FIT-OUT			4	70%				0	0	0	0	0	0	0	0	749,579	0	1,680,664	749,579	768,280	162,806	1,680,664	2,075,850	81.0%
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	ОК		3	50%				0	0	0	0	0	0	0	0	0	0	28,463	0	28,463	0	28,463	28,463	100.0%
15.02	Urinal (Single)	ОК		3	50%				0	0	0	0	0	0	0	0	0	0	11,385	0	11,385	0	11,385	11,385	100.0%
15.04	WHB (Single)	OK but tapware corroded and some wastes damaged		3	50%				0	0	0	0	0	0	0	0	0	0	15,180	0	15,180	0	15,180	15,180	100.0%
15.06	Shower Including Overhead HWC, Taps and Head	ОК		3	50%				0	0	0	0	0	0	0	0	0	0	31,625	0	31,625	0	31,625	31,625	100.0%
15.12	(Partitions Measured Separately) Cold Water Pump	OK		3	50%				0	0	0	0	0	0	0	0	0	0	12,650	0	12,650	0	12,650	12,650	100.0%
15.13	Drinking Fountains	Corroded		4	70%				0	0	0	0	0	0	0	0	7,590	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%
15.00	Total Sanitary Plumbing			4	70%				0	0	0	0	0	0	0	0	7,590	0	106,893	7,590	99,303	0	106,893	106,893	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	OK		3	50%				0	0	0	61.985	0	0	0	0	0	0	247.940	61.985	123.970	61.985	247.940	61.985	400.0%
16.05	AHU Ventilation - Supply Only	Not working		5	90%				0	43,236	0	0	0	0	0	0	0	0	86.472	43.236	0	43.236	86.472	43.236	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			4	70%				0	43 236	0	61 985	0	0	0	0	0	0	334 412	105 221	123 970	105 221	334 412	105 221	317.8%
17.00				-	10%				0	40,200	0	01,000	0	0	0	0	0	0	004,412	0	0	00,221	004,412	0	0.0%
17.00	Cobinet Fire Hose Pool	OK.		2	50%				0	0	0	0	0	0	0	0	0	0	5 060	0	5 060	ů	5 060	5 060	100.0%
17.00				3	50%				0	0	0	0	0 500	0	0	0	0	0	5,060	0	5,060	0	5,060	5,060	100.0%
17.07	Fire Exunguisher			3	50%				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	U	0	0	0	0	U	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			3	50%				0	0	0	0	2,530	0	0	0	0	2,530	17,710	5,060	10,120	2,530	17,710	7,590	233.3%
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	OR		3	50%				0	0	0	0	0	0	0	0	0	0	18,975	0	18,975	0	18,975	18,975	100.0%
18.03	Electrical Wiring/Reticulation	OR		3	50%				0	0	0	0	0	0	0	0	0	0	109,065	0	109,065	0	109,065	109,065	100.0%
18.04	General Power Outlet	ОК		3	50%				0	0	0	0	0	0	0	0	0	0	145,420	0	145,420	0	145,420	145,420	100.0%
18.05	3 Phase Power Supply	ОК		3	50%				0	0	0	0	0	0	0	0	0	0	10,000	0	10,000	0	10,000	10,000	100.0%
18.06	Lighting (External)	Corroded		4	70%				0	0	0	0	0	0	0	0	0	0	36,355	0	36,355	0	36,355	36,355	100.0%
18.09	Lighting (Internal)	ОК		3	50%				0	0	0	0	0	0	0	0	0	0	145,420	0	145,420	0	145,420	145,420	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			4	70%				0	0	0	0	0	0	0	0	0	0	465,236	0	465,236	0	465,236	465,236	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	0.0%
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	Unknown		0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.02	Security Services	Unknown		0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.03	Other								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
		1			1																				4



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							Cor	ndition Ga	uge																		
		Condition	Assessment	Cond	lition Grading	VG	G	Α	P V	P	1	2	3	4	5	6	7	8	9	10			Asset R	enewal Cost	Ī	1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 %	20-40 %	40-60 %	60-80 80- % %	100 2 6 (\$	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
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			4	70%						0	43,236	0	61,985	2,530	0	0	0	7,590	2,530	924,251	117,871	698,629	107,751	924,251	684,940	134.9%
	TOTAL BUILDING			4	70%						0	43,236	132,849	61,985	518,722	0	0	0	1,142,968	2,530	4,320,537	1,902,290	2,147,690	270,557	4,320,537	9,442,394	45.8%
															1,9	02,290											



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						C	ondition	Gauge																	
		Condition	Assessment	Condit	ion Grading	VG G	Α	Р	VP	1	2 3	;	4 5	6	7	8	9	10			Asset Ren	ewal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-4 % %	40 40-60 %	0 60-80 %	80-100 %	2013 (\$ USD) (\$	2014 20 USD) (\$ U	15 2 SD) (\$	2016 201 USD) (\$ US	7 2018 SD) (\$ USI	2019 0) (\$ 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	l otal 0	0	0.0%
1.01	Reinforced Concrete Foundations Beams	Unseen - assume OK	n/a	1	10%					0	0 0)	0 0	0	0	0	0	0	0	0	0	0	0	37,267	0.0%
1.03	Reinforced Concrete Slab on Grade	ок	n/a	1	10%					0	0 0)	0 0	0	0	0	0	0	0	0	0	0	0	74,838	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			1	10%					0	0 0	,	0 0	0	0	0	0	0	0	0	0	0	0	112,105	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	Structural Steel Frame (Portals and Purlins)	Good condition generally	paint touch ups	2	30%					0	0 0)	0 0	0	0	0	0	0	9,102	0	9,102	0	9,102	143,919	6.3%
										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	9,102	0	9,102	0	9,102	143,919	6.3%
3.00	Structural Walls									0	0 0)	0 0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.02	Insitu Reinforced Concrete Walls	Walls and column bases up to 1.0m high; generally OK with occassional snalling or cracking	Repairs likely in places	3	50%					0	0 0)	0 0	0	0	0	0	4,910	4,910	4,910	0	0	4,910	31,056	15.8%
										0	0 0)	0 0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			3	50%					0	0 0)	0 0	0	0	0	0	4,910	4,910	4,910	0	0	4,910	31,056	15.8%
4.00	Upper Floors									0	0 0)	0 0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.01	Timber Framed Upper Floor	Upper floors for storage only; framing and flooring OK	minimum work	2	30%					0	0 0)	0 0	0	0	0	0	0	0	0	0	0	0	44,781	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			2	30%					0	0 0	,	0 0	0	0	0	0	0	0	0	0	0	0	44,781	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)	Prefinished - some dents and rusty nails but probably 10 years	Rust repairs and paint touchups	3	50%					0	0 0)	0 16,7	18 0	0	0	0	0	97,789	16,718	81,070	0	97,789	81,070	120.6%
5.08	Metal Gutters	Full of dirt and vegetation, rusted and needs replacing	Replace all	5	90%					0	0 9,7	91	0 0	0	0	0	0	0	9,791	9,791	0	0	9,791	9,791	100.0%
5.09	Metal Down Pipes	7 of 8 have completely corroded and fallen off the building	Replace all	5	90%					0	0 5,0	60	0 0	0	0	0	0	0	5,060	5,060	0	0	5,060	5,060	100.0%
										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 14,8	351	0 16,7	18 0	0	0	0	0	112,640	31,570	81,070	0	112,640	95,921	117.4%
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	Reinforced Concrete Block Masonry Walls	To Server room only - new	n/a	1	10%					0	0 0)	0 0	0	0	0	0	0	0	0	0	0	0	1,973	0.0%
6.02	Solid Plaster Cladding with Painted Finishes	Over concrete walls up to 1.0m high, generally ok with some cracks. flaking paint or discolouration	Minor repairs and repaint	3	50%					0	0 0)	0 1,00	0 0	0	0	0	0	10,317	1,000	0	9,317	10,317	9,317	110.7%
6.03	Fibre Cement Cladding with Painted Finishes	Infill walls - flakey paint, evidence of deterioration	Repair or replace and repaint	3	50%					0	0 0)	0 40	0 0	0	0	0	0	3,057	400	2,657	0	3,057	2,657	115.1%
6.04	Profiled Metal Sheet Wall Cladding (Pre-Finished)	Flaking paint and corrosion, especially at back.	Remove and replace	5	90%					0	0 18,0	087	0 0	0	0	0	0	0	18,087	18,087	0	0	18,087	18,087	100.0%
6.06	Other:									0	0 0)	0 0	0	0	0	0	0	0	0	0	0	0	0	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			3	50%					0	0 18,0	087	0 1,40	0 0	0	0	0	0	31,460	19,487	2,657	9,317	31,460	32,034	98.2%
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	High level only - generally OK	Repaint	4	70%					0	0 0)	0 2,00	0 0	0	0	0	0	5,226	2,000	3,226	0	5,226	3,226	162.0%
7.02	Timber Doors (Solid/No Glazing)	Leafs in poor condition - mouldy with edge damage. Frames need repairs in places	Replace	5	90%					0	0 0)	0 17,0	78 0	0	0	0	0	17,078	17,078	0	0	17,078	17,078	100.0%
7.06	Aluminium Framed Windows	More recently installed. Some broken glass, frames faded but OK	Repair, Replace, Wash Comments:	4	70%					0	0 0)	0 0	0	0	0	0	0	3,289	0	3,289	0	3,289	3,289	100.0%
7.08	Metal Garage Door	One not working, other is damaged	Replace	5	90%					0	0 0)	0 8,85	5 0	0	0	0	0	8,855	8,855	0	0	8,855	8,855	100.0%
7.10	Timber Framed Glazed Louvre Windows	Some missing louvres and remainder very dirty, louvre mechanism needs maintenance. frames generally OK	Repair and clean	4	70%					0	0 0)	0 0	0	0	0	0	0	9,677	0	9,677	0	9,677	9,677	100.0%
7.12	Steel Mesh Security Screens	Most are very corroded	Replace	5	90%					0	569 C)	0 0	0	0	0	0	0	1,139	569	0	569	1,139	569	200.0%
										0	0 0)	0 0	0	0	0	0	0	0	0	0	0	0	0	0.0%



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					Г	c	Condition Ga	ige	1																
		Condition	Assessment	Condit	tion Grading	VG G	G A	P 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 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	Full Replace	% Full Replace
7.00	Total Windows & Doors			5	90%				0	569	0	0	27,933	0	0	0	0	0	45,263	28,502	16,192	569	45,263	42,694	106.0%
А	TOTAL STRUCTURE			4	70%				0	569	32,938	0	46,051	0	0	0	0	4,910	203,375	84,468	109,020	9,886	203,375	502,509	40.5%
8.00	Stairs, Balustrades & Handrails								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.03	Timber Framed Stairs	Good condition, recently installed	Clean	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,488	0.0%
8.07	Timber Framed Balustrades	Good condition, recently installed	Clean	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	633	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			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,120	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	Generally good condition	n/a	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,553	0.0%
9.05	Reinforced Concrete Block Masonry Walls	To Server room only - new	n/a	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,951	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	24,504	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	Generally good condition, paint faded with some marks	Clean and repaint	3	50%				0	0	0	0	600	0	0	0	0	0	5,154	600	0	4,554	5,154	4,554	113.2%
10.02	Timber Door - Double	Generally good condition, paint faded with some marks	Clean and repaint	3	50%				0	0	0	0	300	0	0	0	0	0	2,577	300	0	2,277	2,577	2,277	113.2%
									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	900	0	0	0	0	0	7,731	900	0	6,831	7,731	6,831	113.2%
11.00	Floor Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.02	Vinyl Floor Finishes	Some marks and chipped tiles. General wear and tear to remainder	Replace damaged tiles. Clean remainder	4	70%				0	0	0	0	0	14,330	0	0	0	0	28,660	14,330	0	14,330	28,660	14,330	200.0%
11.03	Carpet Floor Finishes	Laid over vinyl in IT office. Generally OK	Clean only	2	30%				0	0	0	0	0	0	0	0	0	0	7,286	0	7,286	0	7,286	7,286	100.0%
11.06	U3 Floated Concrete Painted	General wear and tear	Clean and repaint	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,801	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			3	50%				0	0	0	0	0	14,330	0	0	0	0	35,946	14,330	7,286	14,330	35,946	38,417	93.6%
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	Evidence of joints opening up, some surface cracking	Re-nail sheets, fill cracked and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	43,119	0	0	43,119	43,119	43,119	100.0%
12.03	Solid Plaster Wall Lining with Painted Finishes	On block to server room only - new	n/a	1	10%				0	0	0	0	0	0	0	0	0	0	3,432	0	0	3,432	3,432	3,432	100.0%
12.06	Fibre Cement with Painted Finishes	Some damage in security room, weights room never painted	Replace damaged sheets, clean and paint	3	50%				0	0	0	0	0	0	0	0	0	0	22,458	0	22,458	0	22,458	22,458	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	69,009	0	22,458	46,551	69,009	69,009	100.0%
13.00	Ceiling Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.07	Profiled Metal Sheet Soffit Lining (Pre-Finished)	Corrosion to fixings and edges.	Remove and replace	5	90%				0	0	19,392	0	0	0	0	0	0	0	19,392	19,392	0	0	19,392	19,392	100.0%
13.08	Timber framed, suspended ceiling	Reasonably new	n/a	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,465	0.0%
13.09	Plywood Ceiling Linings with Painted Finishes	Some joints opening up	Re-nail sheets, fill cracked and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	9,108	0	0	9,108	9,108	9,108	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	19,392	0	0	0	0	0	0	0	28,500	19,392	0	9,108	28,500	33,965	83.9%
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	Evidence of general wear & tear	Clean	3	50%				0	0	0	0	0	0	0	0	0	0	1,898	0	1,898	0	1,898	1,898	100.0%
14.07	Built-in Joinery - Bench Unit	Impact damage and worn edges	Replace	4	70%				0	0	0	0	0	0	0	0	9,488	0	9,488	9,488	0	0	9,488	9,488	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

