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Report

College of Micronesia - FSM Facilities Master Plan, Part 3 - Detailed Report for the Pohnpei Career and Technical Education Center

Prepared for the College of Micronesia - FSM

Prepared by Beca International Consultants Ltd (Beca)

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Appendices

Appendix A

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Appendix **B**

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Appendix D

Energy Use Analysis



1 Pohnpei Campus Development

1.1 Pohnpei Campus



0 100 200 400ft

The Pohnpei campus is located on an elongated site that is 67,876m² (16.6 acres) within Kolonia in Pohnpei. One of the key features of the site is its two road frontages and the steep shaded slope that defines the central area.

The Fall 2013 Pohnpei campus enrolment (headcount) is 672. The maximum number enrolled occurred in Fall 2011 at 845 with this figure not reached since then.

A headcount of 898 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 | Administration Building | |
| В | Bookstore | |
| С | I.C. Building/ Electronics Classrooms | |
| D | Classroom Building A | |
| Е | Electrical Building | |
| F | Carpentry Shop | |



| No. | Building Description | Remarks |
|-----|-------------------------------------|--|
| G | Gymnasium | |
| Н | Hotel & Tourism Building | |
| Ι | IT Shop | |
| J | Classroom Building B | |
| К | Vocational classrooms, TSP, UB, CES | Two level building, half of the building is not used |
| L | Student Services Center | |
| Μ | Mechanic Shop | |
| Ν | Land Grant Building | Two level building |
| 0 | PSBDC Building | Three level building |
| Р | Security Shed | |
| Q | Nahs (removed Fall 2013) | |
| R | Maintenance Building | |

1.2 Long Term Vision

The Pohnpei campus will have facilities to support the following:

- A campus recognised as the Pohnpei Career and Technical Center
- Clear vehicle and pedestrian routes onto and through the campus increasing safety of all users
- A recognisable campus edge through the implementation of a structured campus landscape plan
- A strengthened interface with the community with increase in facilities for use beyond standard workday hours i.e. night classes, block courses
- Wifi available across the campus
- Increased access for people with disabilities across the campus and within new buildings
- Renewable energy and incorporate sustainability measures
- Buildings that have a reduced maintenance and operational cost through design and selection of materials

Key Moves

- 1. New classrooms on upper campus boundary, remove Trio building (Building K)
- 2. Construct new Technical Education buildings
- 3. Remove and replace further technical education buildings (Building E,F,M) Create a public face to the campus through building design/ signage
- 4. Remove Electronics building (Building C)
- 5. Remove bookstore (Building B)
- 6. Walkway connecting high level buildings and shared path/ service road under the line of the mahogany trees





View from the shared path under the Mahogany trees looking up to the proposed technical buildings

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 plan are described in the staging plans and the program at the end of this chapter.





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1.3 5 year period – to 2018

5 year period to 2018

- Create a vehicle route through the campus for service access and service with fire hydrants, consider demolition of end of classroom building to route access around existing mahogany trees. Seating areas for small group or individual study.
- 02) Relocate building K functions (TRIO program) to top floor of PSBDC
- 03 Demolish Building K
- 04 Demolish the Electrical building
- New technical education classroom building along the boundary on the upper campus
- 06 New multipurpose technical education building along the boundary on the upper campus

- 07 Wifi connectivity
- Site works associated with the new technical education buildings including rationalizing vehicle access, parking lot, signage, pedestrian connections, perimeter and structured planting
- OP Create a public face for the upper campus with new signage and entry points
- (10) New facility for LRC
- (11) Demolish bookstore
- 12 Walkway connecting high level buildings to lower level access road, access route from elementary school to top of the site as an alternative access

terrain on Government land to the north (area shown shaded)

Investigate potential for expansion onto flat

lorth

1.4 10 year period – to 2023





1.5 Long Term Vision – beyond 2023







1.6 Development Staging and Program - Implementation

2 Educational Component

2.1 Key Considerations

- Classroom utilization levels and utilization rates are in the "high" range throughout the study period (see Tables 2.2.1 and 2.2.2).
- These data indicate an effective utilization of existing capacity, but allow little room for even modest enrolment growth over the ten year planning horizon.
- Enrolment projections suggest a trend of continued growth through 2023 (see Chart 2.2.3).
 Enrolment could reach the peak levels of 2011 again by 2016 and continue growth which could exceed the acceptable the "high utilization" range by 2023.
- Given the Board of Regents' Two-Year Action Agenda emphasis on vocational programming, additional dedicated classroom space for Vocational Education should receive priority attention.

2.2 Space Utilization

2.2.1 Pohnpei Campus Utilization Levels (2008-2012)

| High (>75%) | 76% |
|-----------------------|------|
| Moderate (>66%) | 0% |
| Low (>50%) | 24% |
| Underutilized (<=50%) | 0% |
| Total | 100% |

2.2.2 Pohnpei Overall Classroom Utilization Rate







2.2.3 Pohnpei Campus Historic and Projected Enrolment Trends

| Historic Enrolment | | | | | | | | | | |
|---------------------|------|------|------|------|------|------|------|------|------|------|
| | Fall |
| Semester | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
| Headcount | 567 | 583 | 620 | 608 | 642 | 712 | 742 | 845 | 771 | 672 |
| FTE | 571 | 559 | 553 | 583 | 620 | 669 | 721 | 770 | 671 | 586 |
| | | | | | | | | | | |
| Projected Enrolment | | | | | | | | | | |
| | Fall |
| Semester | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
| Headcount | 805 | 828 | 852 | 875 | 898 | 922 | 945 | 968 | 992 | 1015 |
| FTE | 713 | 728 | 743 | 758 | 773 | 788 | 803 | 818 | 833 | 848 |

Space Utilization Summary Plan 2.2.4





Facilities Masterplan Summary - Space Utilization Diagrams Part 1

2

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3 Spatial Review

Key Points for the facilities study:

- 1. Adequate spaces to teach programs
- 2. Wi-Fi provision varied across the campus
- 3. Building age and size of some rooms don't suit the current function
- 4. Need for clearly marked parking areas and pedestrian paths as the campus is used for access by people other than COM-FSM students
- 5. Quiet study spaces for students
- 6. Places for small groups to meet/ study outside huts
- 7. More visible public face to the campus lower and upper campus seen as one

3.1 Design Concept Plans

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

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

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





3.2 Focus Group Summary

3.2.1 Student focus group

A student focus group was held between 12pm and 1pm on Thursday 30th of August. This session provided an opportunity for students to discuss positive features of the campus and any issues with regard to facilities on site. Ten student representatives attended the meeting.

Positive attributes commented on was that there was the availability of a gymnasium and the shaded area provided by the mahogany trees.

Issues raised in order of priority were:

- 1. Wi-Fi not available at the upper campus would be better if Wi-Fi was faster and accessible across the whole campus.
- 2. Learning Resource Center is not large enough need for computer area and quiet study area especially students that are on the campus all day.
- 3. Parking space is a premium especially with the cost of transport around the island.
- 4. Electrical classroom is too narrow and size not god enough for a classroom.
- 5. Need a waiting place for taxis maybe a pick up drop off area.



6. Need more toilet facilities.

3.2.2 Faculty focus group

A staff focus group was meeting was held between 1pm to 2pm on Thursday the 30th of August. A similar format was followed to the student focus group. Five faculty staff attended and six completed questionnaires were received.

The issues raised from this group were:

- The age of the buildings and building condition termite deterioration in the bookshop and hospitality building mentioned
- The location of the Blue Plate kitchen with gas in the Center of the lower campus better to be located on the edge
- Size of the Learning Resource Center and space for quiet study the student area next to the gymnasium is noisy
- Place to sit with the removal of the Nas
- Few two storey buildings to make better use of the site area
- Not enough parking spaces
- General thoroughfare right next to the classrooms in the lower campus and the width of the walkway
- No public face to the campus
- Need for a faculty lounge
- Need to provide a place for incubator type initiatives, where graduates could have business space with assistance available nearby. Possibly a space for contracted food stalls.
- Lack of signage
- Wi-Fi
- PA system for emergency and for communication
- Provide a space similar to the conference room for clubs, video conferencing
- Provide a continuing place for botanical garden
- Number of bathrooms
- Need lighting throughout the campus especially if it is used at night for classes this should be street lighting along the service road under the mahogany trees
- Need to become known as Career and Technical Education Center
- Need for shower facilities in the gymnasium
- Drinking water provision on site
- Space in rooms for number of students per class often more than 25

A summary of key points received in the questionnaire are:

- More parking
- Larger computer labs
- Larger classrooms needed
- Fences and gates to control who is entering and leaving the campus
- Offices are too small
- Pedestrians and vehicles need separation
- Overall the campus is too small for the current number of students and staff
- Covered area to wait for taxi
- Classrooms need to be larger for the student class sizes
- Put a gate on the upper campus to control people walking through the campus
- Termites through the buildings, doors replaced regularly
- Too much traffic



- Not enough sidewalks
- Not enough car parks
- Build two storeys if there is not enough space for new buildings
- Covered walkways between all buildings

3.2.3 Staff focus group

A staff focus group was meeting was held between 2.45pm and 3pm on Thursday the 30th of August. A similar format was followed to the faculty focus group. Seven staff and faculty attended and six completed questionnaires were received.

Issues raised for the facilities development plan on the current site for consideration were:

- Not enough available car park space
- Age and condition of the buildings in order being the Trio building, Electronics building and the bookstore
- Space for quiet study for students
- Congestion on the building walkways due to width
- Upper campus not connected to Wi-Fi need the same level of access across campus
- More toilet facilities in the lower campus
- IT space is too small need to provide storage and a place to fix computers
- Maintenance space is congested need to provide a place to store chairs/ desks
- For Trio and Gear up programs a place where can have up to 160 parents (80 students attend the program) for a meeting

Other points from discussions held with Grilly Jack (Director of Career and Technical Education), maintenance staff in the August visit and staff in the earlier July visit are:

- Need to look at consolidation identify the buildings that are expensive to maintain that don't utilise to increase efficiency
- Large potential for technical education and interface with the community providing short courses, courses after working hours for the community, providing a location on the edge for small business start ups
- Increase the ability for students able to take courses at both Palikir and Kolonia sites
- Investigate connection to fibre optic cable on the main road outside the mechanic shop
- Need for specialized classrooms practical and theory taught in one room for example electronics is project based and relies on attaining competency levels
- Potential to have advanced training in one location especially those courses that require a high cost training equipment
- Potential for a public face to the campus
- Acknowledge this is used as a through route for elementary and high school students as it is the shortest route and there with no continuous sidewalk on the main road around the perimeter of the site. Look at ways to remove pedestrian and vehicle conflict in the main entry parking lot and pick up/drop off area
- Need for clarity and status of the site as a previous munitions store impact of limiting site development



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

- 1. Facilities issue There is a need for adequate spaces to teach programs especially vocational programs looking into the future course provision i.e. solar, communications technology. The building age and size of some rooms doesn't suit the current function let alone future requirements. A move to more flexible layouts would allow spaces to adapt to the requirements of the technical education in future years.
- 2. Infrastructure issue A secure space for servers and providing the same Wi-Fi access across both the lower and upper campus was raised by more than one focus group
- 3. Site layout issue Making the most of the current setting of the campus increased visibility of the campus boundaries leading to the upper and lower campus being seen as one site. Other common issues raised were clearly marked pathways for public access through the site at specific times and parking areas separated from pedestrian paths to increase safety of students.
- 4. Educational outcomes common across the groups was the need for additional space for quiet study and small groups whether this is inside or through the provision of outdoor study huts.

3.3 Spatial Analysis

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

Context and Response – Identifying the Existing Site Features

Key attributes

- Two road frontages and entries
- Long narrow site with the topography separating the area into an upper and lower campus
- Views out across the baseball field with cooling breezes under the line of mahogany trees
- Site is a thoroughfare between two roads







- Classroom courses on the lower campus and community facing programs, vocational shops and gymnasium on the upper level
- Social and recreational spaces are separated from the quieter classroom activities but there is a large distance between the two





- The removal of the Nahs from the classroom and entry area enables a review of the activities that can be potentially located in this area. Potential to address lack of pickup / drop off space.
- Increase the public face and interface with the community with any new buildings along the road frontageReview the potential to provide buildings along the boundary of the site

Types of people spaces - individual, small groups or communal gathering spaces Areas for small groups along the line of mahogany trees Gymnasium provides a large meeting space Currently use the walkways to sit in the shade OPEN SPACE/ CAMPUS EXPERIENCE/ QUIET/ ACTIVE ZONES/ GATHERING SPACES Quiet study sp leeting Place Il groups o large spaces to meet terface with the street, not campus to gymnasium ...as are quiet places to study outside Areas for small groups to meet are popular on the site Points to consider for future planning

 Provide areas from small groups (up to 5) outside for quiet study / places to meet away from the classroom walkway

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Need for a meeting room for club

Circulation - the way vehicles access the site and how pedestrians move around the site

- Elementary school and high school student walk through the site as this is the shortest and safest route
- No service road access through the site for fire fighting potential to limit site development
- Disabled access provided by a new ramp between the upper and lower campus however access across the site is not consistent with some teaching rooms only accessible only by stairs
- Walkways along the classroom block are narrow with a level change on the edge



Points to consider for future planning

- Provide a dedicated and more efficient car park layout that is clearly legible for users
- Provide a high level terrace for campus students and a low level terrace (shared road space for pedestrians primarily and service vehicles)
- Provide a clear and consistent access across the campus for people with disabilities

Building and landscape character - look and feel of the campus



- Significant building on site PSBDC doesn't appear to be on the COM-FSM campus public scale of the building and entry hidden behind the Land Grant building
- Edges of the site are unclear and difficult to read what is the extent of the COM-FSM site
- Buildings have been converted from other uses Trio building used to be a dormitory. This means the buildings have not been designed for their current functions
- The greatest asset is the line of mahogany trees providing a place for people to sit I with the cooling breezes and to look out over the baseball field





- Town supply water
- Town supply connection to waste water
- Lighting provided on buildings only
- No access through the site for service vehicles firefighting
- Gas bottles to Blue Plate kitchen
- Wifi is good to lower campus but not accesible from the upper campus
- Fibre optic cable pit outside the mechanic shop

Points to consider for future planning

- Provide same level of Wi-Fi speed and connection across both the upper and lower levels of the campus
- Provide a service road through the site with fire hydrants and capacity for future services conduits
- Pedestrian lighting along the service road
- Emergency generator
- Relocate blue plate kitchen out of the center of the site
- Increase plumbing and drainage on site for additional bathrooms