M - SECURITY, MAINTENANCE, BOOKSTORE & IT

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

						Con	dition Gauge																		
		Condition	Assessment	Condi	ition Grading	VG G	A P	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	0-20 20-40 %	40-60 % %	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
14.00	Total Fixed Joinery Units			4	70%				0	0	0	0	0	0	0	0	9,488	0	11,385	9,488	1,898	0	11,385	11,385	100.0%
В	TOTAL INTERNAL FIT-OUT			3	50%				0	0	19,392	0	900	14,330	0	0	9,488	0	152,572	44,110	31,642	76,820	152,572	194,231	78.6%
15.00	Sanitary Plumbing								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.13	Exterior tap	Worn but working	Replace washer, maintain	3	50%				0	0	0	0	0	0	0	0	0	0	253	0	0	253	253	253	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	253	0	0	253	253	253	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	Manual remote control - daytime use only, set at 22 degrees,	Service and clean	3	50%				0	0	0	17,710	0	0	0	0	0	0	70,840	17,710	35,420	17,710	70,840	17,710	400.0%
16.04	Air-Conditioning - Window Mounted Unit)	Manual render control - day time only, poor condition, leaking	Replace	5	90%				1,898	0	0	0	0	0	0	0	0	0	5,693	1,898	1,898	1,898	5,693	1,898	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%				1,898	0	0	17,710	0	0	0	0	0	0	76,533	19,608	37,318	19,608	76,533	19,608	390.3%
17.00	Fire Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.07	Fire Extinguisher	Good condition	monitor & service	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%
18.02	Sub-Main Distribution Boards	Loose wiring, messy board	Repair and sort	4	70%				0	0	0	0	0	0	0	0	0	0	4,428	0	4,428	0	4,428	4,428	100.0%
18.03	Electrical Wiring/Reticulation	OK, some untidy wiring	Tidy wiring	3	50%				0	0	0	0	0	0	0	0	0	0	22,644	0	22,644	0	22,644	22,644	100.0%
18.04	General Power Outlet	ок	Clean	3	50%				0	0	0	0	0	0	0	0	0	0	30,192	0	30,192	0	30,192	30,192	100.0%
18.06	Lighting (External) - Incandescent	OK condition	Clean	3	50%				0	0	0	0	0	0	0	0	0	0	2,214	0	2,214	0	2,214	2,214	100.0%
18.09	Lighting (Internal) - Incandescent	Good condition	Clean	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	Generally in good condition, some diffusers missing	Replace tubes, install diffusers, clean	3	50%				0	0	0	0	0	0	0	0	0	0	13,915	0	13,915	0	13,915	13,915	100.0%
18.10	Lighting (Internal) - High Bay lights	To Weights room, good condition	Clean and maintain	3	50%				0	0	0	0	0	0	0	0	0	0	5,060	0	5,060	0	5,060	5,060	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			4	70%				0	0	0	0	0	0	0	0	0	0	81,615	0	81,615	0	81,615	81,615	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	Passenger Lifts	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%
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			1					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.01	Telecommunication/Data Network	Working condition - no issues	Maintenance only - tidy wiring	3	50%				0	0	0	0	0	0	0	0	0	7,590	15,180	7,590	0	7,590	15,180	7,590	200.0%
20.01a	Server Room	Recently installed	Maintenance only	2	30%				0	0	0	0	0	0	0	0	0	0	12,650	0	12,650	0	12,650	12,650	100.0%
20.02	Security Services	Recently installed surveillance camera	Maintenance only	2	30%				0	0	0	0	0	0	0	0	0	0	76	0	76	0	76	76	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			3	50%				0	0	0	0	0	0	0	0	0	7,590	27,906	7,590	12,726	7,590	27,906	20,316	137.4%
С	TOTAL BUILDING SERVICES			3	50%				1,898	0	0	17,710	633	0	0	0	0	8,223	189,469	28,463	132,923	28,083	189,469	122,424	154.8%
	TOTAL BUILDING			3	50%				1,898	569	52,331	17,710	47,583	14,330	0	0	9,488	13,133	545,415	157,041	273,586	114,789	545,415	819,164	66.6%
													157	.041											



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

N - MAINTENANCE SHOP, OFFICES & MUSIC ROOMS

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

						С	ondition	Gauge																		
		Condition	Assessment	Condit	tion Grading	VG G	A	Р	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 20-4 %	40-60 %	0 60-80 8 %	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	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	Unseen - assume OK	n/a	1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37,571	0.0%
1.03	Reinforced Concrete Slab on Grade	ок	n/a	1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75,654	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			1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	113,224	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	Structural Steel Frame (Portals and Purlins)	Good condition generally	paint touch ups	2	30%					0	0	0	0	0	0	0	0	0	0	9,201	0	9,201	0	9,201	145,488	6.3%
										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	9,201	0	9,201	0	9,201	145,488	6.3%
3.00	Structural Walls									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.02	Insitu Reinforced Concrete Walls	Walls and column bases up to 1.0m high; generally OK	No repairs	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31,309	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	31,309	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	Timber Framed Upper Floor	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									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)	Prefinished - some dents and rusty nails but probably 10 years life feft	Rust repairs and paint touchups	3	50%					0	0	0	0	0	0	0	0	0	0	81,908	0	81,908	0	81,908	81,908	100.0%
5.08	Metal Gutters	Evidence of corrosion, some holes visible	Replace corroded lengths where necessary	4	70%					0	0	0	0	0	0	0	0	9,892	0	9,892	9,892	0	0	9,892	9,892	100.0%
5.09	Metal Down Pipes	4 of 8 (one side) are missing off the building, remaining 4 seem to be working OK	n Replace 4, maintain 4	4	70%					0	2,530	0	0	0	0	0	0	2,530	0	5,060	5,060	0	0	5,060	5,060	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Roof			4	70%					0	2,530	0	0	0	0	0	0	12,422	0	96,861	14,952	81,908	0	96,861	96,861	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	Over concrete walls up to 1.0m high, generally ok with some minor discolouration	Repaint	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,393	0.0%
6.03	Fibre Cement Cladding with Painted Finishes	Infill walls - OK condition, better than Block M Paint seems to be holding on.	Clean and repaint in 5 years	3	50%					0	0	0	0	0	0	0	0	0	0	2,657	0	2,657	0	2,657	2,657	100.0%
6.04	Profiled Metal Sheet Wall Cladding (Pre-Finished)	Corrosion established in several places. Holes and damage also evident. Very dirty.	Remove and replace	4	70%					0	0	0	0	0	0	0	0	11,135	0	11,135	11,135	0	0	11,135	11,135	100.0%
6.06	Other:									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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			3	50%					0	0	0	0	0	0	0	0	11,135	0	13,791	11,135	2,657	0	13,791	23,184	59.5%
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 Framed Windows	Some are OK but others the paint is peeling and ply infill panels are rotting	Repairs to infill panels, repaint	4	70%					0	0	0	0	0	0	0	0	0	0	10,753	0	10,753	0	10,753	10,753	100.0%
7.06	Aluminium Framed Windows	More recently installed. Some broken glass, frames faded but OK	Repair, Replace, Wash Comments:	4	70%					0	0	0	0	0	0	0	0	0	0	2,467	0	2,467	0	2,467	2,467	100.0%
7.07	Metal Doors (Solid/No Glazing)	Two severely corroded on face, edges and hinges. Others show signs of corrosion beginning. Frames Ok but need maintenance.	Replace	5	90%					0	0	0	0	25,300	0	0	0	0	0	25,300	25,300	0	0	25,300	25,300	100.0%
7.08	Metal Garage Door	Corrosion evident on all doors, some worse than others	Clean, treat rust and paint. Maintain operating gear	4	70%					0	0	0	0	0	0	0	0	0	0	17,710	0	17,710	0	17,710	17,710	100.0%
7.10	Timber Framed Glazed Louvre Windows	Some missing louvres and remainder very dirty, louvre	Repair and clean	4	70%					0	0	0	0	0	0	0	0	0	0	33,032	0	33,032	0	33,032	33,032	100.0%
7.12	Steel Mesh Security Screens	Most are ok, some minor corrosion, fixing timber rotting in nlaces	Wash down, replace rotton timber, replace all in 6 years	4	70%					0	0	0	0	0	1,943	0	0	0	0	3,886	1,943	0	1,943	3,886	1,943	200.0%
		h								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

N - MAINTENANCE SHOP, OFFICES & MUSIC ROOMS

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

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						Co	ondition Ga	nuge																	
		Condition	Assessment	Condi	tion Grading	VG G	Α	P VP	1	2	3	4	5	6	7	8	9	10			Asset Ren	ewal Cost		<u> </u>	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-4 % %	40-60 %	60-80 80-10 % %	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 Windows & Doors			5	90%				0	0	0	0	25,300	1,943	0	0	0	0	93,147	27,243	63,961	1,943	93,147	91,204	102.1%
A	TOTAL STRUCTURE			4	70%				0	2,530	0	0	25,300	1,943	0	0	23,557	0	212,999	53,330	157,726	1,943	212,999	501,269	42.5%
8.00	Stairs, Balustrades & Handrails								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.03	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	0.0%
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%
9.05	Reinforced Concrete Block Masonry Walls	All walls in very good condition	none	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61,555	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	61,555	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	Generally good condition, paint faded with some marks	Clean and repaint	3	50%				0	0	0	0	600	0	0	0	0	0	14,262	600	0	13,662	14,262	13,662	104.4%
									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	600	0	0	0	0	0	14,262	600	0	13,662	14,262	13,662	104.4%
11.00	Floor Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.02	Vinyl Floor Finishes	Generally good condition. Some discolouration and uplift in places	Replace loose tiles. Clean remainder	3	50%				0	0	0	0	0	0	0	0	0	21,950	43,901	21,950	0	21,950	43,901	21,950	200.0%
11.06	U3 Floated Concrete	General wear and tear	Clean and repaint	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,916	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			3	50%				0	0	0	0	0	0	0	0	0	21,950	43,901	21,950	0	21,950	43,901	38,867	113.0%
12.00	Wall Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.06	Exposed Blockwork Painted	Very good condition	none	2	30%				0	0	0	0	0	0	0	0	0	0	15,389	0	0	15,389	15,389	15,389	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	15,389	0	0	15,389	15,389	15,389	100.0%
13.00	Ceiling Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.07	Profiled Metal Sheet Soffit Lining (Pre-Finished)	Corrosion to fixings and edges.	Remove and replace	5	90%				0	0	19,544	0	0	0	0	0	0	0	19,544	19,544	0	0	19,544	19,544	100.0%
13.06	Proprietary Suspended Ceilings (Exposed Grid Suspension System)	To offices - generally OK, some tiles out of position or marked	Re-fit tiles and clean	3	50%				0	0	0	0	0	0	0	0	0	0	16,463	0	16,463	0	16,463	16,463	100.0%
13.07	Roof Space Insulation and Vapour Barrier	To store - barrier damaged most everywhere with some insulation hanging down	Re-fit insulation, repair barrier	4	70%				0	0	0	0	4,614	0	0	0	0	0	9,227	4,614	4,614	0	9,227	9,227	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			4	70%				0	0	19,544	0	4,614	0	0	0	0	0	45,234	24,158	21,076	0	45,234	45,234	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%
14.04	White Boards	Good condition - general wear & tear	Clean	3	50%				0	0	0	0	0	0	0	0	0	0	1,518	0	1,518	0	1,518	1,518	100.0%
14.03	Pin Board	Good condition - general wear & tear	none	2	30%				0	0	0	0	0	0	0	0	0	0	1,518	0	759	759	1,518	759	200.0%
14.08	Built-in Joinery - Shelving Unit	Rough timber frame & ply shelves to maint. Shop. Rough unfinished condition	none	3	50%				0	0	0	0	0	0	0	0	0	0	2,530	0	2,530	0	2,530	2,530	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	5,566	0	4,807	759	5,566	4,807	115.8%
В	TOTAL INTERNAL FIT-OUT			3	50%				0	0	19,544	0	5,214	0	0	0	0	21,950	124,351	46,708	25,883	51,760	124,351	179,513	69.3%
15.00	Sanitary Plumbing								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.14	Tap - exterior and interior	Worn and dirty but working	Replace washer, maintain	3	50%				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%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

N - MAINTENANCE SHOP, OFFICES & MUSIC ROOMS

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

							Conditio	on Gauge		1																
		Condition	Assessment	Cond	lition 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 40 %	0-60 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
15.00	Total Sanitary Plumbing			3	50%					0	0	0	0	0	0	0	0	0	0	759	0	0	759	759	759	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	Manual remote control - daytime use only, set at 21 degrees, OK condition	Service and clean. Replace AC to maintenance room	4	70%					4,428	0	13,283	0	0	0	0	0	0	17,710	70,840	35,420	17,710	17,710	70,840	17,710	400.0%
16.04	Air-Conditioning - Window Mounted Unit)	Manual remote control - day time only, OK condition	Service and clean	3	50%					0	0	0	0	1,898	0	0	0	0	0	5,693	1,898	1,898	1,898	5,693	1,898	300.0%
16.10	Ceiling Mounted Fan	Manual control, rusted blades but generally OK condition	Clean, treat and paint blades, service	4	70%					0	0	0	0	0	2,783	0	0	0	0	5,566	2,783	0	2,783	5,566	2,783	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			4	70%					4,428	0	13,283	0	1,898	2,783	0	0	0	17,710	82,099	40,101	19,608	22,391	82,099	22,391	366.7%
17.00	Fire Services									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.06	Fire Hose Reel	Wall mounted, good condition	Inspect & test	2	30%					0	0	0	0	0	0	0	0	0	0	1,265	0	0	1,265	1,265	1,265	100.0%
17.07	Fire Extinguisher	Good condition	Monitor & service	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	4,428	1,265	1,265	1,898	4,428	1,898	233.3%
18.00	Electrical Services									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.02	Sub-Main Distribution Boards	OK condition	Check and maintain	3	50%					0	0	0	0	0	0	0	0	0	0	4,428	0	4,428	0	4,428	4,428	100.0%
18.03	Electrical Wiring/Reticulation	OK, some untidy wiring	Tidy wiring	3	50%					0	0	0	0	0	0	0	0	0	0	17,459	0	17,459	0	17,459	17,459	100.0%
18.04	General Power Outlet	ок	Clean	3	50%					0	0	0	0	0	0	0	0	0	0	23,278	0	23,278	0	23,278	23,278	100.0%
18.06	Lighting (External) - Incandescent	OK condition	Replace bulbs and clean	3	50%					0	0	0	0	0	0	0	0	0	0	3,163	0	3,163	0	3,163	3,163	100.0%
18.09	Lighting (Internal) - Incandescent	Bare bulbs, good condition	Replace bulbs	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 (Modular)	Generally in good condition	Replace tubes and clean	3	50%					0	0	0	0	0	0	0	0	0	0	12,650	0	12,650	0	12,650	12,650	100.0%
18.10	Lighting (Internal) - High Bay lights	To maintenance shop, average condition	Clean diffuser	3	50%					0	0	0	0	0	0	0	0	0	0	7,590	0	7,590	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%
18.00	Total Electrical Services			3	50%					0	0	0	0	0	0	0	0	0	0	69,832	0	69,832	0	69,832	69,832	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	Passenger Lifts	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%
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 condition, phones are old	Maintenance only - tidy wiring	3	50%					0	0	0	0	0	0	0	0	0	10,975	21,950	10,975	0	10,975	21,950	10,975	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	10,975	21,950	10,975	0	10,975	21,950	10,975	200.0%
С	TOTAL BUILDING SERVICES			3	50%					4,428	0	13,283	0	2,530	2,783	0	0	0	29,318	179,067	52,341	90,704	36,022	179,067	105,854	169.2%
	TOTAL BUILDING			4	70%					4,428	2,530	32,827	0	33,044	4,726	0	0	23,557	51,268	516,418	152,379	274,314	89,725	516,418	786,636	65.6%
														152	,379											



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

SITE INFRASTRUCTURE

Document CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

						(Condition	Gauge																	
		Condition	Assessment	Conditio	on 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	% Deter	0-20 20-	-40 40-6	0 60-80	80-100 201 % (\$ 119	3 201	4 201	5 2016	2017	2018	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand	Full	% Full Replace
1.00	Roading			Glade	Deter.	/8 /	76 76	/0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.01	Gravel Roads	Evidence of rutting, scour and potholes as access road to Pig	Review by Civil Engineer, repair pot holes and scour and level	3	50%				0	0	2,89	7 0	0	0	0	2,897	0	0	14,483	5,793	5,793	2,897	14,483	2,897	500.0%
1.02	Asphalt Concrete Roads - resurface	Ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	336,763	0	336,763	0	336,763	336,763	100.0%
1.03	Asphalt Concrete Roads - rebuild pavement	Ok	Monitor	2	30%	-			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	471,469	0.0%
1.04	Reinforced Concrete Roads	To Gymnasium. Significant amount of cracking and	Uplift and replace worst damaged areas, repair other areas	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	188,518	0.0%
1.05	Reinforced Concrete Kerbs & Channels	With rebated edge near gym. Ok	Monitor	2	30%	-			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,455	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Roading			3	50%				0	0	2,89	7 0	0	0	0	2,897	0	0	351,246	5,793	342,557	2,897	351,246	1,001,101	35.1%
2.00	Car Parks			1					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.01	Asphalt Concrete Car Parks - Resurface asphalt	Ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	134,994	0	134,994	0	134,994	134,994	100.0%
2.02	Asphalt Concrete Car Parks - Rebuild pavement	Ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	188,992	0.0%
2.02	Reinforced Concrete Car Parks	Evidence of cracking, spalling and chipped concrete	Uplift and remove worst affected areas. Repair remainder	4	70%				0	0	0	0	0	0	0	0	0	0	318,517	0	0	318,517	318,517	318,517	100.0%
2.03	Reinforced Concrete Car Parks	Evidence of minor cracks and heavily used	Wash down thoroughly and monitor	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	171,509	0.0%
2.04	Painted wheel stops to Carparks	Evidence of displacement, chipped and flaking paint finish but in sound condition for thos inspected.	Move into desired position on carpark. Wash and paint finish	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52,181	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			3	50%				0	0	0	0	0	0	0	0	0	0	453,511	0	134,994	318,517	453,511	866,193	52.4%
3.00	Foot Paths & Circulation Areas								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Gravel Foot Paths & Circulation Areas	From Gym carpark to Agriculture building. Narrow but otherwise ok	Monitor and recommend widening	2	30%				0	0	0	291	0	0	0	0	291	0	1,453	581	581	291	1,453	291	500.0%
3.02	Asphalt Concrete Foot Paths & Circulation Areas	Part has been screeded over recently with a cement concrete screed and the other section is the walkway from road between Cafeteria and Library up to A+ center. Appears ok.	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	22,414	0	0	22,414	22,414	22,414	100.0%
3.03	Reinforced Concrete Foot Paths & Circulation Areas	Evidence of cracks, spalling and settlement in certain areas	Uplift and replace worst affected areas. Repair remainder.	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	275,999	0.0%
3.04	Concrete Screed Floor Finish	Recently installed over asphalt surface. Ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24,635	0.0%
3.05	Gravel chip feature bed to front of Gym on	Appears ok. Some evidence of grass and weeds growing	Deweed and spray.	2	30%				0	0	0	0	0	0	0	0	0	0	9,473	0	9,473	0	9,473	9,473	100.0%
3.06	Painted wheel stop as kerb to bottom of walkway from camark up to Library	Evidence of chipped and flaking paint	Wash down and repaint	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	759	0.0%
									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	291	0	0	0	0	291	0	33,339	581	10,054	22,704	33,339	333,571	10.0%
4.00	Fences & Gates								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.01	Chain Link Fences / Gate	Chainlink with three rows of barbed wire to top. Generally ok. Some evidence of rust and marks	Clear overgrown vegetation from around parts of the fence	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60,160	0.0%
4.02	Chain Link Fences / Gate	Fence enclosure to Classroom A unused gas store. Dirty fence and enclosure and dust and grime buildup on fence but	Clear out dirty enclosure. Wash down fence	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	512	0.0%
4.03	Metal Framed Fences / Gate	Large entry gate to Agriculture area. Some evidence of dirt and grime buildup particularly at bottom left hand corner of fence. Single gate to Classroom A.	Wash down thoroughly	2	30%	-			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,423	0.0%
4.04	Metal framed fences/gate to old Satellite Station surround	Rusted top railed and damaged entry gate	Demolish and remove	5	90%				0	0	0	0	1,518	0	0	0	0	0	1,518	1,518	0	0	1,518	1,518	100.0%
4.05	Metal framed fences/gate to old new Satellite station surround	Detached bottom rail noticed but generally ok	Fix up detached bottom rail and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,973	0.0%
									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	1,518	0	0	0	0	0	1,518	1,518	0	0	1,518	65,587	2.3%
5.00	Structures								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01	Steel posts on raised concrete columns and timber roof framed Covered Ways (Profiled Metal Roof)	Recent installation and in good condition. One section of downpipe detached from guttering and some displaced downpipe concrete splashbacks	Reinstate in right location the concrete downpipe splashbacks (suggest grouting into ground) and refix downpipes to guttering where detached or loosely fitted	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,110,630	0.0%
5.02	Metal Framed Balustrades	Worn paint finish and evidence of rusting	Wash and remove rust. Apply paint finish	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44,718	0.0%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