3.3.1 Existing building profile and considerations for future planning

| Building | Outline | |
|---|---|--|
| A - Administration Building Image: A - Administra | Building A is the administration building with a conference room and the Learning Resource Center among other functions Location for its function – well located next to entry Quality and suitability of spaces for its function – LRC is small compared to campus size Disabled access - Ramp access Teaching spaces - 2 Amenities, toilets – 2 mens wc and 2 urinals, 4 womens wc (including 2 accessible wc) Building condition points - Targeted regular maintenance and cleaning. Repair timber decking immediately (health and safety issue) and steel beam to deck. Repair decay and leaks in wall cladding immediately to extend asset life. Building age – not available | |
| <image/> <image/> <text></text> | Building B is the bookstore Location for its function – hard to access for deliveries Quality and suitability of spaces for its function – issues with termites compromises function Disabled access – nil (stairs) Teaching spaces - nil Amenities, toilets - nil Building condition points – Targeted regular maintenance and cleaning. Localised structural wall and frame repairs required. Building age – not available (more than 10 years) | |
| | | |



| Building | Outline |
|--|--|
| C – I.C. Building/ Electronics Classroooms | Building C is the electronics classrooms and faculty rooms |
| Foints to consider for future planning – Consider removal. | Location for its function – better closer to technology area Quality and suitability of spaces for its function – mezzanine area for faculty compromises cross ventilation Disabled access – needs to be reviewed for adequacy Teaching spaces - 2 Amenities, toilets - nil Building condition points - Due to sub-standard foundations and evidence of structural cracking recommend building is demolished and replaced by 2018. In the interim carry out minimal maintenance (address any health and safety issues e.g. missing beam) only. Run asset down and demolish. Building age – not available |
| D – Classroom Building A | Building D is a long classroom block |
| | Location for its function – good location in the lower area Quality and suitability of spaces for its function – noise from the walkway is an issue as it is the main access way Disabled access - nil Teaching spaces - 5 Amenities, toilets -2 urinals and 2 mens wc, 2 womens wc Building condition points - Targeted regular maintenance and cleaning. Repair roof, wall and window leaks and male WC immediately. Building age – not available |
| Points to consider for future planning – Consider widening the walkway for pedestrian access and removal of | |
| the end of the building for through site vehicle access. | |



| Building | Outline |
|---|---|
| E – Electrical Building | Building E is used for electrical instruction. |
| Foints to consider for future planning – Consider removal to provide through site access. | Location for its function – located close to the other instructional facilities Quality and suitability of spaces for its function - Disabled access - nil Teaching spaces - one Amenities, toilets - nil Building condition points – Targeted regular maintenance and cleaning. Localised repairs to foundation walls, solid plaster walls and vinyl flooring required. Localised electrical maintenance required. Building age – not available |
| <image/> <image/> | Building F is the carpentry shop with a mezzanine carpentry classroom and workshop below Location for its function – well located next to the main road, more could be made of this location Quality and suitability of spaces for its function – needs to be larger in size for workshop space and storage Disabled access - nil Teaching spaces - 1 Amenities, toilets - 2 wc Building condition points – Targeted regular maintenance and cleaning. Repair leaks and rot in soffits/ceilings and replace sections of gutter immediately. Building age – not available |



| Building | Outline |
|---|---|
| G – Gymnasium | Building G is the gymnasium with student Center adjacent |
| | Location for its function – well located facing the main road Quality and suitability of spaces for its function – adequate, however proximity to student Center is an issue Disabled access – level access Teaching spaces - 1 Amenities, toilets – 4 mens wc and 3 urinals, and 4 womens wc Building condition points – Targeted regular maintenance and cleaning. Localised repairs spalled concrete foundation walls and bathroom |
| | Building age – not available |
| H – Hotel and Tourism Building | Building H has the blue plate café, and the Hotel and Tourism teaching spaces |
| | Location for its function – well located, close to entry Quality and suitability of spaces for its function – could be better located on an edge due to gas tanks being currently located in the Center of the site Disabled access – needs review Teaching spaces - 1 Amenities, toilets - nil Building condition points - Targeted regular maintenance and cleaning. Repair termite damage to windows immediately. Building age – not available |
| Points to consider for future planning – Consider removal in the long term to release land for two level | |
| building. | |

| Building | Outline |
|---|---|
| I - IT Shop | Building I is a container base building |
| Forts to consider for future planning – Considerremoval to provide through site access. | Location for its function – not adequate, occupies critical space Quality and suitability of spaces for its function – not adequate condition or size Disabled access - nil Teaching spaces - nil Amenities, toilets - nil Building condition points – Targeted regular maintenance and cleaning. Localised repairs and rust treatment to roof required immediately. Repair decay to plywood storeroom floor. Building age – not available |
| <section-header></section-header> | Building J is the second dedicated classroom block on the site Location for its function – well located in the lower campus Quality and suitability of spaces for its function – adequate sized rooms Disabled access – difficult changes in level, no external ramps Teaching spaces - 3 Amenities, toilets - nil Building condition points - Targeted regular maintenance and cleaning. Localised roof and frame repairs due to tree damage required. Building age – not available |
| K - Vocational Classrooms, TSP,UB, CES | Building K is a half utilized building currently housing extension programs Location for its function – could be located elsewhere Quality and suitability of spaces for its function – not adequate as building was historically a dormitory Disabled access - nil Teaching spaces - nil Amenities, toilets - not assessed Building condition points – Asset appears to be structurally unsound and needs immediate review by a structural engineer (collapsed column and spalled concrete) as it is a health and safety risk. \$2.68M estimated renewal cost (75% of replacement cost) over the next 10 years. Consider demolition or replacement |



| Building | Outline |
|---|---|
| | Building age – not available |
| | |
| L – Student Services Center | Building L is the student services Center on the side of the gymnasium |
| | Location for its function –well located in close proximity to other student services |
| | Quality and suitability of spaces for its function – proximity to gymnasium limits space required for quiet study |
| | Disabled access – level access |
| | Teaching spaces - 1 |
| | Amenities, toilets - 1 mens wc and 1 womens |
| | Building condition points – Targeted regular maintenance and cleaning. Repair leaks to Multipurpose room and treat/repair termite damage to doors. |
| | Building age – not available |
| M – Mechanic Shop | Building M is the mechanic shop next to the carpentry shop |
| | Location for its function – well located with a road frontage |
| | Quality and suitability of spaces for its function - adequate |
| | Disabled access - nil |
| | Teaching spaces - 1 |
| | Ruilding condition points – Targeted regular |
| | maintenance and cleaning. Repair leaks and rot around windows and install missing WC doors immediately. |
| | Building age – not available |
| Points to consider for future planning – Consider removal to release land for through site access. | |

| Building | Outline |
|---|---|
| N – Land Grant Building | Building N is a timber and brick land grant building; the oldest building on campus |
| Points to consider for future planning – Consider relocation of function within or off site to release area for car parking and the frontage. | Location for its function – takes up vital corner space – rebranding potential Quality and suitability of spaces for its function – not adequate Disabled access - nil Teaching spaces - nil Amenities, toilets - not assessed Building condition points - not assessed Building age – not available (oldest on campus) |
| O – PSBDC Building | Building O has CRE on the lowest level PSBDC |
| Foints to consider for future planning - Consider alternative uses for top floor if required. | Location for its function – has good road availability and presence Quality and suitability of spaces for its function - Acceptable and can be retrofitted for other uses Disabled access - nil Teaching spaces - 2 Amenities, toilets - 1 mens and 1 womens Building condition points – Targeted regular maintenance and cleaning. Localised repairs steel frame and masonry walls. Localised maintenance required. Building age – not available |

| Building | Outline |
|---|--|
| P – Security Shed | Building P is a security hut |
| | Location for its function – well located on site entry Quality and suitability of spaces for its function – acceptable size Disabled access - nil Teaching spaces - nil Amenities, toilets - nil Building condition points – Targeted regular maintenance and cleaning. Tie building to adequate foundations prior to next typhoon season. Repair water damage/decaying plywood linings immediately. Building age – not available |
| R – Maintenance Building | Building R is a container facility for the |
| | Location for its function – well located on the edge of the campus but adjacent to what could become a public area Quality and suitability of spaces for its function – adequate, location of function limits view for gymnasium adjacent Disabled access - nil Teaching spaces - nil Amenities, toilets - nil Building condition points – Targeted regular maintenance and cleaning. Localised repairs to metal roof and wall cladding and plywood cladding required immediately. Building age – not available |
| Points to consider for future planning – Relocate | |
| to the trees. | |

3.4 Accommodation Review

3.4.1 Facilities ratios

| Item | Number |
|---|--------|
| Number of students | 672 |
| Number of faculty and staff (from general catalogue 2013 - 2014) | 62 |
| 2018 design figure (informed by the projected headcount in the space utilization review – Chapter 2 of this report) | 898 |
| Target faculty and staff (estimated as a proportion of roll) | 85 |

Following is a summary of the target spatial allowance per person for different room uses that has been provided by COM-FSM. Where this COM-FSM target figure differs from the American Institute of Architects standard this is noted.

Areas where the space provided does not meet the needs of the number of users or function are summarised at the end of the table. This summary forms an input into the future accommodation planning and the projects identified for the campus.

| ltem | COM-FSM standard target | Provided on Pohnpei campus |
|----------------|--|--|
| Parking stalls | 1 stall for each faculty, 1 stall for each staff member and 10% of students | To meet the target for a future roll need to provide 85 faculty/ staff parking stalls and 98 student stalls. |
| | | 95 stalls are shown on the layout – There is a shortfall of approximately 100 parks. |
| | | Alternative modes of travel need to be considered in conjunction with Any additional car parking spaces that can be allocated on site. |
| Toilets | Two indicators | Assumption: no dedicated staff facilities so toilets are considered for staff and student use |
| | 1. Aim is for toilet block at each | |
| | teaching building | Target is based on higher than current number. |
| | | Assume 984 faculty, staff and students require |
| | From 2006 – 2012 strategic plan – 1 female toilet for every 30 | 13 men's toilets and 17 women's toilets |
| | students, 1 male toilet for every 40 students. Reference taken from American Institute of Architects | Number currently provided: 21 men (includes 8 urinals), 19 women. |
| | 10 th edition. | Adequate facilities provided |



| Item | COM-FSM standard target | Provided on Pohnpei campus |
|--|---|---|
| | | Accessible toilet facilities - One of the toilets in the Administration for men and women is accessible for people with disabilities |
| Drinking water | Accessible drinking water | Provided as bottled water |
| Teaching space per person | 25ft ² per student (AIA is 30ft ²) | 21 teaching spaces 5 large classrooms 1100ft² (100msq or over) 4 technical rooms 750 to 860ft²(70-80msq) 11 medium sized classrooms area 600 to 645ft ² |
| | | (55-60msq) 1 small seminar space 430 to 485 ft ² (40 to 45msq) |
| Computer Laboratory (assume only one freely available) | 25ft ² per student (AIA is 40ft ²) (2.4msq) | Computer lab is approximately 750ft ² (room for 30 students), require space for at least 90 students to study, require space at least double this size – an additional 700sqft computer lab |
| Small group study / study carrels | 25ft ² per student (AIA is 50ft ² for reading rooms) | LRC is approximately 800ft ² .Assume 50% area for stacks = 400ft ² (room for 16 students), to attain a 1 in 10 ratio require space for90 students to study, require an additional 1200 sqft of study space, 600 sqft for stacks |
| Shops/ vocational rooms | 50ft ² per student (4.7msq) | Shops are 1500sqft – with ideal class size to teach being 15 students area can be 750sqft excluding large equipment requirements. Potential efficiency when redesigning for new shop spaces |
| Private office | 100ft ² per person (9.3msq) | A schedule of offices needs to be completed to ascertain parity across faculties. The strategy is to occupy current spaces or spaces vacated by functions moving to new buildings. |
| Private office with meeting area | 150ft ² per person (14msq) | Dean's office is a good size – approx. 160sqft (15msq) Adequate space provided for function |
| Work station | 60ft ² per person (5.6msq) Common filing area60ft ² per person | Open workstation area for administration in Building A is currently around 600ft2. Allowing for common filing and waiting area the area for |


| Item | COM-FSM standard target | Provided on Pohnpei campus |
|--------------------------------|---|---|
| | (5.6msq) | there is room for 4 staff. |
| | | Adequate space provided for function |
| Faculty work station with side | 80ft ² per person (7.43msq) | Faculty area for maths is approx.700ft2. Room for 8 faculty. |
| chair | | Require space up to double this size. |
| | | Currently 30 faculty staff (2013) of which 10 are Technology and trade or hospitality and tourism |
| | | located next to dedicated teaching spaces. Need space for 15 faculty. |
| IT space, server room and area | Require 500sqft for a state campus - separate secure server room, IT office | Area is 150sqft without a separate server area. |
| to fix machines | and area to fix computer equipment. Ideally an additional storage area adjacent if space allows | Additional 350sqft required. |
| Spatial | | Computer lab and LRC combined require an |
| assessment summary | | additional 2500sqft |
| | | IT/office server room requires an additional 350sqft |
| | | Faculty area requires an additional 700sqft |