SITE INFRASTRUCTURE

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						C	ondition Ga	auge																	
		Condition	Assessment	Conditio	on Grading	VG G	i A	P	/P 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	n % Deter	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	Full	% Full Replace
	Concrete Stairs			Glade	Deter.	76 7	/8	76	(\$ 000)	(\$ 000)	(\$ 030)	(\$ 000)	(# 030)	(# 000)	(\$030)	(\$ 000)	(# 000)	(\$035)	0	0	0	0	0	0	0.0%
5.03	Concrete stairwell from Classroom Building B up to	Weathered and well used but ok	Clean and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,277	0.0%
5.04	Concrete stairwell from carpark up to building F	Weathered and well used but ok	Clean and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,947	0.0%
5.05	Concrete stairwell from carpark level up to Library	Well used but ok	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,744	0.0%
5.06	Concrete steps down from road to Student services	Well used but good condition	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,214	0.0%
5.07	Concrete steps up from Administration building to	Well used but good condition	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,518	0.0%
5.08	Concrete steps down Library to Faculty building	Well used but good condition	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,518	0.0%
5.09	Concrete steps up to Faculty office F2	Good condition, no evidence of damamge	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,214	0.0%
5.10	Concrete steps down to Faculty F2 from top level	Good condition, no evidence of damamge	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,518	0.0%
5.11	Concrete steps up to Administration from walkway	Evidence of a large chunk of concrete missing and exposed	Breakup and rmeove part of 3rd step and damaged	4	70%				0	0	0	0	0	0	0	0	0	0	2,277	0	0	2,277	2,277	2,277	100.0%
5.12	Concrete stairs up to Canteen building from carpark	Good condition	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	911	0.0%
5.13	Concrete steps up near external rainwater tanks to	Evidence of spalling, cracking and damamged tread	Repair cracked concrete and damaged concrete top step	4	70%				0	0	0	0	0	0	0	0	0	0	759	0	0	759	759	759	100.0%
5.14	Concrete stairs up from Female dorm to road	Well used but ok	Wash and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	759	0.0%
5.15	Concrete stair up to Agriculture building from Gym	Well used and evidence of mould and mildew growth to front edge of stair. Uncapped metal inserts of balustrade posts	Wash down thoroughly. Insert caps over handrail post inserts.	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	759	0.0%
5.16	Concrete stairs up from carpark to Administration	Well used but ok	Wash down and clean	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,277	0.0%
5.17	Concrete Ramps	Down from Admin to carpark. Good condition. Down from New Faculty office F2- Good condition. Down from carpark to new faculty building - good condition.	Wash down and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,795	0.0%
	Agricultural Research Area																		0	0	0	0	0	0	0.0%
5.18	New Pig Pen enclosure	Reinforced concrete slab floor, plaster and paint finished blockwork walls. Steel posts with timber roof framing and corrugated prefinished metal roof. Recently constructed and in concrete statements of the statement of the	Wash down thoroughly and regularly.	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	104,876	0.0%
5.19	Old Pig Pen enclosure	Built with concrete block walls and slab, part chainlink mesh to walls, plywood to gable ends, timber framed corrugated iron roof. This Pig pen has deteriorated beyond repair and should	Demolish and replace	5	90%				0	0	0	0	0	0	0	0	0	90,029	90,029	90,029	0	0	90,029	90,029	100.0%
5.20	Storage container mounted on concrete blocks to corners	be replaced Open and exposed at time of visit. Appears in ok condition, adequately supported and elevated on concrete footings to corners. Evidence of rust annd holes to rear corner of	Wash down and paint finish. Fill holes to container	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,943	0.0%
5.21	Chicken coops	container however Timber framerd, chicken netting to walls and corrugated iron	Wash down and monitor.	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,954	0.0%
5.22	Compost store comprising reinforced concrete blockwork walls, concrete slab, timber framed roof corrugated iron lined	root. Not in use at time of visit but appear ok. Evidence of poor workmanship to concrete blockwork particularly to rear side corner of building. Advanced rust evident to underside of roof cladding	Wassh down and paint finish corrugated iron roof. Make good and plaster finish blockwork walls	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23,909	0.0%
5.23	Chainlink fence enclosed, timber framed clear	Evidence of dirt and grime buildup on roof. Appears to be	Wash and clean roof.	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31,878	0.0%
5.24	Cover to compost store comprising corrugated iron	Advanced rusting to scaffolding posts and framing.	Demolish and rebuild with a new enclosure	4	70%				0	0	0	0	0	0	0	0	0	0	7,400	0	0	7,400	7,400	7,400	100.0%
5.25	Store for Garden tools and equipment constructed with a concrete nib wall, scafoolding tube framed walls lined with chainlink mesh timber framing to roof and prefinished metal roof cladding	Advanced rusting evident to scaffolding metal posts and rails. Rusting also evident to edges of metal roof. Poor workmanship and damage to concrete block nib wall	Wash down and paint finish steel work. Repair damage to nib wall.	4	70%				0	0	0	0	0	0	0	0	0	0	9,298	0	0	9,298	9,298	9,298	100.0%
	Remainder of the Campus																		0	0	0	0	0	0	0.0%
5.26	Storage container next to shade shack at western most end of campus	Evidence of corrosion, marks and worn paint finish but still performing ok. Raised on concrete pads at corners	Wash down and paint finish	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,958	0.0%
5.27	Shade shack built from salvaged scaffolding poles and timber framing with corrugated iron roof	Structurally not adequate. Advanced corrosion evident to scaffolding posts and corrugated iron roofing	Demolish and rebuild	5	90%				0	0	0	0	0	0	0	0	0	5,815	5,815	5,815	0	0	5,815	5,815	100.0%
5.28	Steel posts, corrugated iron roof and metal framed with infill sign panel signboard near shade shack	Partially vandalized and graffiti marked signboard, rusted corrugated iron roof and sign surround trim. Only part of writing	Demolish and replace	4	70%				0	0	0	0	0	0	0	0	0	0	4,428	0	0	4,428	4,428	4,428	100.0%
5.29	Reinforced concrete platform (as old temporary facilities platform during construction) now used for carparking. Includes concrete retaining wall	Evidence of cracking and damage to sides and top. Weathered and impact damage	Wash down thoroughly. Repair cracks and damage. Install whell stops if continue to use as a carpark.	4	70%				0	0	0	0	0	0	0	0	0	0	105,026	0	0	105,026	105,026	105,026	100.0%
5.30	Abandoned office container near Agriculture building	Rusty container and damaged windows. Evidence of graffiti and vandalism. Timber framed, metal roof with part of roof rusting as just corrugated iron with no paint finish. Window mounted AC units not present and electrical fittings removed and disconnected.	If building to be reused, gut internally and rebuild. Reinstate services. Wash down and paint thoroughly and repair damaged windows and doors. Enclose roof space also to protect top of containers and exposed steel framing.	5	90%				0	0	0	0	0	0	0	0	0	61,669	61,669	61,669	0	0	61,669	61,669	100.0%
5.31	Concrete wall and slb enclosure with part steel framed wall aboveappears to be an abandoned animal enclosure	Damamged blockwork wall, rusted and damaged steel mesh above where present.	If to be reused this would need to be demolish and rebuilt rather than just repaired	5	90%				0	0	0	0	0	0	0	0	0	32,258	32,258	32,258	0	0	32,258	32,258	100.0%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

SITE INFRASTRUCTURE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

							Condition (Bauge																	
		Condition	Assessment	Conditio	on Grading	VG	G A	Р	VP 1	2	3	4	5	6	7	8	9	10			Asset Rer	newal Cost			
ID Code Ele	ment	Condition Observations	Recommended Course of Action & Maintenance	Condition	n %	0-20 20	-40 40-60	60-80 8	30-100 2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total	Year 1-10	Year 11-20	Year 21-30	Grand	Full	% Full
5.00	Abordoned centring poor Agriculture building	Dusted through and shandaned	Demoliak and some us	Grade	Deter.	%	%	%	% (\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	Total	Total	Total	Total	Replace	Replace
5.32	Abandoned container near Agriculture building	Rusted through and abandoned		5	90%				U	0	U	U	U	U	U	0	U	5,882	5,882	5,882	U	U	5,882	5,882	100.0%
5.33	Storage building comprising two containers and a central open store area near Gym	Located on a 1m high concrete platform constructed from two long containers with central storage area. Roof constructed	Repair rusted through areas of container at base. Wash down thoroughly and repaint. Replace roof cladding. Enclose front	4	70%				0	0	0	0	0	0	0	0	0	0	296,010	0	0	296,010	296,010	296,010	100.0%
		from timber framing and corrugated iron roof cladding. Evidence of rusted through roof cladding, rust and graffitti to	storage area and roof space recommended																						
5 34	Storage Container behind IT shon/Security	containers with part rusted through.	Wash down and paint finish	2	30%	_			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5 882	0.0%
0.04	office/Weight lifting room fixed on concrete blocks at corners	marks to container		2	30 /8				Ŭ	0	0	0	0	Ū	Ū	Ŭ	0	0	U	Ū	Ū	U	0	5,002	0.0 %
5.35	Storage Container behind Maintenance Shop sitting on concrete slabs to corners.	Insufficient clearance above ground particularly to front face. Marks and evidence of rust but generally ok	Wash down and paint finish	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,882	0.0%
5.36	Store and toilet block behind Maintenance building.	Evidence of rust to roof cladding. Water damaged ply to toilet	Demolish and rebuild with a structure more elevated above	5	90%				0	0	0	0	0	0	0	0	0	280,109	280,109	280,109	0	0	280,109	280,109	100.0%
	Toilet block is blockwork walled with concrete slab and ply ceiling.	Graffitti to rear of building. Advanced corrosion to base of containers.	ground.																						
5.37	Sand bedded volleyball court	Evidence of grass and soil layer on top to parts.	Remove grass and soil from areas where present. Churn up and recompact bedding	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,532	0.0%
5.38	LPG Gas store	Painted concrete blockwork walls. Timber framed, prefinished metal roof, PVC gutters and downpines and serviced for LPC	Wash down and repaint, particularly internally. Ease and adjust opening metal door	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45,301	0.0%
		gas bottle connections																							
5.39	Recreational building using traditional techniques and materials near Male Dormitory	Partially abandoned and deteriorating. No roof covering and missing or damaged seating boards	Remove remains of roof cladding and install new. Remove and replace seating boards	4	70%				0	0	0	0	0	0	0	0	0	0	15,370	0	0	15,370	15,370	15,370	100.0%
5.40	Recreational building using traditional techniques and materials near Female Dormitory	Low height, steel plank laid on timber as seating. Looking tired and in need of attention.	Strengthen framing, Replace roof cladding and fixed seating	4	70%				0	0	0	0	0	0	0	0	0	0	3,416	0	0	3,416	3,416	3,416	100.0%
5.41	Rest area buildings in Cultural Hub near carpark built using traditional techniques	Well built using local construction tehcniques with thatched roof and timber framing.	Monitor roof and framing members	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37,191	0.0%
5.42	Old rainwater header tank on steel support structure and concrete pads	Advanced rust and corrosion to header tank and steel work. Appears to no longer be used	Demolish and remove	4	70%				0	0	0	0	0	0	0	0	0	0	11,385	0	0	11,385	11,385	11,385	100.0%
5.42	Unidentified concrete structures to the Campus - mostly embedded in the ground including those near the Compasium	Not inspected, unsure what they are used for	Inspect and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37,950	0.0%
5.43	Carpark Solar Panel Structures	Well built using Solar panel to the roof, supported on structura	Wash down. Recoat and protect steelwork	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,851,258	0.0%
		steel members, with a central metal gutter and downpipes feeding into a soak pit channel. Approximate length and width as no drawing provided or measured for this item.																							
5.44	Canopy Solar Panel Structure	Well built using Solar panel to the roof, supported on structura steel members	Wash down. Recoat and protect supporting steel work.	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	717,635	0.0%
5.45	Solar Panel Gear and Equipment housed inside the	Not inspected but assumed ok		1	10%				0	0	0	0	0	0	0	0	0	0	63,250	0	0	63,250	63,250	63,250	100.0%
	Library																								
5.46	Generator Buidlings	Combination of blockwork walls and metal posts and rail fence	Wash down and paint roof. Clean out guttering and	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	571,129	0.0%
		plastic guttering and spouting	downpipes. Wash and and paint blockwork																						
5.47	Water well and pump 1	Constructed and maintained by Utility company. Not valued as part of this Condition Assessment but note condition is good		0															0	0	0	0	0	0	0.0%
5.48	Water well and pump 2	Constructed and maintained by Utility company. Not valued as part of this Condition Assessment but note condition is good		0															0	0	0	0	0	0	0.0%
5.49	Water well and pump 3	Constructed by COM but operated and utilised by the utility	Wash down and repaint steelwork. Monitor performance and	0															0	0	0	0	0	0	0.0%
		company. Not valued as part of this Condition Assessment but not condition as ok and in operation	replace parts as required.						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00 To	al Structures			3	50%				0	0	0	0	0	0	0	0	0	475,762	994.380	475.762	0	518.618	994,380	9.649.455	10.3%
6.00 Ro	aining Walls			<u> </u>					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
Ne Ne	Painforced Concrete Poteining Walls								Ŭ			L _	-		Ū		, , , , , , , , , , , , , , , , , , ,	v	0	~ ^	~	Č Č	0	, ,	0.0%
6.01	Deinforced Concrete Retaining Walls			_	500 /				<u>^</u>	^	<u>^</u>	_	6		0		0		42.400			42.400	42.400	U 42.600	0.0%
0.01	Reinforced Concrete Retaining Walls to seating area below Library	retaining wall.	down	3	50%				U	U	0	0	0	0	U	0	U	U	13,460	U	U	13,460	13,460	13,460	100.0%
0.02	Reinforced concrete retaining wall to flower bed below Administration area	UK generally, some evidence of a rough plaster finish	vvasn down and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21,766	0.0%
6.03	Reinforced Concrete Retaining Walls to rear of new Faculty building below carpark		Wash down and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27,857	0.0%
6.04	Raised nib wall/feature seating wall to front of F2 building	Good condition no evidence of any damage	Wash down and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,031	0.0%
6.05	Terraced seating retaining wall below Library	Well used but ok	Wash and clean regularly	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	56,176	0.0%



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						C	ondition G	auge																	
		Condition	Assessment	Conditio	n Grading	VG G	A	Р	<mark>/P</mark> 1	2	3	4	5	6	7	8	9	10			Asset Re	enewal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition	%	0-20 20-4	40 40-60	60-80 <mark>80</mark> -	-100 2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total	Year 1-10	Year 11-20	Year 21-30	Grand	Full	% Full
6.06	Terraced seating retaining wall below Faculty	Weathered but ok	Wash and clean	Grade 2	Deter. 30%	%%	%	%	% (\$ USD) 0	(\$ USD) 0	(\$ USD) 0	(\$ USD) 0	(\$ USD) 0	(\$ USD) 0	(\$ USD) 0	(\$ USD) 0	(\$ USD) 0	(\$ USD) 0	(\$ USD) 0	Total 0	Total 0	Total 0	Total 0	Replace 21,066	Replace 0.0%
6.07	building F Stone wall either side of culvert and swales near	Evidence of displaced/loosely packed rocks and grass and	Repair loose rocks and remove garden and vegetation growth	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39,468	0.0%
6.08	Building M and N Stone feature wall either side of main entrance to	vegetation growth Appears ok	Wash down and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,197	0.0%
6.09	Gymnasium seating area Stone Retaining Walls as wall on hill side to formed	Appear ok however grass and plant matter growing over the	Uplift and remove grass, topsoil and plant matter overhanging	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30,765	0.0%
	swale between access roads to Gymnasium	walls in areas particularly at bottom of bank	stone wall. Wash down stone wall						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	13,460	0	0	13,460	13,460	230,786	5.8%
7.00	Site Drainage								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Large swales to side of main access road	Evidence of scour, erosion and flooding	Reshape and reform swales where possible. Recommend installing riprap to protect bank from future erosion	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,227	0.0%
7.02	Swales	Evidence of scour, plant and small amounts of waste to base of swale and flooding	Clean out swales of waste and plant overgrowth. Deepen and shape to provide improved water flow	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	99,282	0.0%
7.03	Inground Piped Stormwater Drainage	Not inspected but assumed ok	Suggest cleaning out system including pipework, sumps and manholes	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	94,875	0.0%
7.04	Soak Pits	Unclear if any soak pits are present	Recommend installing soak pits particularly at low points and where water pooling is an issue	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
	Open Concrete Channels																		0	0	0	0	0	0	0.0%
7.05	Open concrete channel above and below retaining wall to top level carpark/ Faculty F2	Performing well.	Clean out regularly	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23,150	0.0%
7.06	Concrete open channel between library and classroom B	Recently installed and performs well	Wash and clean out regularly	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33,017	0.0%
7.07	Open Concrete Channels either side of road up to Gymnasium carpark	Ok, evidence of plant growth overgrown in several locations	Wassh out drain. Remove plant growth overhanging or growing on concrete channel	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,879	0.0%
7.08	Steel grate fixed on top and open concrete channel below near Classroom B	Generally ok. Buckled bar noticed to grill	Wash down and cleanout and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	949	0.0%
7.09	Sumps/Cess Pits	Generally ok. One has a displaced grille, one other a missing grille. Some grass growth also present over the grille in a large number of locations	Clean out sumps. Remove grass and soil from over the grille. Wash down grilles. Replace missing and repair displaced grille/sump top	3	50%				0	0	0	0	0	0	0	0	0	0	223,652	0	0	223,652	223,652	223,652	100.0%
7.10	Manholes	Generally ok. Some evidence of plant growth and soil over part of manhole cover	Remove plant and soil from manhole covers where present. Clean and wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	652,740	0.0%
	Concrete Culverts																		0	0	0	0	0	0	0.0%
7.11	Approx 400mm diameter concrete culvert under walkway from carpark to Faculty building F	Weathered apartially blocked/overgrown at entry point	Clean out pipe and at entry and exit points	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,416	0.0%
7.12	Headwalls to above pipe	Ok	Wash down and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,024	0.0%
7.13	Approx 3100 diamter PE pipe culvert under walkway between carpark and Classroom Building B	Evidence of dirt and waste at base of pipe.	Clean out pipe thoroughly and clear out at entry and exit points	s 2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,657	0.0%
7.14	Headwalls to above pipe	Ok	Wash down and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,024	0.0%
7.15	200mm diameter assumed plastic culvert below Classroom building B near road swale	Appears ok, terminates above ground. Could not locate inlet end - assumed distance for this pipe and connection into a	Wash and clean down pipe	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,753	0.0%
7.16	Headwall to above pipe	Ok	Wash down and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,012	0.0%
7.17	310mm diameter assumed PE pipe under entrance to carparks with solar canopy roof (In 2No)	Appears ok, some dirt and waste in pipe and attention required at entry and exist points	Wash down and clean out pipes. Clean up at entry and exist points	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,334	0.0%
7.18	Headwalls to above pipes	Weathered and dirty appearance but ok	Wash and clean thoroughly	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,048	0.0%
7.19	200mm diameter assumed plastic culvert near Student Services building K	Appears ok, terminates above ground. Could not locate inlet end - assumed distance for this pipe and that this is ok.	Wash and clean down pipe	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,898	0.0%
7.20	300mm diameter assumed plastic culvert near Student Services building K	Mostly submerged in earth. Requires cleanout. Could not locate inlet end- assumed distance for this item and that inlet end is ok.	Wash down and clean pipe out completely. Clear out at entry and exit points	3	50%				0	0	0	0	0	0	0	0	0	0	2,277	0	0	2,277	2,277	2,277	100.0%
7.21	Headwalls to above pipes (outlet end only identified)	Good condition.	Wash down and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,795	0.0%
7.22	300mm diameter assumed PE culverts to access road to solar canopy carpark area (In 2No)	Partially hidden by plant and vegetation growth at outlet end	Clean out pipe thoroughly and clear out plant and vegetation around headwall and into pipe at entry and exit points	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,867	0.0%
7.23	Headwalls to above pipe	Good condition generally. Some evidence of plant growth over headwalls	Wash down and remov3e plant growth around headwalls	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,325	0.0%
7.24	310mm diameter assumed PE pipe under ramp to walkway up to administration	Partially blocked pipe. Cleanout required at entry and exit points	Wash out and clean pipe throughly and at entrance and exit points	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,028	0.0%
7.25	Headwalls to above pipe	Generally ok. Some evidence of rough plaster finish	Wash down and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,265	0.0%
7.26	Assumed 310mm diameter plastic culvert below gravel track below administration building	Generally ok	Wash out and clean pipe throughly and at entrance and exit points	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,645	0.0%



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							Condition	Gauge																		
		Condition	Assessment	Conditio	on Grading	g VG	G A	Р	VP	1	2	3	4	5	6	7	8	9	10			Asset Rer	newal Cost]	
ID Code Eleme	nt	Condition Observations	Recommended Course of Action & Maintenance	Condition	n %	0-20 2	0-40 40-60	60-80	80-100 2	013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total	Year 1-10	Year 11-20	Year 21-30	Grand	Full	% Full
7.27	Head walls to above culvert	Generally ok. Some evidence of rough plaster finish	Wash down and monitor	2	30%	. %	% %	%	% (\$	0	0	0	(\$ USD) 0	0	(\$ USD) 0	(\$ USD) 0	0	0	(\$ USD) 0	(\$ 050)	0	0	0	0	1,265	0.0%
7.28	Assumed 300mm concrete culvert under walkway	Blocked and waste evident at entry and exit points	Clean out pipe and remove waste in pipe and at entry and exit	2	30%			_		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,233	0.0%
7.00	between Cafeteria and Administration building	Maathu submassad in andh. Dasuirse slaansut Cauld ast	pointd	2	50%					0	0		0	0	0	0	0	0	0	0.077			0.077	0.077	0.077	100.0%
1.29	Student Services building K	locate inlet end- assumed distance for this item and that inlet end is ok.	and exit points	3	50%					0	0	0	0	U	0	0	0	0	0	2,211	U	U	2,277	2,211	2,277	100.0%
7.30	300mm diameter assumed plastic culvert near Student Services building K underneath concrete ramp	Mostly submerged in earth. Requires cleanout.	Wash down and clean pipe out completely. Clear out at entry and exit points	3	50%					0	0	0	0	0	0	0	0	0	0	1,898	0	0	1,898	1,898	1,898	100.0%
7.31	Assumed approximately 350mm diameter concrete culvert below parking to front of Building M and N	Blocked up partially by plant matter and soil.	Clean out culvert thoroughly and at entry and exit points	3	50%					0	0	0	0	0	0	0	0	0	0	6,199	0	0	6,199	6,199	6,199	100.0%
7.32	Concrete culvert overall approx 710mm wide x 610mm high concrete box culvert	Performing ok, some evidence of scour where swales and concrete channels termite near the entrance and exit points of the culverte.	Clean out culverts. Repair scour damage at entry and exit points	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	217,567	0.0%
7.33	Headwalls either side of above Culverts	Generally ok.	Wash down and remove mould and mildew marks.	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40,480	0.0%
7.34	Double plastic culvert (assume 300mm diameter uPVC pipe) located to rear of IT	Functioning. Some evidence of plant matter growth to front and rear which could be partially preventing ingress and egree	Clean out entry and exist points to culvert. Wash out culvert drain	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,120	0.0%
7.35	shop/Security/Weight lifting room building. Headwalls and wing walls either side of above culvert	of effluent. Generally ok.	Wash down	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,590	0.0%
7.36	150mm assumed UPVC culvert through headwall of box culovert near building K student services	Appears ok and elevated above ground at terminal end	Clean out culvert thoroughly	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,664	0.0%
7.37	Assumed 350mm diameter concrete culvert to side of Block N	Aged and lack of cover to top of culvert. Chipped and broken end to culvert	Clean out culvert and provide additional cover to top of culvert	3	50%					0	0	0	0	0	0	0	0	0	0	1,771	0	0	1,771	1,771	1,771	100.0%
7.38	Steel grate top and assumed concrete channel below to front of Building M	Evidence of grass growth through grate.	Clean out below grate. Wash and paint grate	3	50%					0	0	0	0	0	0	0	0	0	0	3,099	0	0	3,099	3,099	3,099	100.0%
7.39	Assumed 300mm diameter uPVC pipe under road to Male dormitory	Mostly blocked pipe	Clean out pipe completely including at entry and exit points	3	50%					0	0	0	0	0	0	0	0	0	0	2,657	0	0	2,657	2,657	2,657	100.0%
7.40	Concrete headwalls to above	Chipped corner section off entry headwall.	Wash down and monitor	3	50%					0	0	0	0	0	0	0	0	0	0	1,518	0	0	1,518	1,518	1,518	100.0%
7.41	Assumed 200mm UPVC plastic culvert near Female dorm under walkway/access road	Damaged end to pipe.	Clean out pipe and entry and exit points and monitor	3	50%					0	0	0	0	0	0	0	0	0	0	2,220	0	0	2,220	2,220	2,220	100.0%
7.42	Assumed 150mm PE pipe culvert connected to drain	Ok,	Clean out pipe and exit point	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,480	0.0%
7.43	Concrete headwall to above	Ok	Wash down	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	443	0.0%
7.44	310mm PE pipe culvert above access road linking canteen to Library and Admin buildings	Reasonably clear openings to entry and exit points	Clean out pipe completely including at entry and exit points	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,795	0.0%
7.45	Concrete headwalls to above	Weathered and aged but ok	Wash down and monitor	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,518	0.0%
7.46	Assumed 100mm diameter PE pipe culvert below walkway linking Administration to Faculty building	Part blocked outlet end. Unclear to where it is connected (assumed manhole)	Clean out pipe and make good exit points	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,807	0.0%
7.47	Concrete headwall to above	Weathered but otherwise ok	Wash down and monitor	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	949	0.0%
7.48	100mm diameter approx corrugated plastic pipe culvert	Damaged end to pipe	Clean out pipe and make good entry and exit points	3	50%					0	0	0	0	0	0	0	0	0	0	1,480	0	0	1,480	1,480	1,480	100.0%
7.49	Assumed 310mm diameter uPVC pipe under walkway to Classroom B	Partially overgrown vegetation at exit point. Grime and dirt build up to pipe	Clean and wash out pipe. Remove vegetation and plant matter at entry and exit points	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,657	0.0%
7.50	Concrete headwalls to above	Weathered but otherwise ok	Wash down and monitor	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,898	0.0%
7.51	External water tap on concrete filled steel bollard below concrete platform adjacent A+Center and two to Agriculture research area of Campus	Partially damaged concrete base footing to tap near A+ center and marks and rust evdient to steel bollard but all taps appear operational	Wash down thoroughly and paint steel bollard	3	50%					0	0	0	0	0	0	0	0	0	0	12,334	0	0	12,334	12,334	12,334	100.0%
7.52	Assumed 150mm dia UPVC pipe terminating out headwall between faculty building F2 and carpark	Plant matter grouwing around terminal end. Unclear where connected to but assumed ok	Clean and wash out pipe. Remove plant matter from terminal end of pipe	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,530	0.0%
7.53	Assumed 75mm dia UPVC pipe terminating out headwall between faculty building F2 and carpark	Partially blocked end of pipe. Unclear where connected to but assumed ok.	Clear out pipe completely.	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,581	0.0%
7.54	Assumed 310mm dia PE pipe terminating out headwall between faculty building F2 and carpark	Dirt and grime evident to base of pipe. Unclear where connectd to but assumed ok	Clean out pipe completely	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,428	0.0%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