3.4.2 Accommodation schedules - new buildings

| | Building 1 – New technical education classroom | |
|------|---|------|
| No | Room name | Area |
| 1.01 | Classroom | 750 |
| 1.02 | Classroom | 750 |
| 1.03 | Classroom | 750 |
| 1.04 | Classroom | 750 |
| 1.05 | Office | 100 |
| 1.06 | Office | 100 |
| 1.07 | Utility Electrical Room | 40 |
| 1.08 | Male and Female Toilets | 300 |
| 1.09 | Disabled Restroom | 40 |
| 1.10 | Storage | 100 |
| 1.11 | Janitorial Room | 60 |
| | Subtotal - rounded | 3200 |
| | Wall thickness @25% including balcony circulation | 800 |
| | TOTAL (rounded) | 4000 |

| Νο | Building 2 – New multipurpose technical education building (option for a mezzanine of 1500sqft) Room name | Area |
|-----|---|------|
| 2.1 | Multipurpose space (30 feet x 40 feet) | 1200 |
| 2.2 | Electronic workshop (25 ft. x 20 ft.) – 20 students | 500 |
| 2.3 | Electronic workshop (25 ft. x 20 ft.) – 20 students | 500 |
| 2.4 | Faculty offices | 400 |
| 2.5 | Storage | 400 |
| 2.6 | Male and Female Toilets 2@150 | 300 |
| 2.7 | Disabled Restroom | 40 |
| 2.8 | Utility Electrical | 40 |
| 2.9 | Janitorial Room | 60 |
| | Subtotal | 3440 |
| | Wall thickness @20% - circulation by walkway in front of the building is excluded | 600 |
| | TOTAL (rounded) | 4000 |

| Νο | Building 3 – New Learning Resource Center (separate from computer lab) Area | | | | | |
|-----|--|------|--|--|--|--|
| | Room name | | | | | |
| 3.1 | Library area (space for 40 seated and 1000sqft of stacks) | 2000 | | | | |
| 3.2 | Librarian space | 150 | | | | |
| 3.3 | Archive | 150 | | | | |
| | Subtotal | 2300 | | | | |
| | Wall thickness @10-15% - circulation by walkway | 600 | | | | |
| | TOTAL | 2900 | | | | |

| | Building 4 – Multipurpose technical education building on | main | | |
|-----|---|------|--|--|
| Νο | Room name | Area | | |
| 4.1 | Multipurpose space (30 feet x 40 feet) | 1200 | | |
| 4.2 | Office | 100 | | |
| 4.3 | Male and Female Toilets 2@150 | 300 | | |
| 4.4 | Utility Electrical Room | 40 | | |
| 4.5 | Storage | 100 | | |
| | Subtotal | 1740 | | |
| | Wall thickness @10-15% - circulation by walkway | 200 | | |
| | TOTAL | 1800 | | |

| | Building 5 – Two storey administration and classroom building | | | | | |
|-----|---|------|--|--|--|--|
| No | Room name | Area | | | | |
| 5.1 | Learning Resources Center - library including circulation counter | 2000 | | | | |
| 5.2 | Librarian office | 200 | | | | |



| | Building 5 – Two storey administration and classroom buildi | ng |
|------|---|-------|
| No | Room name | Area |
| 5.3 | Computer lab including AV viewing | 2000 |
| 5.4 | Male and Female Toilets 2@150 | 300 |
| 5.5 | Disabled Restroom | 40 |
| 5.6 | Electrical cpd | 40 |
| 5.7 | Storage | 100 |
| 5.8 | Janitorial Room | 60 |
| 5.9 | Cleaners cpd | 40 |
| 5.10 | Study space | 1000 |
| 5.11 | IT office | 200 |
| 5.12 | IT work shop/store | 200 |
| 5.13 | Admission and records (including storage/archive area) | 600 |
| 5.15 | Dean's Office | 200 |
| 5.16 | Administration | 350 |
| 5.17 | Conference room | 300 |
| 5.19 | Business office | 300 |
| 5.21 | Student services coordinator | 150 |
| 5.22 | Instructional coordinator | 150 |
| 5.23 | Male and Female Toilets 2 @150 | 300 |
| 5.24 | Disabled restroom | 40 |
| 5.25 | Conference room | 300 |
| 5.26 | Small classroom | 500 |
| | Subtotal | 9370 |
| | Circulation and wall thickness @20% | 1900 |
| | TOTAL (rounded) | 11300 |

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 |
|---|--|---|--------------|
| 70,000 With building K only half occupied actual area used is 63,800 | Building K (15000) Electronics building (3200) Bookstore (400) Electrical (1600) | Technical education (4000) Multipurpose technical building (4000) LRC (2900) | 54,500 |

| Existing square feet | Remove buildings | Add buildings 2018 – | Area in 2023 |
|----------------------|--|----------------------------------|--------------|
| (Fall 2018) | 2018 – 2023 (sqft) | 2023 (sqft) | |
| 54,500 | Carpentry and electrical (3000) Land Grant | Multipurpose at the entry (1800) | 53,300 |

| Existing square feet | Remove buildings post | Add buildings post 2023 | Area beyond 2023 |
|----------------------|-----------------------|-----------------------------------|------------------|
| (Fall 2023) | 2023 (sqft) | (sqft) | |
| 53,300 | Administration (4400) | Administration/ teaching (11,300) | 60,200 |



4 Condition Assessment

Key Points

The Operational budget for Years 1-10 for the Pohnpei campus is recommended to be in the order of \$US9.822M (\$982,000 average per annum). The operational cost equates to 5.15% of the estimated 2013 replacement value which is higher than expected. If the UB and TSP building is not required then operational costs would reduce by approximately 49% (approx. \$480,000) to approximately \$500,000 per annum, which is more in line with expectations.

4.1 Pohnpei 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 Pohnpei campus for COM in June 2013.

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

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

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

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

4.1.2 Scope of Condition Assessment and Key Outputs

The scope of the Condition Assessment covers 16 No. existing buildings (excluding minor support structures and buildings) and site infrastructure located within the Pohnpei COM-FSM campus. The key tasks undertaken to complete this report include:

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

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

4.1.4 Forecast of Operational Costs

The forecast Operational Costs have been prepared as follows;

- Develop the Maintenance Cost Plan. This is the cost of annual routine maintenance and includes building washing, painting, repairs and maintaining building services (mechanical, electrical fire etc.). This cost has been established by multiplying quantities (e.g. wall area) by an appropriate \$/ft2 rate for washing or painting. To this an allowance for general overheads (e.g. supervision, vehicle running expenses etc.) has been added.
- 2. Develop the cost of periodic element Renewals. From the condition grade assessment and amount of remaining life in the building element the date and cost of renewal is determined (e.g. a roof with 10 years life remaining has been budgeted for replacement in 2023). For the COM-FSM campuses the cost of renewals has been viewed over 10, 20 and 30 year periods.



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

4.1.5 Escalation

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

http://www.indexmundi.com/federated_states_of_micronesia/#Economy

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

4.1.6 Results/Findings, Conclusions and Recommendations

4.1.6.1 Condition Grade Assessment Results

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

| Asset | Grade 1 | Grade 2 | Grade 3 | Grade 4 | Grade 5 |
|--------------------------------|---------|---------|--------------|---------|---------|
| A – Administration Building | | | ✓ | | |
| H – Hotel and Tourism Building | | | \checkmark | | |
| C – I.C. Building | | | | ✓ | |
| D – Classroom Building 'A' | | | ✓ | | |
| J – Classroom Building 'B' | | | ✓ | | |
| B - Bookstore | | | | ✓ | |
| P – Security Shed | | | | ✓ | |
| I – IT Shop | | | ✓ | | |
| K – Upward Bound & TSP | | | | | ✓ |
| O - PSBDC Building | | | ✓ | | |
| E – Electrical Building | | | ✓ | | |
| R – Maintenance Building | | | ✓ | | |
| G - Gymnasium | | | ✓ | | |
| L – Student Services Center | | | ✓ | | |
| M – Mechanic & Refrigeration | | | ✓ | | |
| F – Carpentry Shop | | | ✓ | | |
| Site Infrastructure | N/A | N/A | N/A | N/A | N/A |
| Total | 0 | 0 | 12 | 3 | 1 |

4.1.7 Campus condition grading summary plans



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

- Upward Bound and TSP Building. The estimated replacement value of this building is 17% of the Pohnpei capital assets but 49% of the operational cost is dedicated to this building which is out of proportion to all other campus assets. This building is rated condition grade 5 and has significant structural and elemental defects. We consider that it is uneconomic to operate and should be demolished and replaced.
- 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. Twelve (of the 16) 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. The remaining assets are rated condition grade 4 or 5 meaning that they require additional attention or should be considered for demolition/replacement. Targeted regular maintenance on all of the assets is required to extend their life. A clear, well organised asset renewal and routine maintenance plan needs to be developed and this needs to be implemented. An indicative maintenance and asset plan has been included in Appendix C.
- 4. Maintenance is being carried out but the current Operational budget (\$150,000 per annum for all of the six COM-FSM campuses) is insufficient to meet both maintenance and the periodic renewal of building element requirements. There is a significant amount of deferred asset renewals and maintenance which is increasing the amount of deterioration in the assets.
- 5. Unless the current Operational budget is increased the condition of the assets will continue to deteriorate and the number of buildings requiring replacement (and consequently additional capital replacement funding) will increase.
- 6. The Operational budget for Years 1-10 for the Pohnpei campus is recommended to be in the order of \$US9.822M (\$982,000 average per annum). The operational cost equates to 5.15% of the estimated 2013 replacement value which is higher than expected. If the UB and TSP building is not required then operational costs would reduce by approximately 49% (approx. \$480,000) to approximately \$500,000 per annum, which is more in line with expectations.
- 7. Regular monitoring and review of the asset renewal and routine maintenance plan needs to be carried out



4.1.7.1 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 - Administration Building (A) | 1,088,205 | 262,476 | 365,821 | 536,374 | 1,164,671 | 46,471 | 338,960 | 442,305 | 612,858 |
| 2.00 | B - HTM Classroom (H) | 755,156 | 99,361 | 177,268 | 347,908 | 624,536 | 25,758 | 148,759 | 226,666 | 397,306 |
| 3.00 | D - Electronics Classrooms 8 & 9, Maths/Science Office | 716,125 | 210,857 | 256,096 | 226,736 | 693,688 | 28,112 | 260,749 | 305,988 | 276,629 |
| 4.00 | E - Classroom 1 - 4 | 1,383,281 | 309,213 | 268,801 | 537,039 | 1,115,053 | 45,652 | 394,047 | 353,635 | 621,874 |
| 5.00 | F - Classroom 5 - 7 | 482,528 | 53,500 | 132,420 | 106,064 | 291,984 | 12,841 | 84,585 | 163,505 | 137,148 |
| 6.00 | G - Bookstore (B) | 272,280 | 78,420 | 33,060 | 150,506 | 261,986 | 10,668 | 97,770 | 52,410 | 169,856 |
| 7.00 | H - Security Post (P) | 36,946 | 16,228 | 3,969 | 5,930 | 26,126 | 2,016 | 27,684 | 15,424 | 17,385 |
| 8.00 | I - IT Shop (I) | 135,031 | 22,434 | 6,355 | 42,472 | 71,261 | 5,000 | 48,676 | 32,597 | 68,715 |
| 9.00 | J - UB & TSP (K) | 3,252,698 | 2,685,413 | 625,835 | 247,534 | 3,558,782 | 140,502 | 2,904,175 | 844,597 | 466,297 |
| 10.00 | K - PSBDC Building (O) | 3,661,355 | 115,073 | 865,827 | 981,278 | 1,962,178 | 84,548 | 306,494 | 1,057,249 | 1,172,699 |
| 11.00 | L - Electrical Shop (E) | 492,770 | 59,752 | 48,563 | 170,687 | 279,003 | 12,458 | 91,328 | 80,140 | 202,264 |
| 12.00 | M - Maintenance Shop (R) | 225,275 | 24,499 | 47,789 | 118,160 | 190,448 | 8,565 | 46,663 | 69,953 | 140,324 |
| 13.00 | N - Gymnasium (G) | 2,075,468 | 11,904 | 237,903 | 616,937 | 866,744 | 42,631 | 149,301 | 375,299 | 754,334 |
| 14.00 | N - Student Services Centre (L) | 1,229,054 | 203,848 | 233,582 | 288,693 | 726,123 | 31,426 | 276,068 | 305,802 | 360,913 |
| 15.00 | P - Mechanic Shop, Mechanic Store & AC Training Room (M) | 594,313 | 135,572 | 154,911 | 120,895 | 411,379 | 19,863 | 197,076 | 216,415 | 182,399 |
| 16.00 | Q - Carpentry Shops & Classrooms (F) | 824,324 | 91,112 | 159,474 | 171,647 | 422,233 | 19,060 | 140,972 | 209,334 | 221,507 |
| 17.00 | Site Infrastructure | 1,850,095 | 35,850 | 255,559 | 804,058 | 1,095,467 | 74,731 | 418,008 | 637,718 | 1,186,217 |
| | TOTALS EXCLUDING ESCALATION | 19,074,905 | 4,415,511 | 3,873,233 | 5,472,919 | 13,761,664 | 610,302 | 5,931,315 | 5,389,036 | 6,988,723 |
| | Escalation Allowance | | 1,238,164 | 2,599,024 | 7,073,904 | 10,911,093 | 629,009 | 3,891,222 | 5,252,082 | 9,726,961 |
| | TOTALS INCLUDING ESCALATION (3.4% per annum assumed) | | 5,653,676 | 6,472,258 | 12,546,823 | 24,672,757 | 1,239,311 | 9,822,537 | 10,641,118 | 16,715,684 |

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 Pohnpei campus is approximately \$US19.075M (excluding land, loose furniture and equipment). Outlined below is the breakdown of the estimated asset replacement cost for the campus.



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





The Operational Cost percentages diagram above that the UB & TSP building takes a total of 49% of the Pohnpei Operational cost budget, but it is only 17% of the estimated replacement value of the Pohnpei assets. The operational cost to estimated replacement value ratio highlights that this asset is uneconomic and should be either replaced or targeted for asset renewal as soon as possible to reduce high on-going operational costs.

The forecast operational costs (\$US9.822M for Years 1-10) equates to approximately \$US982, 000 per year average) identified above are significantly higher than what is currently being budgeted for maintenance by COM-FSM (\$150,000 per annum total for all 6 campuses). We consider that the forecast operational costs as outlined above are necessary to operate and maintain the capital investment already made by the COM-FSM on the Pohnpei campus.

4.1.8 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

4.1.9 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 layout)

4.1.10 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

The information available on energy consumption at the Pohnpei Campus is very limited.

The figures presented above are based on figures available for 4 months in 2012, and hence is a very small snapshot view and unlikely to be representative of average energy use. If further records were available a more detailed analysis of the energy usage can be conducted and more targeted recommendations produced.