SITE INFRASTRUCTURE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

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					Co	ondition Gau	uge																	
	Condition	Assessment	Conditio	n Grading	VG G	A	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	% Deter.	0-20 20-4 %	0 40-60 %	60-80 <mark>80</mark>	0-100 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 Total	Full Replace	% Full Replace
7.55 Concrete headwall to above three p	bipes Weathered and evidence of scour to underside of base slab to headwall	b Wash down and monitor	3	50%				0	0	0	0	0	0	0	0	0	0	1,392	0	0	1,392	1,392	1,392	100.0%
7.56 Inground Piped Sewer Drainage	Not inspected but assumed ok	Check cleanout locations , inspect and clean out pipes	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	101,200	0.0%
7.57 Chemical storage chambers to serv	vice Classroom Not inspected but assumed ok	Inspect and clean out chemical storage. Monitor	2	30%	-			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26,565	0.0%
7.58 Septic Tank outside of Agriculture t	Older type. Not inspected but assumed ok	Clean out Septic tank thoroughly with sucker truck if it has not been cleaned out for some time. Inspect and monitor	2	30%	-			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,385	0.0%
7.59 Septic tank beyond Gymnasium	Older type. Not inspected but assumed ok	Clean out Septic tank thoroughly with sucker truck if it has not been cleaned out for some time. Inspect and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,385	0.0%
7.60 Septic tank beyond Maintenance to building	ilet facilities Not inspected but assumed ok	Clean out Septic tank thoroughly with sucker truck if it has not been cleaned out for some time. Inspect and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,385	0.0%
7.61 Large Septic tank comprising three approx 30' long x 12' wide x 10' dee	chambers overall Not inspected but assumed ok	Inspect and clean out septic tank chambers if it has not been done for a period of time. Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44,275	0.0%
7.62 Distribution and Inspection boxes	Projecting above ground. All appear ok although were not inspected.	Inspect and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35,420	0.0%
7.63 Leaching Field System	Not inspected but advised by Francesco that this will need extending replacing	Allow to extend leaching field and sepotic tank within 5 years (preferably earlier)	5	90%				0	0	0	0	189,750	0	0	0	0	0	189,750	189,750	0	0	189,750	189,750	100.0%
7.64 Pumps	Pumps located at Wells and not assessed as part of this Condition Assessment as operated by the Utility company. No pumps to campus that we are aware of.		0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
								0	0	0	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	189,750	0	0	0	0	0	452,522	189,750	0	262,772	452,522	2,000,347	22.6%
8.00 Electrical Infrastructure				500/				U	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.01 Main Electrical Switchboard station	Into campus Located near Main entrance. Lixed on concrete wall with timber framed, corrugated inro roof - veryt advanced rust to roofing. Evidence of advanced corrosion to containment boxe:	Replace rooting. Enclose main switchboards. Reaplice rust doors. Wash and repaint s	3	50%				0	0	0	U	U	U	U	U	U	U	82,225	0	82,225	0	82,225	82,225	100.0%
8.02 Sub main switchboard station into c	Examples Located near top level carpark. Fixed on concrete wall with timber framed, corrugated inro roof - very advanced rust to roofing.	Replace roofing. Enclose switchboard/junction box. Wash and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	44,275	0	44,275	0	44,275	44,275	100.0%
8.03 Temporary Generators & Fuel Store	Age Various types to Generator buildings (3No located on campus) Service regularly due to frequency of power cuts to campus	2	30%				0	0	0	0	0	0	0	0	0	0	948,750	0	0	948,750	948,750	948,750	100.0%
8.04 Transformers to Generator building swithcboard station	s and near main Generally ok, some rust evident to opening doors	Wash down and paint finish	2	30%				0	0	0	0	0	0	0	0	0	0	177,100	0	0	177,100	177,100	177,100	100.0%
8.05 Transformer adjacent Gymnasium o concrete pad	carpark on Good condition.	Wash down and paint finish	2	30%				0	0	0	0	0	0	0	0	0	0	44,275	0	0	44,275	44,275	44,275	100.0%
8.06 HV/LV Electrical Reticulation	Appears ok		2	30%				0	0	0	0	0	0	0	0	0	0	151,800	0	0	151,800	151,800	151,800	100.0%
8.07 Street type light poles - Single arm	Ok	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%
8.08 Street type light poles - Double arm	Ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	5,060	0	0	5,060	5,060	5,060	100.0%
8.09 Single lamp fittings at high level	Ok	Wash down covers, paint finish to worn steel work and replace blown lamps	2	30%				0	0	0	0	0	0	0	0	0	0	35,420	0	0	35,420	35,420	35,420	100.0%
8.10 Single lamp fittings at high level	One lamp is on a lean near Classroom B	Adjust back to vertical and plumb light post that is on a lean	4	70%				0	0	0	0	0	0	0	0	2,530	0	2,530	2,530	0	0	2,530	2,530	100.0%
8.11 Solar panel powered double street	amp Some damage evident in missing lamp covers and rust and mould and mildew buildup on posts and metal work	Wash down thorughly and paint finish. Wash bulb covers and reinstate. Replace missing bulb covers. Service unit to ensure all is operational including replacing any blown bulbs.	4	70%				0	0	0	0	0	0	0	0	66,413	0	66,413	66,413	0	0	66,413	66,413	100.0%
8.12 Satellite dish, cabling and concrete	support structure Appears ok and assumed operational	wash down satellite dish and service	2	30%				0	0	0	0	0	0	0	0	0	0	37,950	°	0	37,950	37,950	37,950	100.0%
8.13 Lighting Bollards	Ok, dirty appearance	Wash throughly and service fitting	2	30%				0	0	0	0	0	0	0	0	0	0	13,915	0	0	13,915	13,915	13,915	100.0%
8.14 Lighting Bollards	Damaged lighting bollards (3No) plus one not present and only exposed wiring to base evident (bottom of walkway linking carpark to Library)	y Remove and replace	5	90%				0	0	5,060	0	0	0	0	0	0	0	5,060	5,060	0	0	5,060	5,060	100.0%
								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.00 Total Electrical Infrastructure			3	50%				0	0	5,060	0	0	0	0	0	68,943	0	1,637,543	74,003	126,500	1,437,040	1,637,543	1,637,543	100.0%
9.00 Water Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.01 Incoming Water Mains	Not inspected, assume ok		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25,300	0.0%
9.02 Water Reticulation	Well serviced and appears ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43,010	0.0%
9.03 Meters	Various ages, all assume are ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,975	0.0%
9.04 Water Storage Tanks	Water storage tanks to Cafeteria building have been included under the Cafeteria.		0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%



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SITE INFRASTRUCTURE

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Revision: Final

						Co	ondition Ga	uge																	
		Condition	Assessment	Conditio	n Grading	VG 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	% Deter.	0-20 20-4 % %	40-60 %	60-80 %	0-100 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 Total	Full Replace	% Full Replace
9.05	Concrete water storage tank to Agriculture building	No longer utilised. Some cracking evident to base of tank.	Repair cracks. Wash down and paint door. Consider utilising as a backup water supply to site	3	50%				0	0	0	0	0	0	0	0	0	0	8,223	0	0	8,223	8,223	8,223	100.0%
9.06	Pumps	Assume a Pump to above is no longer in use		0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.07	Standard Hydrant	Some marks and worn paint finish	Wash down and paint. Service and inspect hydrants	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,975	0.0%
9.08	Large Hydrant to Main entrance below Library	Some marks and worn paint finish	Wash down and paint. Service and inspect hydrants	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	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 Water Services			3	50%				0	0	0	0	0	0	0	0	0	0	8,223	0	0	8,223	8,223	114,483	7.2%
10.00	Site Furniture								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	Concrete Planter Boxes	Either side of Ramp up to main entrance to Gym. Appears ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,650	0.0%
10.02	Moveable bollards to Solar panel canopy carpark	Appears ok	Wash and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	886	0	0	886	886	886	100.0%
10.03	Clothesline post and line	Worn paint finish to steelwork. Damaged line	Wash down and paint steelwork. Install new line	3	50%				0	0	0	0	0	0	0	0	0	0	3,416	0	3,416	0	3,416	3,416	100.0%
10.04	Asphalt filled bollards around Fire Hydrant at top of carpark near flag poles	Some evidence of chipped and damaged paint to the stripped paint bollards	Wash down and paint finish	2	30%				0	0	0	0	0	0	0	0	0	0	1,771	0	0	1,771	1,771	1,771	100.0%
10.05	Steel bollards to entry road to Agriculture building	2No to Entrance to Agriculture carpark. Both are damaged and on a lean. Link chain rusty and on the ground	Remove and replace	5	90%				0	0	1,139	0	0	0	0	0	0	0	1,139	1,139	0	0	1,139	1,139	100.0%
10.06	Steel bollards to entry roads to top level carpark above new faculty building	Evidence of marks and scarathed paint, no link chain evident.	Wash down and repaint	2	30%				0	0	0	0	0	0	0	0	0	0	2,277	0	0	2,277	2,277	2,277	100.0%
10.07	Steel bollards to entry roads and carpark to Gymnasium building	To Gymnasium entry and to protect Fire Hydrants. Vertical and still functioning as intended generally. Bollards protecting Fire	Wash down and repaint. Concrete fill bollards	4	70%				0	0	0	0	0	0	0	0	4,554	0	4,554	4,554	0	0	4,554	4,554	100.0%
10.08	Steel bollards to either side of road into Building M and N $% \left(N_{n}^{2}\right) =0$	Verty dirty appearance, no chain apparent but ok	Wash down and paint	2	30%				0	0	0	0	0	0	0	0	0	0	1,139	0	0	1,139	1,139	1,139	100.0%
10.09	Commemorative plaque and stand for the Solar electricity generation system	Located near carpark below Library. Good condition	Clean and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	3,163	0	0	3,163	3,163	3,163	100.0%
10.10	Concrete raised seats under chairs typically in sets of three	Aged and well used seats but performing, some evidence of grafitti	Wash down and paint finish	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,924	0.0%
10.11	Exterior Basketball Hoops	Well used. Worn paint finish to backboard. Part torn hoop nets	Wash down and paint finish including remarking lines to boackboard.	2	30%				0	0	0	0	0	0	0	0	0	0	3,795	0	0	3,795	3,795	3,795	100.0%
10.12	College of Micronesia Sign at front entrance	Good condition.	Wash down and monitor	1	10%				0	0	0	0	0	0	0	0	0	0	12,650	0	0	12,650	12,650	12,650	100.0%
10.13	Fixed bench seating to Administration building	Good condition	Wash down and monitor	1	10%				0	0	0	0	0	0	0	0	0	0	1,265	0	0	1,265	1,265	1,265	100.0%
10.14	Fixed signage consisting of stainless steel posts and frame and infill signage panel. Posts set in concrete	Ok, general wear and tear.	Wash down and clean frame and signage panel	2	30%				0	0	0	0	0	0	0	0	0	0	60,088	0	0	60,088	60,088	60,088	100.0%
10.15	Fixed signage consisting of stainless steel posts and	One of the A+ Center (building I) signs has been cut off near	Uplift and remove damaged posts above ground. Supply and	5	90%				0	0	3,163	0	0	0	0	0	0	0	3,163	3,163	0	0	3,163	3,163	100.0%
10.16	Fixed signage consisting of stainless steel posts and frame and infill signage page. Posts steel posts and	Damaged backing to sign panel to one of the Administration	Remove panel, repair or replace as required	4	70%				0	0	0	0	0	0	0	0	3,163	0	3,163	3,163	0	0	3,163	3,163	100.0%
10.17	Fixed signage consisting of stainless steel posts and frame and infill signage page Posts set in concrete	No sign appears to be install for either Agriculture building I or the Female Dormitory Building E	Consider installing signs in front of these buildings	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.18	400mm high approximately elevated seating area to front of Library	Well used and in ok condition	Wash down and paint blockwork sides and seal top	2	30%				0	0	0	0	0	0	0	0	0	0	13,283	0	0	13,283	13,283	13,283	100.0%
10.19	Flagpoles to Main Entry below Library	In use at time of visit and ok	Wash down and recoat with corrosion protection system	2	30%				0	0	0	0	0	0	0	0	0	0	15,813	0	0	15,813	15,813	15,813	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Total Site Furniture			3	50%				0	0	4,301	0	0	0	0	0	7,717	0	131,560	12,018	3,416	116,127	131,560	164,134	80.2%
	TOTAL SITE INFRASTRUCTURE								0	0	12,258	291	191,268	0	0	2,897	76,950	475,762	4,077,302	759,424	617,520	2,700,357	4,077,302	16,063,199	25.4%
													7	59,424											