5.1 Energy Efficiency Recommendations:

- 1. Adjust the set point control of the AC units to 24 or 25°c
- 2. Turn units off when spaces are un-occupied
- 3. Ensure units are free from obstructions, filters are clean, and pipework runs are straight to reduce loads on units
- 4. Close windows when systems are operating
- 5. Seal holes and penetrations into the building in areas that are air conditioned
- 6. Keep doors leading to AC spaces closed employ automatic door closers where possible
- 7. Turn off lights when leaving a room consider installing occupancy sensor controls
- 8. Replace ceiling insulation where missing



Appendix A

Topographical Survey Plan and Title Information





| Property & Top of the COM - Pc Kolonia | Tree Legend African Tulip | Apple | Baby Bottle | Breadruit | Coconut Tree | Caton | Гелтоп | Mahogany | Mango | Monkey Pod | Nori | Nut Tree | Paim Tree | Pumeria | Sour Sob | Unknown Tree Name | | |
|--|------------------------------|-------|-------------|-----------|--------------|-------|--------|----------|-------|------------|------|----------|-----------|---------|----------|-------------------|--|--|
| | | | | | | | | | | | | | | | | | | |

Appendix B

Building Condition Assessments



A - ADMINISTRATION BUILDING







| | | | | | Cond | lition G | auge | | | | | | ı | | | |
|---------|--------------------------------------|--------------------|--------------------|-----------|------------|------------|------------|-------------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|---|--------|
| | | Condit | ion Grading | VG | G | Α | Р | VP | | Asset Rei | newal Cost | |] | | TOP 5 MAJOR ELE | 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, RI | ΞN |
| 1.00 | Total Sub-Structure | 3 | 50% | | | | | | 1,892 | 0 | 121,304 | 123,196 | 142,772 | 86.3% | | Τ |
| 2.00 | Total Frame | 4 | 70% | | | | | | 15,442 | 0 | 0 | 15,442 | 154,419 | 10.0% | Element | C |
| 3.00 | Total Structural Walls | 3 | 50% | | | | | | 0 | 0 | 40,331 | 40,331 | 40,331 | 100.0% | | |
| 4.00 | Total Upper Floors | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | limber Floor Boards | |
| 5.00 | Total Roof | 3 | 50% | | | | | | 19,139 | 87,518 | 405 | 107,063 | 107,063 | 100.0% | | |
| 6.00 | Total External Walls & Finishes | 4 | 70% | | | | | | 7,580 | 0 | 30,320 | 37,900 | 37,900 | 100.0% | Structural Steel Frame | Г |
| 7.00 | Total Windows & Doors | 3 | 50% | | | | | | 1,898 | 0 | 13,283 | 15,180 | 74,941 | 20.3% | | n n |
| A | TOTAL STRUCTURE | 3 | 50% | | | | | | 45,951 | 87,518 | 205,642 | 339,111 | 557,425 | 60.8% | | \bot |
| 8.00 | Total Stairs Balustrades & Handrails | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 9,108 | 0.0% | Fibre Cement Cladding with Painted Finishes | F |
| 9.00 | Total Internal Walls/Partitions | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | s |
| 10.00 | Total Internal Doors | 3 | 50% | | | | | | 0 | 0 | 13,283 | 13,283 | 13,283 | 100.0% | | а |
| 11.00 | Total Floor Finishes | 4 | 70% | | | | | | 36,792 | 9,106 | 35,289 | 81,187 | 45,898 | 176.9% | | + |
| 12.00 | Total Wall Finishes | 3 | 50% | | | | | | 112,966 | 4,030 | 112,966 | 229,962 | 116,996 | 196.6% | Timber Doors (Solid/No Glazing) | C |
| 13.00 | Total Ceiling Finishes | 4 | 70% | | | | | | 7,502 | 29,054 | 30,491 | 67,047 | 67,047 | 100.0% | | - |
| 14.00 | Total Fixed Joinery Units | 3 | 50% | | | | | | 4,554 | 354 | 35,696 | 40,604 | 40,250 | 100.9% | Tiled Floor Finishes to toilets | S |
| в | TOTAL INTERNAL FIT-OUT | 3 | 50% | | | | | | 161,814 | 42,544 | 227,724 | 432,082 | 292,581 | 147.7% | | (! |
| 15.00 | Total Sanitary Plumbing | 3 | 50% | | | | | | 0 | 36,179 | 5,376 | 41,555 | 41,555 | 100.0% | | 1. |
| 16.00 | Total Mechanical Services | 3 | 50% | | | | | | 53,446 | 107,652 | 53,446 | 214,544 | 61,795 | 347.2% | Overall Recommendation/Action | |
| 17.00 | Total Fire Services | 2 | 30% | | | | | | 1,265 | 1,265 | 633 | 3,163 | 633 | 500.0% | | s |
| 18.00 | Total Electrical Services | 3 | 50% | | | | | | 0 | 54,838 | 43,554 | 98,391 | 98,391 | 100.0% | | d |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | е |
| 20.00 | Total Special Services | 2 | 30% | | | | | | 0 | 35,825 | 0 | 35,825 | 35,825 | 100.0% | | e |
| с | TOTAL BUILDING SERVICES | 3 | 50% | | | | | | 54,711 | 235,758 | 103,009 | 393,478 | 238,200 | 165.2% | | i c |
| | TOTAL BUILDING | 3 | 50% | | | | | | 262.476 | 365.821 | 536.374 | 1.164.671 | 1.088.205 | 107.0% | | r |
| | | | | | | | | | | | | .,, | .,, | | | |





ENTS REQUIRING

Observed Deterioration/Recommendations

Severe decay of timber flooring present to outer edges of decking

Damaged perimeter edge beam to deck needs eplacing

Evidence of decay and water damage at base of sheets and where penetrations not sealed adequately

Damaged door to computer lab

Some missing tiles, staining and cracked grout say 20% of area)

Targeted regular maintenance and cleaning. Repair timber decking immediately (health and safety issue) and steel beam to deck. Repair lecay and leaks in wall cladding immediately to extend asset life. Replace roof and refurbish external walls, windows and doors by 2023. Refurbish floor, wall and ceiling finishes and binery fittings by 2023. Regularly maintain and eplace mechanical and fire services by 2023.

H – HOTEL AND TOURISM BUILDING







| | | | | | Con | dition G | auge | | | | | | | | | |
|---------|--------------------------------------|--------------------|--------------------|-----------|------------|------------|------------|-------------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|---|----|
| | | Condi | tion Grading | VG | G | Α | Р | VP | | Asset Re | newal Cost | | 7 | | TOP 5 MAJOR ELE | 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, RI | ΞN |
| 1.00 | Total Sub-Structure | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 95,720 | 0.0% | | |
| 2.00 | Total Frame | 3 | 50% | | | | | | 0 | 7,827 | 126,569 | 134,396 | 157,446 | 85.4% | Element | C |
| 3.00 | Total Structural Walls | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 73,487 | 0.0% | | |
| 4.00 | Total Upper Floors | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | Imber Framed Windows & Doors -External | |
| 5.00 | Total Roof | 3 | 50% | | | | | | 0 | 44,799 | 0 | 44,799 | 44,799 | 100.0% | | |
| 6.00 | Total External Walls & Finishes | 3 | 50% | | | | | | 1,277 | 30,161 | 5,262 | 36,701 | 38,456 | 95.4% | | |
| 7.00 | Total Windows & Doors | 3 | 50% | | | | | | 7,867 | 730 | 10,106 | 18,702 | 56,571 | 33.1% | Ventilation - Wall/Ceiling mounted extract | i, |
| A | TOTAL STRUCTURE | 3 | 50% | | | | | | 9,144 | 83,517 | 141,937 | 234,598 | 466,479 | 50.3% | | 1 |
| 8.00 | Total Stairs Balustrades & Handrails | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 1,265 | 0.0% | | |
| 9.00 | Total Internal Walls/Partitions | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | Timber and Steel Frame (Portal/Truss/Steel Column/Timber Beams, etc.) | V |
| 10.00 | Total Internal Doors | 3 | 50% | | | | | | 0 | 0 | 2,277 | 2,277 | 6,831 | 33.3% | | |
| 11.00 | Total Floor Finishes | 3 | 50% | | | | | | 6,671 | 10,006 | 16,429 | 33,107 | 28,020 | 118.2% | - Solid Plaster Cladding with Painted Einishes | |
| 12.00 | Total Wall Finishes | 3 | 50% | | | | | | 0 | 39,989 | 0 | 39,989 | 42,186 | 94.8% | | s |
| 13.00 | Total Ceiling Finishes | 3 | 50% | | | | | | 0 | 6,750 | 24,320 | 31,070 | 31,070 | 100.0% | - | а |
| 14.00 | Total Fixed Joinery Units | 3 | 50% | | | | | | 0 | 6,761 | 41,707 | 48,468 | 48,064 | 100.8% | · | _ |
| в | TOTAL INTERNAL FIT-OUT | 3 | 50% | | | | | | 6,671 | 63,507 | 84,734 | 154,911 | 157,436 | 98.4% | Flat Metal Sheet Wall Cladding to gas store | E |
| 15.00 | Total Sanitary Plumbing | 2 | 30% | | | | | | 0 | 0 | 10,753 | 10,753 | 10,753 | 100.0% | | а |
| 16.00 | Total Mechanical Services | 4 | 70% | | | | | | 71,473 | 20,873 | 67,045 | 159,390 | 68,943 | 231.2% | • | v |
| 17.00 | Total Fire Services | 2 | 30% | - | | | | | 1,265 | 1,265 | 633 | 3,163 | 633 | 500.0% | | - |
| 18.00 | Total Electrical Services | 3 | 50% | | | | | | 0 | 8,107 | 31,998 | 40,104 | 40,104 | 100.0% | Overall Recommendation/Action | Т |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | F |
| 20.00 | Total Special Services | 3 | 50% | | | | | | 10,809 | 0 | 10,809 | 21,618 | 10,809 | 200.0% | - | |
| с | TOTAL BUILDING SERVICES | 3 | 50% | | | | | | 83,546 | 30.244 | 121,237 | 235.027 | 131.241 | 179.1% | - | n |
| | | 2 | 50% | | | | | | 00,040 | 177 269 | 347.009 | 624 526 | 755 456 | 82.7% | | s |
| | | | 50 /8 | | | | | | 35,301 | 111,200 | 347,500 | 024,000 | 755,156 | 02.776 | | |





ENTS REQUIRING EWAL OR REPLACEMENT

Observed Deterioration/Recommendations

Fermite damage to sills and jambs to windows to café

Dne broken unit to roof and one unit in wall not ntended for mounting in an external wall

Norn paint and wear and tear to steel column

Evidence of cracks and uneven plaster finish in several locations. Gaps and openings noticed around several window openings

Evidence of marks, staining, holes in cladding and impact damage to sheets. Exposed steel where bent and not painted at joins

Targeted regular maintenance and cleaning. Repair termite damage to windows immediately. Replace external windows and doors by 2023. Refurbish floor finishes by 2023. Regularly naintain and replace mechanical, fire and special services by 2023

C – I.C BUILDING





Condition Gauge

20-40 %

n Grading

%

Deterioration

Condition Grade



| 1 | - | | | | | 2.00 | | |
|------------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|--|---------------|
| VP | | Asset Ren | newal Cost | |] | | TOP 5 MAJOR ELE | MENTS RE |
| 0-100 % | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace | URGENT MAINTENANCE, R | ENEWAL C |
| | 86,844 | 0 | 0 | 86,844 | 86,844 | 100.0% | | |
| | 0 | 161,773 | 12,517 | 174,290 | 174,290 | 100.0% | Element | Observed |
| | 0 | 0 | 0 | 0 | 63,872 | 0.0% | | |
| | 0 | 0 | 12,176 | 12,176 | 12,176 | 100.0% | Substructure, Foundations and Structural Walls | No proper |
| | 68,191 | 0 | 0 | 68,191 | 68,191 | 100.0% | | missing cr |
| | 0 | 0 | 23,481 | 23,481 | 23,481 | 100.0% | | support (he |
| | 4,054 | 0 | 18,488 | 22,542 | 40,024 | 56.3% | | replace as |
| | 159,089 | 161,773 | 66,662 | 387,524 | 468,879 | 82.6% | | |
| | 0 | 0 | 0 | 0 | 10,753 | 0.0% | PVC Gutters and Downpipes | No gutters |
| | 0 | 0 | 0 | 0 | 0 | 0.0% | | of rainfall p |
| | 0 | 0 | 11,195 | 11,195 | 11,195 | 100.0% | | now should |
| | 29,883 | 0 | 29,883 | 59,766 | 33,779 | 176.9% | Timber Deere (Selid/No Claring) | Side deere |
| | 0 | 15,475 | 26,807 | 42,281 | 42,281 | 100.0% | Timber Doors (Solid/No Glazing) | showing si |
| | 0 | 0 | 34,099 | 34,099 | 40,585 | 84.0% | | choning of |
| | 380 | 202 | 7,097 | 7,679 | 7,476 | 102.7% | Minud Elecer Einisken | Mana and |
| | 30,262 | 15,677 | 109,081 | 155,020 | 146,069 | 106.1% | | worn and |
| | 3,163 | 0 | 0 | 3,163 | 3,163 | 100.0% | | |
| | 17,078 | 30,360 | 17,078 | 64,515 | 17,078 | 377.8% | White Boards | Damage to |

| | | | | | | | | | Iotai | | | |
|------|--------------------------------------|---|-----|--|--|---------|---------|---------|---------|---------|--------|--|
| .00 | Total Sub-Structure | 5 | 90% | | | 86,844 | 0 | 0 | 86,844 | 86,844 | 100.0% | |
| .00 | Total Frame | 4 | 70% | | | 0 | 161,773 | 12,517 | 174,290 | 174,290 | 100.0% | Element |
| .00 | Total Structural Walls | 3 | 50% | | | 0 | 0 | 0 | 0 | 63,872 | 0.0% | |
| .00 | Total Upper Floors | 3 | 50% | | | 0 | 0 | 12,176 | 12,176 | 12,176 | 100.0% | Substructure, Foundations and Structural Walls |
| .00 | Total Roof | 4 | 70% | | | 68,191 | 0 | 0 | 68,191 | 68,191 | 100.0% | |
| .00 | Total External Walls & Finishes | 3 | 50% | | | 0 | 0 | 23,481 | 23,481 | 23,481 | 100.0% | |
| .00 | Total Windows & Doors | 3 | 50% | | | 4,054 | 0 | 18,488 | 22,542 | 40,024 | 56.3% | |
| | TOTAL STRUCTURE | 4 | 70% | | | 159,089 | 161,773 | 66,662 | 387,524 | 468,879 | 82.6% | |
| .00 | Total Stairs Balustrades & Handrails | 2 | 30% | | | 0 | 0 | 0 | 0 | 10,753 | 0.0% | PVC Gutters and Downpipes |
| .00 | Total Internal Walls/Partitions | 0 | 0% | | | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 0.00 | Total Internal Doors | 3 | 50% | | | 0 | 0 | 11,195 | 11,195 | 11,195 | 100.0% | |
| 1.00 | Total Floor Finishes | 4 | 70% | | | 29,883 | 0 | 29,883 | 59,766 | 33,779 | 176.9% | Timber Doors (Solid/No Glazing) |
| 2.00 | Total Wall Finishes | 3 | 50% | | | 0 | 15,475 | 26,807 | 42,281 | 42,281 | 100.0% | |
| 3.00 | Total Ceiling Finishes | 3 | 50% | | | 0 | 0 | 34,099 | 34,099 | 40,585 | 84.0% | |
| 4.00 | Total Fixed Joinery Units | 3 | 50% | | | 380 | 202 | 7,097 | 7,679 | 7,476 | 102.7% | Vinvl Floor Finishes |
| | TOTAL INTERNAL FIT-OUT | 3 | 50% | | | 30,262 | 15,677 | 109,081 | 155,020 | 146,069 | 106.1% | , |
| 5.00 | Total Sanitary Plumbing | 4 | 70% | | | 3,163 | 0 | 0 | 3,163 | 3,163 | 100.0% | |
| 6.00 | Total Mechanical Services | 3 | 50% | | | 17,078 | 30,360 | 17,078 | 64,515 | 17,078 | 377.8% | White Boards |
| 7.00 | Total Fire Services | 2 | 30% | | | 1,265 | 1,265 | 633 | 3,163 | 633 | 500.0% | |
| 8.00 | Total Electrical Services | 3 | 50% | | | 0 | 32,079 | 33,284 | 65,363 | 65,363 | 100.0% | Overall Recommendation/Action |
| 9.00 | Total Vertical Transportation | 0 | 0% | | | 0 | 0 | 0 | 0 | 0 | 0.0% | |
| 0.00 | Total Special Services | 2 | 30% | | | 0 | 14,941 | 0 | 14,941 | 14,941 | 100.0% | |
| : | TOTAL BUILDING SERVICES | 3 | 50% | | | 21,505 | 78,645 | 50,994 | 151,144 | 101,177 | 149.4% | |
| | TOTAL BUILDING | 4 | 70% | | | 210,857 | 256,096 | 226,736 | 693,688 | 716,125 | 96.9% | |
| | | | | | | | | | | | | |