Appendix D

Energy Use Analysis



調 Beca	Project: College of Micronesia National Campus			Date of Inspection: A Report by: JGB	April 2013		
Store Microway		HVAC System	AC Split-Units	to provide cooling. No e	extract or supply system. Natu	ural ventilation by open w	indows/spaces.
	Building System Descriptions	Plumbing System	Metered conn	ection to town water ma	in, cold water only with few	buildings using electric ho	t water heating.
		Electrical System	o	ver head and undergrou	nd metered connection to to	wn main. Single and 3 pha	ase.
Plant Item	Description	Location	Operation	Condition	Current maintenance	Recommendations	Current Operational Status
	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 Units	indoli onits	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 have debris in their filters.	External		Poor		These units require immediate filter cleaning.	
	Some outdoor units are heavily rusting.	External		Poor		Consider replacing old/damaged units with more efficient ones.	
	Dirty outdoor units	External		Poor		Wipe down to avoid excess dirt getting into filters.	
Lighting	Internal lighting	Internal		Good		Turn off lights when not required or room not in use.	
General	Room infiltration	All areas		Poor		Properly seal all holes into the building.	
General	Louvered windows left open or have louvers missing completely.			Poor		Ensure that these are not near AC units. If they are they should be closed/fixed	
General	Roof Insulation			Average		Replace where missing	
General	Closed curtains/blinds during daylight hours.	Internal		Average		Open curtains to increase natural lighting.	
General	Air circulation	Internal		Good		Arrange furniture and storage to promote better airflow	



嵋 Beca	Project: College of Micronesia National Campus			Date of Inspection: April 2013 Report by: JGB			
A CONTRACTOR		HVAC System		AC Split-Units to provide coolir	ıg. No extract or supply system. Natural ver	ntilation by open windows/spaces.	
	Building System Descriptions	Plumbing System		Metered connection to town w	ater main, cold water only with few building	gs using electric hot water heating.	
		Electrical System		Over head and und	derground metered connection to town mai	n. Single and 3 phase.	
Plant Item	Description	Location	Operation	Condition	Current maintenance	Recommendations	Current Operational Status
				A 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 tubes & compact fluorescent bulbs	All areas	Manual operation	Good	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use.	
General	Roof insulation	Internal	-	Average	-	Add insulation where missing.	
General	Door infiltration	Internal	-	Poor	-	Repair or replace door frame and install self closing mechanism	
Ceiling fan	Rust on fan blades	Internal	-	Average	-	Replace old/damaged fans with new ones to increase efficiency. Alternatively, remove flaking paint.	
				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 tubes & compact fluorescent bulbs	All areas	Manual operation	Good	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use.	
General	Roof insulation	Internal	-	Average	-	Add insulation where missing.	O
General	Door infiltration	Internal	-	Poor	-	Repair or replace door frame and install self closing mechanism	
Ceiling fan	Rust on fan blades	Internal	-	Average	-	Replace old/damaged fans with new ones to increase efficiency. Alternatively, remove flaking paint.	
			<u> </u>	C Cafeteria			
AC Units	Split-units	Internal	Manual Operation	Poor	Monthly filter cleaning, quarterly	Replace damaged units with higher	
AC Units	Split-units	Internal	Manual Operation	Average	Monthly filter cleaning, quarterly	Set all units 24degC.	
Lighting	Fluorescent tubes & compact fluorescent	All areas	Manual operation	Average	To replace magnetic ballast fluorescent	Turn lights off when not in use	
General	Roof insulation	Internal	-	Average	-	Add insulation where missing.	<u> </u>
Extract	Kitchen Extract Hood	Internal	-	Average		Regular cleaning and replacement of	
Electrical	Hot water cylinder	Internal	-	Good		Turn off unit when not in use for extended periods alternatively install a	
General	Freezers	Internal		Poor		solar hot water cylinder Reseal and implement maintenance	
						plan.	
Electrical	Exposed wiring	Internal	-	Poor	•	Replace or fix wiring.	-
Solar Hot Water Heating							
			D	Male Residence Hall			
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.	<u> </u>
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation. Daylight sensors.	Average	To replace magnetic ballast fluorescent fixtures with electronic	Turn off lights when not in use	
General	Roof insulation	Internal	-	Average	-	Add insulation where missing.	
General	Room infiltration	Internal	-	Average	-	Install window curtains on A/C spaces	
General	Air circulation	Internal	-	Good	-	Arrange furniture to promote better airflow	
Ceiling fan	Rust on fan blades	Internal	-	Average	-	Replace old/damaged fans with new ones to improve efficiency.	
Electrical	Exposed wiring	Internal	-	Poor	-	Replace or fix wiring.	+
Electrical	Appliance standby	Internal	manual operation	Average		Switch off after hours	
			EI	Female Residence Hall		<u> </u>	-

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 tubes & compact fluorescent bulbs	All areas	Manual operation. Daylight sensors.	Average	To replace magnetic ballast fluorescent fixtures with electronic	Turn off lights when not in use. Consider installing Sun-Tube	
General	Roof insulation	Internal	-	Average	-	Add insulation where missing.	
General	Room infiltration	Internal	-	Average	-	Install window curtains on A/C spaces	
Ceiling fan	Rust on fan blades	Internal	-	Average	-	Replace old/damaged fans with new ones to improve efficiency.	
General	Furniture and storage	Internal	-	Good	-	Promote better airflow by moving unnecessary items into storage areas and large objects away from AC air stream	\bigcirc
Electrical	Exposed wiring	Internal	-	Poor	-	Replace or fix wiring.	+
Electrical	Appliance standby	Internal	manual operation	Average		Switch off after hours	
				F Faculty Office			1
AC Units	Split-units	Internal	Manual Operation	Good	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units to 24degC	
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Average	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use.	
General	Roof insulation	Internal	-	Average	-	Install and replace insulation and ceiling tiles as needed	
General	Window shade	Internal		Poor		Repair and replace window shades as needed	
Electrical	Incomplete wall-sockets	Internal	-	Poor	-	Replace or fix sockets.	
				F2 Faculty Office	L	L	
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 tubes & compact fluorescent bulbs	All areas	Manual operation	Average	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use. Consider Skylight	
General	Roof insulation	Internal	-	Average	-	Install and replace insulation and ceiling tiles as needed	
General	Thermometer	Internal	-	Average		Relocate thermometer on wall to 1500mm above floor to give more accurate room temp	
Extract	Toilet extract	Internal	-	Average		Install security stays on toilet windows. To allow natural ventilation	
General	Room infiltration	Internal	-	Average		Repair door frame and self closing mechanism	
General	Window shade	Internal		Poor		Repair and replace window shades as needed	
Electrical	Incomplete wall-sockets	Internal	-	Poor	-	Replace or fix sockets.	•
Electrical	Exposed wiring	Internal	-	Poor	-	Replace or fix wiring.	+
				G Administration			
AC Units	Split-units	Internal	Manual Operation	Good	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units to 24degC.	\bigcirc
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Good	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use. Consider Skylight	
General	Roof insulation	Internal	-	Average	-	Install and replace insulation and ceiling tiles as needed	\bigcirc
Extract	Toilet extract	Internal	-	Good		Install security stays on toilet windows.	\bigcirc
General	Room infiltration	Internal	-	Poor		Repair door frame and self closing mechanism	\bigcirc
General	Window shade	Internal		Poor		Repair and replace window shades as needed	
Electrical	Incomplete wall-sockets	Internal	-	Poor	-	Replace or fix sockets.	•
Electrical	Exposed wiring	Internal	-	Poor	-	Replace or fix wiring.	•
			HLe	earning Resource Centre			
AC Units	Split-units	Internal	Manual Operation	Good	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units to 24degC.	\bigcirc
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Good	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use. Consider Sun-Tube	\bigcirc
General	Roof insulation	Internal	-	Average	-	Install and replace insulation and ceiling tiles as needed	\bigcirc

Plant Item	Description	Location	Operation	Condition	Current maintenance	Recommendations	Current Operational Status
General	Room infiltration	Internal	-	Average		Repair door frame and self closing mechanism	\bigcirc
				I Agriculture			
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 tubes & compact fluorescent bulbs	All areas	Manual operation	Average	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use. Consider Sun-Tube	
General	Roof insulation	Internal	-	Average	-	Install and replace insulation and ceiling tiles as needed	\bigcirc
General	Room infiltration	Internal	-	Average		Repair door frame and self closing mechanism	
General	Window shade	Internal		Poor		Repair and replace window shades as needed	
				J A+ 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 tubes & compact fluorescent bulbs	All areas	Manual operation	Average	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use. Consider Sun-Tube	
General	Room infiltration	Internal	-	Good		Repair door frame and self closing mechanism	\bigcirc
				K Student Services			
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.	Ō
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Average	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use. Consider Sun-tube	0
General	Roof insulation	Internal	-	Average	-	Install and replace insulation and ceiling tiles as needed	\bigcirc
General	Room infiltration	Internal	-	Poor		Repair door frame and install self closing mechanisms on doors to outside and restrooms	\bigcirc
Electrical	Hot water cylinder	Internal	-	Good		Turn off cylinders when hot water not required for extended periods	
Electrical	Exposed wiring	Internal	-	Poor	-	Replace or fix wiring.	
				L Gymnasium			
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.	
AC Units	Split-units	External		Average		Clean dirty outdoor units to avoid clogging filters	
General	Roof insulation	Internal	-	Good	-	Install and replace insulation and ceiling tiles as needed	
General	Room infiltration	Internal	-	Poor		Repair door frame and install self closing mechanisms on doors to outside and restrooms	
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Average	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use.	
General	Roofing sheet beginning to rust		-	Poor	-	Replace with new light color sheet	
Solar Hot Water Heating							
			M IT Sho	p. Fitness Room and Storage			
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 tubes & compact fluorescent bulbs	All areas	Manual operation	Average	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use. Consider Sun-Tube	
General	Roof insulation	Internal	-	Poor		Install and replace insulation and ceiling tiles as needed	
General	Room infiltration	Internal	-	Poor		Repair door frame and install self closing mechanisms on doors to AC spaces	
General	Furniture and storage	Internal	-	Good	-	Promote better airflow by moving unnecessary items into storage areas and large objects away from AC air stream	
Electrical	Exposed wiring	Internal	-	Poor	-	Replace or fix wiring.	•

Plant Item	Description	Location	Operation	Condition	Current maintenance	Recommendations	Current Operational Status
			N Mai	ntenance Office and Shon			
				intenance office and shop			
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.	<u> </u>
AC Units	Split-units	External		Average		Clean dirty outdoor units to avoid clogging filters	
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Average	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use Consider Sun-Tube	
General	Roof insulation	Internal	-	Poor	-	Install and replace insulation and ceiling tiles as needed	
General	Room infiltration	Internal	-	Poor		Repair door frame and install self closing mechanisms on doors to outside and restrooms	
Electrical	Appliance standby	Internal	manual operation	Average		Switch off after hours	
Electrical	Exposed wiring	Internal	-	Poor	-	Replace or fix wiring.	
General	Window shade	Internal	-	Poor		Install curtains or similar over windows	\bigcirc
Ceiling fan	Rust on fan blades	Internal	-	Average	-	Replace old/damaged fans with new ones to improve efficiency.	
				Outbuildings			
Lighting	Compact fluorescent bulbs	All areas	Manual operation	Average		Consider using faculty during daylight hours	
Photovoltaic Solar Panels	Consider installing a photovoltaic a	array on the roof of th	e building. This will consumption	generate sustainable electrici	ity on-site to reduce your energy	\$20,000	




Project: College of Micronesia - FSM National Campus

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Campus Energy Usage Comparison 7.00 6.00 5.00 age 4.00 Average Power Usage ň 3.00 Note 2 Usag 2.00 kWh 1.00 ¥ 0.00 Yan Kosrae Chuuk Pohnnei National Campus Campus Campus Campus Campus

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Annual Energy Consumption Trends

Campus Summary:

Although the energy usage over recent years has been falling, the National Campus still uses more energy per unit of floor area than other sites

Promoting energy efficiency across the site, and ensuring plant is kept running efficiently will be key to sustaining the downward trend in energy use.

As the campus has several high energy use areas such as server rooms and a dining hall, the higher energy use is not surprising, and it offers the potential for energy savings

The dining hall and sports centre areas have a very high energy usage per unit area- these buildings may benefit from a solar hot water heater to reduce electricity consumed in generating hot water.