D Code

ement



EQUIRING

OR REPLACEMENT

Deterioration/Recommendations

foundation has been constructed l over an old foundation). A beam is racking in walls. Provide temporary ealth & safety issue). Demolish and sset.

or downpipes present but with amount per annum and need to control water d be installed

to Classrooms not used. Both igns of water damage and decay.

damaged, lifting and chipped in areas

o Whiteboard

Due to sub-standard foundations and evidence of structural cracking recommend building is demolished and replaced by 2018. In the interim carry out minimal maintenance (address any health and safety issues e.g. missing beam) only. Run asset down and demolish

D - CLASSROOM BUILDING A













Observed Deterioration/Recommendations

Evidence of leaks, corrosion, flaking of protective paint and holes in sheets evident on walkway. Evidence of sag in one location

Staining, lifting, marks, impact damage, tear and missing vinyl parts

Impact damage, loose grout, marks and lifting tiles

Out of order toilet to male WC

Evidence of cracking especially along top of walls and around window and door openings evident. Impact damage, water damage and marks also evident

Targeted regular maintenance and cleaning. Repair roof, wall and window leaks and male WC immediately. Replace roof by 2023. Refurbish floor and wall finishes by 2023. Regularly maintain and replace sanitary plumbing, mechanical and special services by 2023

J - CLASSROOM BUILDING B







| | | | | | Con | dition | Gauge | | | | | | | | | |
|---------|--------------------------------------|--------------------|--------------------|-----------|------------|-------------------|-------------------|--------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|--|-----|
| | | Conditi | on Grading | VG | G | Α | Р | VP | | Asset Rei | newal Cost | | ך | | TOP 5 MAJOR ELE | 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 | ENI |
| 1.00 | Total Sub-Structure | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 68,126 | 0.0% | | Τ |
| 2.00 | Total Frame | 4 | 70% | | | | | | 4,800 | 0 | 17,280 | 22,080 | 98,881 | 22.3% | Element | C |
| 3.00 | Total Structural Walls | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 50,989 | 0.0% | | |
| 4.00 | Total Upper Floors | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | - Structural Steel Frame | P |
| 5.00 | Total Roof | 4 | 70% | | | | | | 1,920 | 36,480 | 0 | 38,400 | 38,400 | 100.0% | (Portal/Truss/Columns/Beams, etc.) | |
| 6.00 | Total External Walls & Finishes | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 29,318 | 0.0% | · | |
| 7.00 | Total Windows & Doors | 3 | 50% | | | | | | 657 | 657 | 0 | 1,315 | 36,697 | 3.6% | Profiled Metal Sheet Roof Cladding (Pre-Finished) | F |
| A | TOTAL STRUCTURE | 4 | 70% | | | | | | 7,377 | 37,138 | 17,280 | 61,795 | 322,410 | 19.2% | | |
| 8.00 | Total Stairs Balustrades & Handrails | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | 1_ |
| 9.00 | Total Internal Walls/Partitions | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | - Window Glazing Treatments | T |
| 10.00 | Total Internal Doors | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | • | 1 |
| 11.00 | Total Floor Finishes | 3 | 50% | | | | | | 19,441 | 0 | 19,441 | 38,882 | 21,941 | 177.2% | | + |
| 12.00 | Total Wall Finishes | 3 | 50% | | | | | | 0 | 22,609 | 0 | 22,609 | 22,609 | 100.0% | Plywood ceiling lining with painted finish | S |
| 13.00 | Total Ceiling Finishes | 4 | 70% | | | | | | 4,544 | 0 | 18,177 | 22,721 | 22,721 | 100.0% | • | D |
| 14.00 | Total Fixed Joinery Units | 3 | 50% | | | | | | 0 | 5,693 | 6,325 | 12,018 | 12,018 | 100.0% | | + |
| в | TOTAL INTERNAL FIT-OUT | 3 | 50% | | | | | | 23,985 | 28,301 | 43,943 | 96,229 | 79,288 | 121.4% | - Vinyl Floor Finishes | B |
| 15.00 | Total Sanitary Plumbing | 3 | 50% | | | | | | 0 | 12,650 | 0 | 12,650 | 12,650 | 100.0% | 4 | d |
| 16.00 | Total Mechanical Services | 3 | 50% | | | | | | 22,138 | 37,254 | 17,710 | 77,102 | 23,972 | 321.6% | | + |
| 17.00 | Total Fire Services | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | Overall Recommendation/Action | T |
| 18.00 | Total Electrical Services | 3 | 50% | | | | | | 0 | 17,078 | 27,131 | 44,208 | 44,208 | 100.0% | - | |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | 4 | fi |
| 20.00 | Total Special Services | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | 1 | n |
| с | TOTAL BUILDING SERVICES | 3 | 50% | | | | | | 22,138 | 66,982 | 44,841 | 133,960 | 80,830 | 165.7% | | |
| | TOTAL BUILDING | 3 | 50% | | | | _ | | 53,500 | 132,420 | 106,064 | 291,984 | 482,528 | 60.5% | | |
| | | | | | | | | | | | | | | | 4 | |



ENTS REQUIRING

Observed Deterioration/Recommendations

Part damaged by previously fallen tree (say 5% of roof area)

Evidence of damaged section of roofing

o some windows only. Is peeling with sections nissing and bubbles in film present

Some evidence of previous leaks to the building pefore roof cladding replaced

Broken and missing tiles around columns and at loor entrances

Targeted regular maintenance and cleaning. Localised roof and frame repairs due to tree lamage required... Refurbish floor and ceiling inishes by 2023. Regularly maintain and replace nechanical services by 2023

| POF | INPEI CAMPUS, KOLONIA | , POHI | | ATE | | | | | | | в | – воо | KSTORE | |
|--------------|-------------------------------------|--------------------|--------------------|--------------|-----------------|---------------------|--------------------------|---------------------------------------|---------------------|------------------|-----------------|-------------------|---|--------|
| | | | | | | | | | KI | Ť | | | | 1 A 1 |
| | | Condi | tion Grading | VG (| Condition | n Gauge | P | Asset Re | newal Cost | |] | | TOP 5 MAJOR ELEI | ИE |
| ID Code | Element | Condition Grade | % Deterioration | 0-20 20 % | -40 40-6 % % | 60 60-80 80- 6 % | 100 Year 1-10 6 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal | Full Replace | % Full Replace | URGENT MAINTENANCE, RE | :N |
| 1.00 | Total Sub-Structure | 4 | 70% | | | | 0 | 0 | 44,019 | Total 44,019 | 67,778 | 64.9% | | Т |
| 2.00 | Total Frame | 4 | 70% | | | | 0 | 0 | 49,849 | 49,849 | 66,977 | 74.4% | Element | C |
| 3.00 | Total Structural Walls | 5 | 90% | | | | 25,206 | 0 | 0 | 25,206 | 25,206 | 100.0% | Deinferend Concrete Briek/Block Mesonry Welle | |
| 4.00 | Total Upper Floors | 0 | 0% | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | and Reinforced Concrete Frame | |
| 5.00 | Total Roof | 4 | 70% | | | | 18,421 | 0 | 0 | 18,421 | 18,421 | 100.0% | | - |
| 6.00 | Total External Walls & Finishes | 4 | 70% | | | | 1,068 | 11,845 | 6,902 | 19,816 | 19,816 | 100.0% | Timber Doors (Solid/No Glazing) | Г |
| 7.00 | Total Windows & Doors | 4 | 70% | | | | 1,898 | 243 | 5,161 | 7,302 | 7,059 | 103.4% | | e |
| A 8.00 | Total Structure | 4 | 70% | | | | 46,592 | 12,088 | 105,931 | 164,612 | 205,256 | 80.2% | | + |
| 8.00 9.00 | Total Stars Balustrades & Handralls | 3 | 50% 0% | | | | 0 | 0 | 14,946 | 14,946 | 14,946 | 0.0% | Vinyl Floor Finishes | E |
| 10.00 | Total Internal Doors | 3 | 50% | | | | 0 | , , | 1 518 | 1 518 | 1 518 | 100.0% | | 8 |
| 11.00 | Total Floor Einiches | 3 | 50% | | | | 2 592 | , , , , , , , , , , , , , , , , , , , | 7.079 | 1,510 | 7 079 | 100.0% | | |
| 12.00 | Total Wall Finishes | 4 | 20% | | | | 3,565 | , , , , , , , , , , , , , , , , , , , | 7,079 | 10,002 | 10.094 | 100.0% | Solid Plaster Wall Lining with Painted Finishes | F |
| 12.00 | Total Calling Einishes | 5 | 50 % | | | | 4.666 | ů | 0 | 10,034 | 10,034 | 100.0% | · | S |
| 13.00 | Total Centry Finishes | 3 | 50% | | | | 4,000 | , , , , , , , , , , , , , , , , , , , | 600 | 4,000 | 4,000 | 100.0% | | _ |
| 14.00 | | 3 | 50% | | | | 202 | | 582 | /84 | 562 | 134.8% | Plywood ceiling Lining with painted Finish | F |
| в | | 4 | 70% | | | | 18,545 | U | 24,124 | 42,670 | 38,885 | 109.7% | | |
| 15.00 | | 0 | 0% | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | + |
| 16.00 | Total Mechanical Services | 3 | 50% | | | | 13,283 | 14,674 | 8,855 | 36,812 | 10,247 | 359.3% | Overall Recommendation/Action | ٦ |
| 17.00 | Total Fire Services | 0 | 0% | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | L |
| 18.00 | Total Electrical Services | 3 | 50% | | | | 0 | 4,506 | 11,595 | 16,101 | 16,101 | 100.0% |] | r e |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | c |
| 20.00 | Total Special Services | 2 | 30% | | | | 0 | 1,791 | 0 | 1,791 | 1,791 | 100.0% | | r |
| с | TOTAL BUILDING SERVICES | 3 | 50% | | | | 13,283 | 20,972 | 20,450 | 54,704 | 28,139 | 194.4% | | |
| | TOTAL BUILDING | 4 | 70% | | | | 78,420 | 33,060 | 150,506 | 261,986 | 272,280 | 96.2% | | 1 |

in Beca



ENTS REQUIRING

Observed Deterioration/Recommendations

Evidence of settlement and structural cracking

Timber entrance door does not seal close, evidence of staining and impact damage

Evidence of lifted tiles, marks, and heavy wear and tear of floor. Also noted that floor does not appear to be level

Evidence of structural and plaster cracks in several locations and extensive

Evidence of termite attack and decay

Targeted regular maintenance and cleaning. Localised structural wall and frame repairs required. Replace roof by 2023. Refurbish external walls, windows and doors, floor, wall and ceiling finishes by 2023. Regularly maintain and replace mechanical services by 2023

P - SECURITY SHED







| | Condition Creditor | | | | Con | dition (| Gauge | | | | | | | | | |
|---------|--------------------------------------|--------------------|--------------------|-----------|------------|------------|--------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|--|------|
| | | Condit | tion Grading | VG | G | Α | Р | VP | | Asset Re | newal Cost | | | | TOP 5 MAJOR ELE | IVIE |
| 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, R | EN |
| 1.00 | Total Sub-Structure | 5 | 90% | | | | | | 5,313 | 1,423 | 0 | 6,736 | 6,736 | 100.0% | | Τ |
| 2.00 | Total Frame | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 5,728 | 0.0% | Element | |
| 3.00 | Total Structural Walls | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 4,554 | 0.0% | | |
| 4.00 | Total Upper Floors | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | Reinforced Concrete Block Foundation Walls | |
| 5.00 | Total Roof | 4 | 70% | | | | | | 1,909 | 0 | 0 | 1,909 | 1,909 | 100.0% | | |
| 6.00 | Total External Walls & Finishes | 5 | 90% | | | | | | 1,451 | 0 | 0 | 1,451 | 1,451 | 100.0% | | 1 |
| 7.00 | Total Windows & Doors | 5 | 90% | | | | | | 4,160 | 2,229 | 0 | 6,389 | 6,057 | 105.5% | Plywood Wall Linings with Painted Finishes | |
| A | TOTAL STRUCTURE | 4 | 70% | | | | | | 12,833 | 3,652 | 0 | 16,485 | 26,435 | 62.4% | | |
| 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% | Aluminium framed louvres with timber frame | |
| 10.00 | Total Internal Doors | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | 1 |
| 11.00 | Total Floor Finishes | 4 | 70% | | | | | | 633 | 0 | 633 | 1,265 | 2,135 | 59.3% | | + |
| 12.00 | Total Wall Finishes | 5 | 90% | | | | | | 2,091 | 0 | 0 | 2,091 | 2,091 | 100.0% | Vinyl Floor Finishes | ١ |
| 13.00 | Total Ceiling Finishes | 5 | 90% | | | | | | 672 | 0 | 0 | 672 | 672 | 100.0% | • | ١ |
| 14.00 | Total Fixed Joinery Units | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | + |
| в | TOTAL INTERNAL FIT-OUT | 5 | 90% | | | | | | 3,395 | 0 | 633 | 4,028 | 4,898 | 82.2% | Plywood Wall Linings with Painted Finishes | |
| 15.00 | Total Sanitary Plumbing | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | 0 |
| 16.00 | Total Mechanical Services | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | · | |
| 17.00 | Total Fire Services | 0 | 0% | | | | - | | 0 | 0 | 0 | 0 | 0 | 0.0% | Overall Recommendation/Action | - |
| 18.00 | Total Electrical Services | 2 | 30% | | | | - | | 0 | 0 | 5,297 | 5,297 | 5,297 | 100.0% | | |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | - | | 0 | 0 | 0 | 0 | 0 | 0.0% | • | t |
| 20.00 | Total Special Services | 2 | 30% | | | | | | 0 | 316 | 0 | 316 | 316 | 100.0% | 4 | |
| с | TOTAL BUILDING SERVICES | 2 | 30% | | | | | | 0 | 316 | 5,297 | 5,613 | 5,613 | 100.0% | 4 | |
| | TOTAL BUILDING | 4 | 70% | | | | | | 16,228 | 3,969 | 5,930 | 26,126 | 36,946 | 70.7% | 4 | |
| | | | | | | | | | | | | | | | 4 | |