The National Campus has by far the best record keeping and energy metering across all campuses, and this should be used as an example to other sites. Provision of metering and monitoring of these meters in all campuses to a similar level as that present at National Campus is highly recommended.

As with many sites, the permanently occupied areas (e.g. offices) account for a large amount of energy use, and these would be good areas to target first with energy efficiency measures

Energy Efficiency Recommendations:

- a) Adjust the set point control of the AC units to 24 or 25°c
- b) Turn off cooling units when spaces are un-occupied
- c) Ensure units are free from obstructions, filters are clean, and pipework runs are straight to reduce loads on units
- d) Provide occupancy sensor lighting control where appropriate, with linked control of cooling units
- e) Close windows to air conditioned spaces when cooling systems are operating
- f) Seal holes and penetrations from conditioned areas to outside or non-air conditioned areas
- g) Keep doors leading to air conditioned spaces closed employ automatic door closers where possible
- h) Turn off lights when leaving a room
- i) Replace ceiling insulation where missing, improve insulation thickness in new build areas.
- J) Provide insulation below the roof of any occupied areas without roof insulation



Reducing Your Energy Usage

Date of Inspection: April 2013

Campus Summary

Report by: JGB

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

2. Maximize Equipmer Efficiency

Renewable Ene

- 1- Reduce how much energy you use: e.g. (a), (b) & (c) 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

3 - Consider using renewable energy resources where appropriate, e.g. solar hot water, photovoltaic cells



B Std Classroom



Project: College of Micronesia College Summary continued



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The data shown below is a tabulated version of the electricity meter readings available at the time this study was undertaken. As can be seen, there is a wide variation in the amount of data available between site. Please refer to individual campus summary sheets for a discussion of these results.

																	En	ergy	Usa	ge D	ata s	Sum	mary	v by (Cam	pus:	kWh	per	mon	th					
Campus	Building	ue,	Leo	. Internet	er 19	201 \$	10 	4100	des des	^{to}		лес 297	ung 11	8	ţ,	\$ \$	20	911 S	5 - 5 - 5	3	ہ ہ	3 Z	ê; d	2) 2) 4)	ş į	93. 4	ţ.	a I	20 19	12 (5)	5 - 5 - 5 - 5	3. 19. 19.	2 5	No.	404.
Yap Campus	A1 Admin A2 Admin A Admin Building B Computer Lab C CRE Building D Science Laboratory E Student Centre Building F Classroom Building G Vocational Building H Student Cens Leuron													3663 1679 1403 	4298 1566 1180 767	3010 1737 1453 1161	3378 1539 1238 1148	2716 749 857 553	3987 1771 1515 1395	2883 957 800 693	3751 1738 1287 1421	3710 1740 1407 1336	3078 1367 1159 1111	3632 1602 1357 1291											
Kosrae Campus	A 1 Admin/Class A2 Admin/Class A2 Admin/Class B Land Grant Building C Faculty Building D Rose Mackwelung Library E Gear up F Maintainance Shop G Maintence Office H KSBDC I Bookstore J Learning Res KAg Experim.																							2320 298.1 1128 994.4 19 994.4 497.2 0 226	3000 586.2 1213 380.5 497.2 15 497.2 0 0 161	3240 0 1352 0 982.20 12 982.20 397.10 0 132	2720 586.2 1263 0 0 13 0 0 0 0 0 248	2320 2312.4 1162 0 963.4 6 1150.90 385.4 0 223	3240 0 1215 0 481.7 9 0 192.7 231 166	0 0 0 975.4 0 975.4 390.2 0 0	2640 719.4 1148 0 0 12 955.5 0 1120 125	3080 0 849 0 14 519.4 311.7 1241 137			
Chuuk Campus	A Admin / Faculty Office B Classroom C Classroom B Campus Dearl's Office E Restrooms F CRE Building H Student Services Building I Comp Lab J Student Centre K Learning Resource Centre																								1785 900 1049 339 671 1934 418 1325	2888 1132 1333 429 1327 3008 731 1864	2128 679 790 379 979 2460 1160 1844								
Pohnpei Campus	A Admin B Bookstore CIC. D Classroom E Electrical Building F Carpentry Shop G Gym H Hotel&Tour IIT J Classroom K Vocational Classrooms, TSP, UB, CES L Student Services Centre M Mechanic Shop N COM L Grant O PSBDC Building																											994.8 795.9 3382.7 3382.4 596.9	525.2 700.3 2976.5 2976.2 525.2		580.5 774.4 1355.3 3291 193.6 968.1	582.3 776.4 1358.7 3299.7 582.3 970.5			
National Campus	P Security R Maintenance Building Q NAHS A Special Class B Std Classmoon C Dinnen Hall D Men's Residence Hall E Wornen's Residence Hall F Faculty Offices (Od) F2 Faculty Offices (Od) G Admin H Learning Res K Bookstore, Dispensary I Agriculture M Securty, Weights Room, IT Shop N Maintenance, CRE, Music, Classroom L Sports Centre J At Centre	5560 5917 2392 2539 6806 6720 4320 4020 5400 4520 4800 4500 4800 4600 1380 18806 16800 19305 1533 3727 38007 4240 5284 4458 3807 3127	6806 2898 7620 4800 5400 5400 4413 12320 17700 3671 2254 5880 4927 3339 240.3	6314 2732 7080 5460 3780 4560 11120 17300 3831 2268 4280 4483 2986 4280	3672 1391 7620 5160 4140 4200 3836 12640 16700 3863 1750 4880 4928 3285	6384 2959 7380 4380 3360 4980 4309 12080 17400 3472 2570 3960 4742 3411	5428 : 2071 : 8960 · 3780 · 3060 · 3040 · 3405 · 11200 1 15400 1 15400 1 15400 1 15400 1 3167 : 2240 : 3960 · 4688 · 4888 ·	5046 2468 7140 4500 4200 4344 11920 43566 2516 4640 4986 2757	6157 5490 3252 2645 7680 6966 4740 3300 3660 4020 4378 4632 12160 1136 17000 15100 3242 2850 5640 5644 4963 4121 2913 2244 1938 1238	6150 2957 7440 4320 4140 4440 41570 2953 2170 3400 3632 2389 7	2991 2991 1400 6540 3900 3120 14400 3638 11440 0 14400 3120 14400 3838 11440 0 12476 32876 33080 33080 22946 32349	6345 2462 7200 4860 4020 4320 4416 12880 18800 3710 2431 4632 2807 3440	6018 2700 8480 3720 4560 4233 11280 15800 3433 2778 3553 2304 4360	8474 3042 7020 4080 3780 4500 4412 12160 17000 3738 3100 3837 2817 3960	6211 2282 7397 4560 3964 4020 4616 11280 14900 3564 3082 3916 2491 2920	3782 419 6420 5040 3000 3300 3423 12160 13900 3967 12160 13900 3967 12710 3743 2287 3760	6679 2507 6540 4620 1920 5160 3915 12880 17200 3640 2685 3789 2519 3540	4233 1766 6300 4680 1980 4320 3577 11840 15100 3567 2336 3889 2334 6840	4121 1062 6080 5100 2400 4210 12000 13800 3219 1214 3729 1264 9160	7615 3716 5940 35480 3540 4740 4716 12240 15900 3697 3558 4035 2245 4640	3081 1192 3000 1980 2400 2840 2344 5920 7900 1566 5920 7900 1566 1407 2023 2151 1760	5643 2324 5580 6000 10260 4620 4401 11600 7700 3296 2748 3996 2748 3996 2019 3440	1080 75 3120 2160 660 1080 1190 5840 5600 1613 893 1918 810 1160 2494	2206 929 3240 2640 0 2103 6160 7100 2013 6160 7100 2013 1270 2429 1065 2320	4425 1903 4920 4800 2460 3840 4069 11920 14800 3305 2620 1859 2252 3720	5458 487 5340 4500 3660 4560 12480 12480 12480 12480 12480 12500 4050 3306 3752 2535 2400	5909 427 5640 5040 4080 4743 12880 16600 3782 3614 3973 2551 2720	994.8 3985 126 6000 2100 3540 3343 13600 14300 3354 2058 4292 2214 4160	875.4 5062 107 5520 3900 5940 4140 3528 12640 14900 3234 3638 3823 2072 2480	4890 170 5940 4320 4020 2827 13040 14800 4045 2992 2899 2899 2899 2899 2899	968.1 3701 2008 6000 3840 3840 3840 3860 13360 13360 13360 13400 4149 2258 4273 2163 4239	970.5 4889 3358 6000 4480 4080 6000 4440 4286 12960 16600 3982 2623 2216 1180 4400	4971 3083 5760 5720 5220 5220 4140 4381 116800 3769 2171 4089 2060 5720	5386 1126 5100 5940 4140 4140 4103 3650 1120 14500 3650 1932 3595 1947 4120	



Appendix E

Planting Palette



The below 'Planting Palette' information provided by:

Lee Ling, Dana Math/Science B.S., University of Illinois M.S., University of Illinois

	Botanical name	Commonly known as
Feature trees	1. Ponapea ledermanniana	Kedei
	2. Ravenala madagascarensis	Traveller's palm
	3. Saraca asoca	Ashoka tree
	4. Roystonia elata	Cuban royal palm
	5. Araucaria heterophyll	Norfolk island pines
	6. Metroxylon americarum	Ivory nut palm
	7. Adenita	Adenita Palm
Secondary trees	1. Pterocarpus indicus	Narra tree
	2. Cinnamomum carolinense	Caroline Island Cinnamon tree
	3. Terminalia catappa	Tropical almond
	4. Cocos nucifera	Coconut
	5. Plumeria	Frangipani
	6. Guava	Guava
Hedge planting	1. Gardenia jasminoides	Gardenia
	2. Gardenia taitensis	Tahitian Gardenia
	3. Eugenia uniflora	Surinam Cherry
	4. Ixora casei	Ketieu
Garden planting	1. Jasminum sambac	Jasmine
	2. Clerodendrum inerme	Clerodendrum

A.1 Feature Trees

1. Ponapea ledermanniana

http://farm4.static.flickr.com/3236/2879186400_7055bd22ed.jpg



2. Ravenala madagascarensis

http://farm6.staticflickr.com/5007/5331445493_d83d834e22_b.jpg



3. Saraca asoca

http://www.flowersofindia.net/extrapics/Sita%20Ashok-1.jpg



4. Roystonia elata

http://www.graines.be/photos/Roystonea-regia.jpg



5. Araucaria heterophyll

http://upload.wikimedia.org/wikipedia/commons/f/f2/Araucaria_heterophylla_02.jpg



6. Metroxylon americarum

http://www.nanaplants.com/images/column_1270294889/Untitled-1.jpg



A.2 Secondary Trees

1. Pterocarpus indicus

http://farm3.static.flickr.com/2749/4459881122_46452a7d05.jpg



2. Cinnamomum carolinense

http://www.comfsm.fm/~dleeling/ethnobotany/63images/092175cinnamomum_verum.jpg



3. Terminalia catappa

http://upload.wikimedia.org/wikipedia/commons/b/b4/Starr_080609-7899_Terminalia_catappa.jpg



4. Cocos nucifera

http://upload.wikimedia.org/wikipedia/commons/thumb/8/89/Cocos_nucifera_-_Fairchild_Tropical_Botanic_Garden.jpg/768px-Cocos_nucifera_-_Fairchild_Tropical_Botanic_Garden.jpg



5. Plumeria

http://images.fineartamerica.com/images-medium-large/plumeria-tree-pierre-leclerc.jpg



6. Guava

http://jerlalou.blogspot.co.nz/2012/12/guava-tree.html



A.3 Hedge Planting

1. Gardenia jasminoides

http://www.woodlanders.net/_ccLib/image/plants/DETA-367.jpg



2. Gardenia taitensis

http://upload.wikimedia.org/wikipedia/commons/b/b6/Starr_070221-4638_Gardenia_sp..jpg



3. Eugenia uniflora

http://selectree.calpoly.edu/Photos/Eugenia_uniflora/images/tree.jpg



4. Ixora casei

https://www.plantant.com/supplierimages/image.php/ixora-casei-super-king-ixora-duffii-super-king-1000355150-1383329968.jpg?width=1000&height=1000&image=/public/supplierimages/plants/1000355150-1383329968.jpg



A.4 Garden Planting

1. Jasminum sambac

http://petalsandwings.files.wordpress.com/2011/07/jasmine-4.jpg



2. Clerodendrum inerme

http://endigital-kinmen.kmnp.gov.tw/ezfiles/1/1001/plugin/o_kmnp/pictures/28/3628/big2_2_1.jpg