ENTS REQUIRING

Observed Deterioration/Recommendations

Timber floor sitting on spaced concrete blocks - not adequate

Poor workmanship, missing timber board to corner. Signs of rot at corners and delaminating of board

Flaking paint to frame, missing panes to louvres

Worn though, missing or not present where ply worn through

Impact damaged, delaminating of ply and in need of replacement

Targeted regular maintenance and cleaning. Tie building to adequate foundations prior to next typhoon season. Repair water damage/decaying plywood linings immediately. Replace roof by 2023. Refurbish external walls, windows and doors, floor, wall and ceiling finishes by 2023.

| POH | INPEI CAMPUS, KOLONIA | | ATE | | | | | | | | | ۱- | IT SHO |)P | | |
|---------|--------------------------------------|-----------|--------------------|------------|------------|----------|------------|-------------|--------------------|---------------------|------------|----------------|---------|-------------------|---|----------|
| | | | | | | | | | | | | | | | | |
| | | Condi | tion Grading | VG | Cond | dition G | auge | VP | | Asset Rei | newal Cost | | 1 | | TOP 5 MAJOR ELEM | ЛЕ |
| ID Code | Element | Condition | % Deterioration | 0-20 | 20-40 % | 40-60 | 60-80 % | 80-100 % | Year 1-10 Total | Year 11-20 Total | Year 21-30 | Grand | Full | % Full Replace | URGENT MAINTENANCE, RE | N |
| 1.00 | Total Sub-Structure | 4 | 70% | <i>,</i> , | 70 | 70 | 70 | 78 | 0 | 0 | 7,407 | Total 7,407 | 17,631 | 42.0% | · · · · · · · · · · · · · · · · · · · | Т |
| 2.00 | Total Frame | 3 | 50% | | | | | | 0 | 0 | 1,549 | 1,549 | 29,648 | 5.2% | Element | C |
| 3.00 | Total Structural Walls | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 16,180 | 0.0% | | ┢ |
| 4.00 | Total Upper Floors | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | Profiled Metal Sheet Roof Cladding (Pre-Finished) | 0 |
| 5.00 | Total Roof | 5 | 90% | | | | | | 9,183 | 0 | 0 | 9,183 | 9,183 | 100.0% | | a |
| 6.00 | Total External Walls & Finishes | 4 | 70% | | | | | | 2,516 | 671 | 0 | 3,187 | 3,187 | 100.0% | | |
| 7.00 | Total Windows & Doors | 3 | 50% | | | | | | 1,898 | 0 | 5,332 | 7,229 | 7,482 | 96.6% | Timber Doors (Solid/No Glazing) | E |
| A | TOTAL STRUCTURE | 4 | 70% | | | | | | 13,597 | 671 | 14,288 | 28,556 | 83,312 | 34.3% | | c |
| 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 | 6,121 | 0.0% | Plywood flooring | E |
| 10.00 | Total Internal Doors | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | - |
| 11.00 | Total Floor Finishes | 4 | 70% | | | | | | 5,042 | 0 | 3,778 | 8,819 | 9,778 | 90.2% | Reinforced Concrete Slab on Grade | E |
| 12.00 | Total Wall Finishes | 2 | 30% | | | | | | 0 | 0 | 1,275 | 1,275 | 10,800 | 11.8% | | b |
| 13.00 | Total Ceiling Finishes | 3 | 50% | | | | | | 0 | 0 | 4,014 | 4,014 | 4,014 | 100.0% | | ┝ |
| 14.00 | Total Fixed Joinery Units | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | Plywood wall lining to infill wall | E |
| В | TOTAL INTERNAL FIT-OUT | 3 | 50% | | | | | | 5,042 | 0 | 9,067 | 14,108 | 30,712 | 45.9% | | g |
| 15.00 | Total Sanitary Plumbing | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | C |
| 16.00 | Total Mechanical Services | 2 | 30% | | | | | | 3,795 | 3,795 | 3,795 | 11,385 | 3,795 | 300.0% | | Γ. |
| 17.00 | Total Fire Services | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | Overall Recommendation/Action | |
| 18.00 | Total Electrical Services | 2 | 30% | | | | | | 0 | 0 | 15,323 | 15,323 | 15,323 | 100.0% | 1 | r |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | 1 | s |
| 20.00 | | 2 | 30% | | | | | | 0 | 1,889 | 0 | 1,889 | 1,889 | 100.0% | 1 | li fi |
| C | | 2 | 30% | | | | | | 3,795 | 5,684 | 19,118 | 28,597 | 21,007 | 136.1% | 1 | |
| | TOTAL BUILDING | 3 | 50% | | | | | | 22,434 | 6,355 | 42,472 | 71,261 | 135,031 | 52.8% | | 1 |

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ENTS REQUIRING EWAL OR REPLACEMENT

Observed Deterioration/Recommendations

Corrugated Iron sheet - evidence of oxidation and corrosion. Two sheets to front canopy rusty appearance

Evidence of delaminated and damaged door to IT office

Evidence of decay and rot to storage area

Evidence of cracks to front building porch and proken up to rear slab area

Evidence of staining, delaminating and mould growth. Warping to joins. No flashing to top edge or base.

Targeted regular maintenance and cleaning. Localised repairs and rust treatment to roof equired immediately. Repair decay to plywood storeroom floor. Replace roof, external wall inings, windows and doors by 2023. Refurbish loor finishes by 2023. Regularly maintain and eplace mechanical services by 2023



| 1.00 | | v | 0% | | | U | U | U | U | , v | 0.0% | | |
|-------|--------------------------------------|---|-----|--|--|-----------|---------|---------|-----------|-----------|--------|--|-------|
| 2.00 | Total Frame | 5 | 90% | | | 652,731 | 0 | 0 | 652,731 | 652,731 | 100.0% | Element | C |
| 3.00 | Total Structural Walls | 5 | 90% | | | 719,081 | 0 | 0 | 719,081 | 719,081 | 100.0% | | |
| 4.00 | Total Upper Floors | 5 | 90% | | | 364,487 | 0 | 0 | 364,487 | 364,487 | 100.0% | Evidence of spalling concrete, cracking, corrosion, etc. H&S risk of structural failure (1 column) | |
| 5.00 | Total Roof | 5 | 90% | | | 178,133 | 0 | 57,352 | 235,485 | 178,133 | 132.2% | collapsed) | ' |
| 6.00 | Total External Walls & Finishes | 0 | 0% | | | 0 | 0 | 0 | 0 | 0 | 0.0% | · · · · · · · · · · · · · · · · · · · | |
| 7.00 | Total Windows & Doors | 4 | 70% | | | 0 | 286,038 | 0 | 286,038 | 286,038 | 100.0% | Reinforced Concrete Brick/Block Masonry Walls | F |
| A | TOTAL STRUCTURE | 5 | 90% | | | 1,914,433 | 286,038 | 57,352 | 2,257,823 | 2,200,471 | 102.6% | | F |
| 8.00 | Total Stairs Balustrades & Handrails | 4 | 70% | | | 0 | 20,000 | 30,000 | 50,000 | 50,000 | 100.0% | | |
| 9.00 | Total Internal Walls/Partitions | 0 | 0% | | | 0 | 0 | 0 | 0 | 0 | 0.0% | Pre-cast/Insitu Reinforced Concrete Upper Floor | E |
| 10.00 | Total Internal Doors | 4 | 70% | | | 0 | 30,360 | 0 | 30,360 | 30,360 | 100.0% | 1 | 0 |
| 11.00 | Total Floor Finishes | 5 | 90% | | | 145,795 | 0 | 93,309 | 239,104 | 145,795 | 164.0% | | Γ. |
| 12.00 | Total Wall Finishes | 5 | 90% | | | 328,379 | 0 | 0 | 328,379 | 328,379 | 100.0% | Profiled Metal Sheet Roof Cladding (Pre-Finished) | |
| 13.00 | Total Ceiling Finishes | 5 | 90% | | | 123,926 | 0 | 0 | 123,926 | 123,926 | 100.0% | | Ĺ |
| 14.00 | Total Fixed Joinery Units | 4 | 70% | | | 26,059 | 0 | 0 | 26,059 | 26,059 | 100.0% | Membrane Roof Cladding | F |
| В | TOTAL INTERNAL FIT-OUT | 5 | 90% | | | 624,159 | 50,360 | 123,309 | 797,828 | 704,519 | 113.2% | | 0 |
| 15.00 | Total Sanitary Plumbing | 4 | 70% | | | 35,673 | 0 | 0 | 35,673 | 35,673 | 100.0% | 1 | - |
| 16.00 | Total Mechanical Services | 4 | 70% | | | 88,550 | 44,275 | 44,275 | 177,100 | 44,275 | 400.0% | Overall Recommendation/Action | ŀ |
| 17.00 | Total Fire Services | 4 | 70% | | | 10,935 | 0 | 10,935 | 21,869 | 10,935 | 200.0% | 1 | r |
| 18.00 | Total Electrical Services | 4 | 70% | | | 0 | 245,161 | 0 | 245,161 | 245,161 | 100.0% | 1 | (|
| 19.00 | Total Vertical Transportation | 0 | 0% | | | 0 | 0 | 0 | 0 | 0 | 0.0% | 1 | r |
| 20.00 | Total Special Services | 3 | 50% | | | 11,664 | 0 | 11,664 | 23,327 | 11,664 | 200.0% | 1 | r |
| С | TOTAL BUILDING SERVICES | 4 | 70% | | | 146,821 | 289,436 | 66,873 | 503,131 | 347,708 | 144.7% | 1 | r |
| | TOTAL BUILDING | 5 | 90% | | | 2,685,413 | 625,835 | 247,534 | 3,558,782 | 3,252,698 | 109.4% | 1 | |
| | | | | | | | | | | | | | 1 |



Replace

Review by Structural Engineer, Repair or Replace

Evidence of spalling concrete, cracking, corrosion, poor workmanship, etc.

Evidence of leaks internally, flaking of protective coating, corrosion, poor workmanship, etc.

Evidence of leaks internally, tearing of membrane or detachment, poor workmanship, ponding etc.

Asset appears to be structurally unsound and needs immediate review by a structural engineer (collapsed column and spalled concrete) as it is a health and safety risk. \$2.68M estimated renewal cost (75% of replacement cost) over the next 10 years – consider demolition and replacement

O - PSBDC BUILDING







| | Condition Condi | | | | Cond | dition G | Bauge | | | | | | | | | _ |
|---------|--------------------------------------|--------------------|--------------------|-----------|------------|------------|------------|-------------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|---|----|
| | | Condi | tion Grading | VG | G | Α | Р | VP | | Asset Rer | newal Cost | | 7 | | IOP 5 MAJOR ELEN | ΛE |
| 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 | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 192,160 | 0.0% | Element | |
| 2.00 | Total Frame | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 642,984 | 0.0% | | |
| 3.00 | Total Structural Walls | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 231,596 | 0.0% | General Power Outlet | |
| 4.00 | Total Upper Floors | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 438,864 | 0.0% | | |
| 5.00 | Total Roof | 3 | 50% | | | | | | 0 | 26,205 | 129,627 | 155,832 | 155,832 | 100.0% | | |
| 6.00 | Total External Walls & Finishes | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 131,551 | 0.0% | Structural Steel Frame | F |
| 7.00 | Total Windows & Doors | 2 | 30% | | | | | | 0 | 15,001 | 15,001 | 30,002 | 220,819 | 13.6% | | - |
| A | TOTAL STRUCTURE | 3 | 50% | | | | | | 0 | 41,207 | 144,628 | 185,834 | 2,013,806 | 9.2% | | |
| 8.00 | Total Stairs Balustrades & Handrails | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 76,823 | 0.0% | | ┢ |
| 9.00 | Total Internal Walls/Partitions | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 46,851 | 0.0% | Reinforced Concrete Brick/Block Masonry Walls | E |
| 10.00 | Total Internal Doors | 2 | 30% | - | | | | | 0 | 0 | 0 | 0 | 43,263 | 0.0% | | |
| 11.00 | Total Floor Finishes | 3 | 50% | - | | | | | 0 | 75,977 | 176,193 | 252,170 | 259,136 | 97.3% | | |
| 12.00 | Total Wall Finishes | 3 | 50% | | | | | | 0 | 233,362 | 4,950 | 238,313 | 238,313 | 100.0% | | L |
| 13.00 | Total Ceiling Finishes | 3 | 50% | | | | | | 0 | 31,389 | 108,489 | 139,879 | 139,879 | 100.0% | Cantilevered floor slabs to upper ground entrance | S |
| 14.00 | Total Fixed Joinery Units | 3 | 50% | | | | | | 0 | 9,892 | 135,392 | 145,285 | 144,880 | 100.3% | and stairwell access | e |
| в | TOTAL INTERNAL FIT-OUT | 3 | 50% | | | | | | 0 | 350,621 | 425,025 | 775,646 | 949,144 | 81.7% | | |
| 15.00 | Total Sanitary Plumbing | 2 | 30% | | | | | | 0 | 0 | 88,297 | 88,297 | 88,297 | 100.0% | | ┢ |
| 16.00 | Total Mechanical Services | 2 | 30% | | | | | | 93,610 | 220,996 | 93,610 | 408,216 | 127,386 | 320.5% | | |
| 17.00 | Total Fire Services | 2 | 30% | | | | | | 0 | 78,720 | 1,265 | 79,985 | 79,985 | 100.0% | | |
| 18.00 | Total Electrical Services | 3 | 50% | | | | | | 0 | 125,774 | 206,990 | 332,764 | 332,764 | 100.0% | | - |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | Overall Recommendation/Action | 1 |
| 20.00 | Total Special Services | 3 | 50% | | | | | | 21,463 | 48,510 | 21,463 | 91,436 | 69,973 | 130.7% | | |
| С | TOTAL BUILDING SERVICES | 3 | 50% | | | | | | 115,073 | 474,000 | 411,625 | 1,000,698 | 698,405 | 143.3% | | F |
| | TOTAL BUILDING | 3 | 50% | | | | | | 115,073 | 865,827 | 981,278 | 1,962,178 | 3,661,355 | 53.6% | | s |





ENTS REQUIRING

Observed Deterioration/Recommendations

Evidence of missing face plates, exposed wiring outlets and empty outlet boxes

Evidence of rust to fixings, otherwise ok

Evidence of cracking noticed in quite a few locations particularly around openings. Uncovered holes noticed near external AC unit and downpipe

Some evidence of divets and chipped marks to entrance floor slab

Targeted regular maintenance and cleaning. Localised repairs steel frame and masonry walls. Localised electrical maintenance required. Regularly maintain and replace mechanical and special services by 2023

E - ELECTRICAL BUILDING







| | | | | | Cond | lition G | auge | | | | | | | | | |
|---------|--------------------------------------|--------------------|--------------------|-----------|------------|------------|------------|--------------------------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|--|----|
| | | Condi | tion Grading | VG | G | Α | Р | VP | | Asset Re | newal Cost | | 7 | | TOP 5 MAJOR ELE | ME |
| 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 | ΞN |
| 1.00 | Total Sub-Structure | 3 | 50% | | | | | | 0 | 0 | 12,841 | 12,841 | 67,090 | 19.1% | | Γ |
| 2.00 | Total Frame | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 73,551 | 0.0% | Element | |
| 3.00 | Total Structural Walls | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 77,463 | 0.0% | | |
| 4.00 | Total Upper Floors | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 9,213 | 0.0% | Vinyl Floor Finishes | |
| 5.00 | Total Roof | 4 | 70% | | | | | | 29,421 | 0 | 0 | 29,421 | 29,421 | 100.0% | 1 | |
| 6.00 | Total External Walls & Finishes | 3 | 50% | | | | | | 0 | 0 | 38,786 | 38,786 | 40,236 | 96.4% | - Solid Diastor Wall Lining with Dainted Einishee | |
| 7.00 | Total Windows & Doors | 3 | 50% | | | | | | 615 | 1,898 | 21,311 | 23,823 | 24,529 | 97.1% | Solid Flaster Wall Linning With Fainted Finishes | 2 |
| A | TOTAL STRUCTURE | 3 | 50% | | | | | | 30,036 | 1,898 | 72,938 | 104,871 | 321,503 | 32.6% | l | + |
| 8.00 | Total Stairs Balustrades & Handrails | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 12,725 | 0.0% | Air-Conditioning - DX/Split System | F |
| 9.00 | Total Internal Walls/Partitions | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 4,938 | 0.0% | 1 | ι |
| 10.00 | Total Internal Doors | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 6,072 | 0.0% | | |
| 11.00 | Total Floor Finishes | 3 | 50% | | | | | | 5,564 | 0 | 5,564 | 11,127 | 16,891 | 65.9% | Lighting (Internal) - Incandescent | F |
| 12.00 | Total Wall Finishes | 3 | 50% | | | | | | 4,862 | 0 | 27,914 | 32,775 | 32,775 | 100.0% | · | |
| 13.00 | Total Ceiling Finishes | 3 | 50% | | | | | | 0 | 0 | 15,526 | 15,526 | 19,846 | 78.2% | Reinforced Concrete Block Foundation Walls | ç |
| 14.00 | Total Fixed Joinery Units | 2 | 30% | | | | | | 0 | 0 | 10,164 | 10,164 | 10,164 | 100.0% | | c |
| в | TOTAL INTERNAL FIT-OUT | 3 | 50% | | | | | | 10,425 | 0 | 59,167 | 69,593 | 103,412 | 67.3% | | |
| 15.00 | Total Sanitary Plumbing | 3 | 50% | | | | | | 0 | 6,325 | 9,804 | 16,129 | 16,129 | 100.0% | | + |
| 16.00 | Total Mechanical Services | 5 | 90% | | | | | | 17,710 | 8,855 | 17,710 | 44,275 | 8,855 | 500.0% | Overall Recommendation/Action | ٦ |
| 17.00 | Total Fire Services | 2 | 30% | | | | | | 633 | 633 | 316 | 1,581 | 316 | 500.0% | 1 | L |
| 18.00 | Total Electrical Services | 3 | 50% | | | | | | 949 | 22,256 | 10,753 | 33,957 | 33,957 | 100.0% | 1 | p |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | 1 | |
| 20.00 | Total Special Services | 2 | 30% | | | | | | 0 | 8,597 | 0 | 8,597 | 8,597 | 100.0% | 1 | a |
| с | TOTAL BUILDING SERVICES | 3 | 50% | | | | | | 19,291 | 46,666 | 38,583 | 104,540 | 67,855 | 154.1% | | |
| | TOTAL BUILDING | 3 | 50% | | | | | | 59,752 | 48,563 | 170,687 | 279,003 | 492,770 | 56.6% | | |



ENTS REQUIRING

Observed Deterioration/Recommendations

Chipped and damaged to entry to upper floor office

Evidence of marks and damage to plaster in toilet area

Rusty exterior units and the upper floor internal unit inspected "spat" water

Faulty bulb to toilet and others do not turn on

Spalled concrete and bow in wall below large double door to workshop.

Targeted regular maintenance and cleaning. Localised repairs to foundation walls, solid plaster walls and vinyl flooring required. Localised electrical maintenance required. Regularly maintain and replace mechanical, fire and electrical services by 2023

| POHNPEI CAMPUS, KOLONIA, POHNPEI STATE | | | | | | | | | | | | | R - MAINTENANCE BUILDING | | | | | | | |
|--|--------------------------------------|--------------------|--------------------|------------------|------------|------------|-------------|--------------------|---------------------|---------------------|------------------|-----------------|--------------------------|---|----------|--|--|--|--|--|
| .4. 20 | | | | | | The start | | | | | | | | | | | | | | |
| | | tion Grading | Co VG G | ondition G | auge P | VP | | Asset Rer | newal Cost | |] | | TOP 5 MAJOR ELEM | ЛE | | | | | | |
| ID Code | Element | Condition Grade | % Deterioration | 0-20 20-4 % % | 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 | N | | | | | |
| 1.00 | Total Sub-Structure | 3 | 50% | | | | | 0 | 0 | 17,415 | Total 17,415 | 45,941 | 37.9% | | Г | | | | | |
| 2.00 | Total Frame | 4 | 70% | | | | | 0 | 28,039 | 24,006 | 52,045 | 52,045 | 100.0% | Element | C | | | | | |
| 3.00 | Total Structural Walls | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 3,585 | 0.0% | | T. | | | | | |
| 4.00 | Total Upper Floors | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | Profiled Metal Sheet Roof Cladding (Pre-Finished) | | | | | | |
| 5.00 | Total Roof | 3 | 50% | | | | | 2,804 | 0 | 15,889 | 18,693 | 18,693 | 100.0% | | | | | | | |
| 6.00 | Total External Walls & Finishes | 4 | 70% | | | | | 5,657 | 671 | 2,761 | 9,089 | 14,613 | 62.2% | | Γ. | | | | | |
| 7.00 | Total Windows & Doors | 3 | 50% | | | | | 171 | 0 | 12,558 | 12,729 | 16,037 | 79.4% | Plywood wall linings with Painted Finishes | | | | | | |
| A | TOTAL STRUCTURE | 3 | 50% | | | | | 8,632 | 28,710 | 72,628 | 109,970 | 150,913 | 72.9% | | c | | | | | |
| 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 | 5,935 | 0.0% | Paint finish to metal cladding | E | | | | | |
| 10.00 | Total Internal Doors | 3 | 50% | | | | | 0 | 0 | 3,036 | 3,036 | 3,036 | 100.0% | 1 | | | | | | |
| 11.00 | Total Floor Finishes | 4 | 70% | | | | | 2,017 | 0 | 2,017 | 4,035 | 5,083 | 79.4% | Vinul Floor Finishee | c | | | | | |
| 12.00 | Total Wall Finishes | 4 | 70% | | | | | 4,064 | 0 | 7,881 | 11,945 | 11,945 | 100.0% | | 0 | | | | | |
| 13.00 | Total Ceiling Finishes | 4 | 70% | | | | | 0 | 8,491 | 0 | 8,491 | 8,491 | 100.0% | 1 | | | | | | |
| 14.00 | Total Fixed Joinery Units | 2 | 30% | | | | | 0 | 152 | 2,998 | 3,150 | 2,998 | 105.1% | | | | | | | |
| В | TOTAL INTERNAL FIT-OUT | 3 | 50% | | | | | 6,081 | 8,643 | 15,933 | 30,657 | 37,489 | 81.8% | Prefinished timber veneer panelling | E | | | | | |
| 15.00 | Total Sanitary Plumbing | 2 | 30% | | | | | 0 | 0 | 1,581 | 1,581 | 1,581 | 100.0% | 1 | L | | | | | |
| 16.00 | Total Mechanical Services | 2 | 30% | | | | | 3,795 | 3,795 | 3,795 | 11,385 | 3,795 | 300.0% | Overall Recommendation/Action | ד | | | | | |
| 17.00 | Total Fire Services | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | 1 | L | | | | | |
| 18.00 | Total Electrical Services | 3 | 50% | | | | | 633 | 4,111 | 18,865 | 23,608 | 23,608 | 100.0% | 1 | 9 | | | | | |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | 1 | F r | | | | | |
| 20.00 | Total Special Services | 3 | 50% | | | | | 5,358 | 2,530 | 5,358 | 13,247 | 7,888 | 167.9% | 1 | 2 | | | | | |
| с | TOTAL BUILDING SERVICES | 3 | 50% | | | | | 9,786 | 10,436 | 29,599 | 49,821 | 36,873 | 135.1% | 1 | n | | | | | |
| | TOTAL BUILDING | 3 | 50% | | | | | 24,499 | 47,789 | 118,160 | 190,448 | 225,275 | 84.5% | 1 | 2 | | | | | |
| | | | | | | | | | | | | | | | | | | | | |





ENTS REQUIRING

Observed Deterioration/Recommendations

Galvanized steel iron -Evidence of rust and deterioration in several locations

To trusses. Only partially clad at rear of building. Cladding present is water damaged and delaminating

Evidence of rust, marks, and staining

Staining, marks and wear and tear. No threshold strip at doorway

Evidence of holes in wall and impact damage

Targeted regular maintenance and cleaning. Localised repairs to metal roof and wall cladding and plywood cladding required immediately. Replace roof, eternal walls, windows and doors by 2023. Refurbish floor and wall finishes by 2023. Regularly maintain and replace mechanical, electrical and special services by 2023

| POF | INPEI CAMPUS, KOLONIA | A, POHI | | ATE | | | | | | | | G | – GYM | NASIUM | | | | | |
|-----------|-------------------------------------|---------|--------------------|-----|----------------|------------|-------------|-----------|-----------|------------|------------------|-----------|-------------------|---|------|--|--|--|--|
| | | | | | | | | | | | | | | | | | | | |
| | | | | | Condition (| Gauge | | | | | | | | | | | | | |
| ID Code | Islamant | Condit | ion Grading | VG | G A | P | VP | Vee: 4.40 | Asset Rei | newal Cost | Groud | E-II | 0/ E-11 | IOP 5 MAJOR ELEN | /I E | | | | |
| ID Code | Liement | Grade | % Deterioration | % | % 40-60 % % | 60-80 % | 80-100 % | Total | Total | Total | Renewal Total | Replace | % Full Replace | URGENT MAINTENANCE, RE | N | | | | |
| 1.00 | Total Sub-Structure | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 228,359 | 0.0% | Flowert | | | | | |
| 2.00 | Total Frame | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 428,601 | 0.0% | Liement | (| | | | |
| 3.00 | Total Structural Walls | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 267,682 | 0.0% | Plywood ceiling Lining with painted Finish - Female | 6 | | | | |
| 4.00 | Total Upper Floors | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | WC | F | | | | |
| 5.00 | Total Roof | 2 | 30% | | | | | 0 | 0 | 181,571 | 181,571 | 181,571 | 100.0% | | | | | | |
| 6.00 | Total External Walls & Finishes | 2 | 30% | | | | | 0 | 0 | 182,192 | 182,192 | 213,108 | 85.5% | Bathroom floor waste | 0 | | | | |
| 7.00 | | 3 | 50% | | | | | 152 | 0 | 152 | 304 | 25,389 | 1.2% | | a | | | | |
| A 8.00 | Total Stain Balustrades & Handrails | 3 | 50% | | | | | 152 | 0 | 363,915 | 364,067 | 1,344,709 | 27.1% | | _ | | | | |
| 0.00 | Total Internal Walle/Dertitions | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 77.060 | 0.0% | Reinforced Concrete Block Foundation Walls | E | | | | |
| 9.00 | Total Internal Decre | 2 | 50% | - | | | | 0 | ů | 4 554 | 4 554 | 11,009 | 0.0% | | C | | | | |
| 10.00 | Total Internal Doors | 3 | 50% | | | | | 0 | 0 | 4,554 | 4,554 | 10,626 | 42.9% | | | | | | |
| 11.00 | Total Floor Finishes | 3 | 50% | | | | | 3,530 | 4,678 | 3,530 | 11,737 | 123,543 | 9.5% | | - | | | | |
| 12.00 | Total Wall Finishes | 2 | 30% | | | | | 0 | 0 | 125,560 | 125,560 | 159,373 | 78.8% | Plastic Mesh screen over windows | E | | | | |
| 13.00 | Total Ceiling Finishes | 3 | 50% | | | | | 0 | 145,006 | 0 | 145,006 | 148,123 | 97.9% | | _ | | | | |
| 14.00 | Total Fixed Joinery Units | 3 | 50% | | | | | 0 | 5,475 | 0 | 5,475 | 5,475 | 100.0% | Timber Door - Double | E | | | | |
| В | TOTAL INTERNAL FIT-OUT | 3 | 50% | | | | | 3,530 | 155,158 | 133,644 | 292,332 | 524,209 | 55.8% | | a | | | | |
| 15.00 | Total Sanitary Plumbing | 3 | 50% | | | | | 6,325 | 0 | 31,752 | 38,077 | 38,077 | 100.0% | | L | | | | |
| 16.00 | Total Mechanical Services | 2 | 30% | | | | | 1,898 | 1,898 | 1,898 | 5,693 | 1,898 | 300.0% | Overall Recommendation/Action | - | | | | |
| 17.00 | Total Fire Services | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | L | | | | |
| 18.00 | Total Electrical Services | 3 | 50% | | | | | 0 | 34,649 | 85,729 | 120,378 | 120,378 | 100.0% | | ٧ | | | | |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | f | | | | |
| 20.00 | Total Special Services | 2 | 30% | | | | | 0 | 46,198 | 0 | 46,198 | 46,198 | 100.0% | | | | | | |
| С | TOTAL BUILDING SERVICES | 3 | 50% | | | | | 8,223 | 82,744 | 119,378 | 210,345 | 206,550 | 101.8% | | 6 | | | | |
| | TOTAL BUILDING | 3 | 50% | | | | | 11,904 | 237,903 | 616,937 | 866,744 | 2,075,468 | 41.8% | | | | | | |

iii Beca



ENTS REQUIRING

IEWAL OR REPLACEMENT

Observed Deterioration/Recommendations

Evidence of water staining and marks evident to Female WC

One blocked up without a grille, the other appears ok

Evidence of spalling and cracking noticed to outside edge adjacent access road

Evidence of damage

Evidence of impact damage, jamming of doors and wear and tear

Targeted regular maintenance and cleaning. Localised repairs spalled concrete foundation walls and bathroom waste. Review leaks in female WC... Refurbish floor finishes by 2023. Regularly maintain and replace sanitary plumbing and mechanical services by 2023

L - STUDENT SERVICES CENTER







| | | | | Condition Gauge | | | | | 1 | | | | | | | | | |
|---------|--------------------------------------|--------------------|--------------------|-----------------|------------|------------|------------|-------------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|---|--------|--|--|
| | Condition Grading | | | | Con | dition C | Gauge | _ | | | | | _ | | | | | |
| | | Condi | tion Grading | VG | G | A | Р | VP | | Asset Re | newal Cost | | | | | | | |
| 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 | ΞN | | |
| 1.00 | Total Sub-Structure | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 116,573 | 0.0% | | T | | |
| 2.00 | Total Frame | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 264,986 | 0.0% | Element | C | | |
| 3.00 | Total Structural Walls | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 200,549 | 0.0% | | | | |
| 4.00 | Total Upper Floors | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | Fibre Cement Cladding with Painted Finishes | E | | |
| 5.00 | Total Roof | 3 | 50% | | | | | | 0 | 86,039 | 12,167 | 98,206 | 98,206 | 100.0% | | ŀ | | |
| 6.00 | Total External Walls & Finishes | 3 | 50% | | | | | | 0 | 0 | 62,579 | 62,579 | 62,579 | 100.0% | | | | |
| 7.00 | Total Windows & Doors | 2 | 30% | | | | | | 266 | 1,958 | 1,958 | 4,181 | 40,826 | 10.2% | Fibre Cement Ceiling Lining with Painted Finishes | F | | |
| A | TOTAL STRUCTURE | 3 | 50% | | | | | | 266 | 87,996 | 76,703 | 164,965 | 783,719 | 21.0% | | 1 | | |
| 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 | 1,027 | 0.0% | | | | |
| 10.00 | Total Internal Doors | 3 | 50% | | | | | | 0 | 4,554 | 1,771 | 6,325 | 18,722 | 33.8% | . Lighting (Internal) - Incandescent | ŀ | | |
| 11.00 | Total Floor Finishes | 3 | 50% | | | | | | 8,337 | 33,349 | 14,837 | 56,523 | 48,186 | 117.3% | 1 | | | |
| 12.00 | Total Wall Finishes | 3 | 50% | | | | | | 99,335 | 0 | 3,825 | 103,160 | 103,160 | 100.0% | · | _ | | |
| 13.00 | Total Ceiling Finishes | 4 | 70% | | | | | | 52,584 | 0 | 10,412 | 62,996 | 62,996 | 100.0% | Timber Door - Single | F | | |
| 14.00 | Total Fixed Joinery Units | 3 | 50% | | | | | | 0 | 3,090 | 26,359 | 29,449 | 29,348 | 100.3% | | c | | |
| в | TOTAL INTERNAL FIT-OUT | 3 | 50% | | | | | | 160,256 | 40,992 | 57,205 | 258,453 | 263,439 | 98.1% | | | | |
| 15.00 | Total Sanitary Plumbing | 2 | 30% | | | | | | 0 | 0 | 25,680 | 25,680 | 25,680 | 100.0% | Vinul Eleer Einichee | , | | |
| 16.00 | Total Mechanical Services | 2 | 30% | | | | | | 39,848 | 79,695 | 39,848 | 159,390 | 39,848 | 400.0% | |) | | |
| 17.00 | Total Fire Services | 2 | 30% | | | | | | 633 | 633 | 316 | 1,581 | 316 | 500.0% | | + | | |
| 18.00 | Total Electrical Services | 3 | 50% | | | | | | 2,846 | 0 | 88,941 | 91,788 | 91,788 | 100.0% | Overall Recommendation/Action | ٦ | | |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | • | F | | |
| 20.00 | Total Special Services | 2 | 30% | | | | | | 0 | 24,266 | 0 | 24,266 | 24,266 | 100.0% | | t f | | |
| С | TOTAL BUILDING SERVICES | 3 | 50% | | | | | | 43,326 | 104,593 | 154,785 | 302,704 | 181,897 | 166.4% | | r | | |
| | TOTAL BUILDING | 3 | 50% | | | | | | 203,848 | 233,582 | 288,693 | 726,123 | 1,229,054 | 59.1% | | e | | |
| | | | | | | | | | | | | | | | | 1 | | |





ENTS REQUIRING

Observed Deterioration/Recommendations

Evidence of flaking paint where deterioration of panel where window mounted AC removed

Evidence of leaks in the Multipurpose room

Round spot light fitting to recreation area, only 2 bulbs operating

Evidence of termite attack to door frames. Impact damage and marks to doors

Water stains, marks and wear and tear

Targeted regular maintenance and cleaning. Repair leaks to Multipurpose room and treat/repair termite damage to doors... Refurbish floor, wall and ceiling finishes by 2023. Regularly maintain and replace mechanical, fire and electrical services by 2023

M - MECHANIC SHOP & REFRIGERATION SHOP (S)







| | | | | Con | dition | Gauge | | 1 | | | | | | 1 | | |
|---------|--------------------------------------|--------------------|--------------------|-----------|------------|-------------------|-------------------|-------------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|--|----|
| | | Condit | tion Grading | VG | G | Α | Р | VP | | Asset Re | newal Cost | | 7 | | TOP 5 MAJOR ELE | 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, RI | ΞN |
| 1.00 | Total Sub-Structure | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 72,109 | 0.0% | | Т |
| 2.00 | Total Frame | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 104,693 | 0.0% | Element | C |
| 3.00 | Total Structural Walls | 3 | 50% | | | | | | 7,313 | 0 | 0 | 7,313 | 68,920 | 10.6% | | T |
| 4.00 | Total Upper Floors | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | Timber framing fixed to steel columns/portals to | F |
| 5.00 | Total Roof | 3 | 50% | | | | | | 0 | 41,928 | 0 | 41,928 | 41,928 | 100.0% | | ŀ |
| 6.00 | Total External Walls & Finishes | 3 | 50% | | | | | | 38,318 | 0 | 9,597 | 47,916 | 66,696 | 71.8% | | |
| 7.00 | Total Windows & Doors | 5 | 90% | | | | | | 29,395 | 6,831 | 0 | 36,226 | 38,098 | 95.1% | - Timber framed, profiled metal sheet lined wall | |
| A | TOTAL STRUCTURE | 4 | 70% | | | | | | 75,027 | 48,759 | 9,597 | 133,383 | 392,444 | 34.0% | Cladding | |
| 8.00 | Total Stairs Balustrades & Handrails | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | - | la |
| 9.00 | Total Internal Walls/Partitions | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | · | _ |
| 10.00 | Total Internal Doors | 4 | 70% | | | | | | 1,645 | 0 | 0 | 1,645 | 7,717 | 21.3% | Metal bar and mesh screen to windows | E |
| 11.00 | Total Floor Finishes | 5 | 90% | | | | | | 1,018 | 0 | 743 | 1,761 | 5,012 | 35.1% | • | |
| 12.00 | Total Wall Finishes | 3 | 50% | | | | | | 5,385 | 1,366 | 4,401 | 11,152 | 19,945 | 55.9% | - | T. |
| 13.00 | Total Ceiling Finishes | 3 | 50% | | | | | | 0 | 0 | 22,174 | 22,174 | 22,174 | 100.0% | Timber Door to WCs | N |
| 14.00 | Total Fixed Joinery Units | 3 | 50% | | | | | | 0 | 3,163 | 10,449 | 13,611 | 13,611 | 100.0% | · | _ |
| в | TOTAL INTERNAL FIT-OUT | 3 | 50% | | | | | | 8,048 | 4,529 | 37,767 | 50,344 | 68,459 | 73.5% | Vinyl Eloor Einishes | ç |
| 15.00 | Total Sanitary Plumbing | 3 | 50% | | | | | | 6,325 | 0 | 12,018 | 18,343 | 18,343 | 100.0% | · · · · · · · · · · · · · · · · · · · | |
| 16.00 | Total Mechanical Services | 3 | 50% | | | | | | 43,643 | 45,540 | 49,968 | 139,150 | 49,968 | 278.5% | | _ |
| 17.00 | Total Fire Services | 2 | 30% | | | | | | 2,530 | 2,530 | 1,265 | 6,325 | 1,265 | 500.0% | - Overall Recommendation/Action | ٦ |
| 18.00 | Total Electrical Services | 3 | 50% | | | | | | 0 | 40,796 | 10,281 | 51,077 | 51,077 | 100.0% | - | F |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | - | F |
| 20.00 | Total Special Services | 2 | 30% | | | | | | 0 | 12,757 | 0 | 12,757 | 12,757 | 100.0% | - | F |
| с | TOTAL BUILDING SERVICES | 3 | 50% | | | | | | 52,498 | 101,624 | 73,531 | 227,652 | 133,410 | 170.6% | | b |
| | TOTAL BUILDING | 3 | 50% | | | | | | 135,572 | 154,911 | 120,895 | 411,379 | 594,313 | 69.2% | | p |
| | | | | | | | | | | | , | , | | | | |





NTS REQUIRING

EWAL OR REPLACEMENT

Observed Deterioration/Recommendations

Rot and decay apparent around openings particularly windows

Three single doors and two large double doors. One single door locked shut inside, both single doors are buckled. Holes in metal cladding to arge doors and do not seal closed

Bars corroded, mesh damaged

Aissing doors to WCs

Stains, lifting and chipping of tiles

Targeted regular maintenance and cleaning. Repair leaks and rot around windows and install nissing WC doors immediately. Replace external walls, windows and doors by 2023. Refurbish internal doors, floor and wall finishes by 2023. Regularly maintain and replace sanitary olumbing, mechanical and fire services by 2023

| POF | POHNPEI CAMPUS, KOLONIA, POHNPEI STATE | | | | | | | | | | | | | F - CARPENTRY SHOP | | | | | | |
|---------|--|--------------------|--------------------|------------------|--------------|------------|-------------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|--|-----|--|--|--|--|--|
| | | | | | | | | | | | | | | | | | | | | |
| | | | | Co | ndition G | Gauge | | | | | | | | | | | | | | |
| | 1- | Condit | ion Grading | VG G | A | Р | VP | | Asset Rer | newal Cost | | | 1 | TOP 3 MAJOR LELI | /11 | | | | | |
| ID Code | Element | Condition Grade | % Deterioration | 0-20 20-4 % % | 0 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 | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 82,733 | 0.0% | Flament | Γ | | | | | |
| 2.00 | Total Frame | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 170,209 | 0.0% | | | | | | | |
| 3.00 | Total Structural Walls | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 96,158 | 0.0% | P\/C Gutters | | | | | | |
| 4.00 | Total Upper Floors | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 47,910 | 0.0% | | | | | | | |
| 5.00 | Total Roof | 4 | 70% | | | | | 40,949 | 7,375 | 2,370 | 50,694 | 48,324 | 104.9% | | _ | | | | | |
| 6.00 | Total External Walls & Finishes | 3 | 50% | | | | | 0 | 0 | 29,728 | 29,728 | 29,728 | 100.0% | Solid Plaster Wall Lining with Painted Finishes to | | | | | | |
| 7.00 | Total Windows & Doors | 3 | 50% | | | | | 0 | 6,424 | 35,358 | 41,782 | 46,527 | 89.8% | WCs | | | | | | |
| A | | 3 | 50% | | | | | 40,949 | 13,799 | 67,456 | 122,204 | 521,590 | 23.4% | | ┢ | | | | | |
| 8.00 | Total Stairs Balustrades & Handrails | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 14,073 | 0.0% | Painted Ply with Painted finish to soffit of main roof | | | | | | |
| 9.00 | Total Internal Walls/Partitions | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | | | | | | | |
| 10.00 | Total Internal Doors | 2 | 30% | - | | | | 0 | 0 | 0 | 0 | 9,108 | 0.0% | | t | | | | | |
| 12.00 | Total Wall Einishes | 2 | 30% 70% | | | | | 6 952 | 27.022 | 12 021 | 57 805 | 57 905 | 100.0% | Plywood ceiling Lining with painted Finish -to | | | | | | |
| 12.00 | Total Cailing Finishes | 4 | 70% | | | | | 15 507 | 13 544 | 0 | 29.051 | 44 112 | 65.9% | | | | | | | |
| 14.00 | Total Fixed Joinery Units | | 50% | | | | | 4 301 | 0 | 51 422 | 55 723 | 55 723 | 100.0% | | T | | | | | |
| B | | 3 | 50% | | | | | 26,760 | 51,476 | 64.343 | 142,579 | 200.945 | 71.0% | Built-in Joinery - Timber framed, mesh screen | | | | | | |
| - | Total Sanitary Plumbing | 2 | 30% | | | | | 0 | 0 | 10.120 | 10.120 | 10.120 | 100.0% | | | | | | | |
| 16.00 | Total Mechanical Services | - 3 | 50% | - | | | | 22.138 | 36.559 | 17.710 | 76.406 | 23.276 | 328.3% | | T | | | | | |
| 17.00 | Total Fire Services | 2 | 30% | | | | | 1,265 | 1,265 | 633 | 3,163 | 633 | 500.0% | Overall Recommendation/Action | | | | | | |
| 18.00 | Total Electrical Services | 3 | 50% | | | | | 0 | 41,741 | 11,385 | 53,126 | 53,126 | 100.0% | 4 | | | | | | |
| 19.00 | Total Vertical Transportation | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0.0% | 4 | | | | | | |
| 20.00 | Total Special Services | 2 | 30% | | | | | 0 | 14.635 | 0 | 14,635 | 14,635 | 100.0% | 4 | 1 | | | | | |
| с | TOTAL BUILDING SERVICES | SERVICES 3 | | | | | | 23,403 | 94,200 | 39,848 | 157,450 | 101,790 | 154.7% | 4 | 1 | | | | | |
| | TOTAL BUILDING | 50% | | | | | 91,112 | 159,474 | 171,647 | 422,233 | 824,324 | 51.2% | 4 | | | | | | | |

III Beca



ENTS REQUIRING

Observed Deterioration/Recommendations

Buckled, damaged and missing end section and cap that is contributing to the roof leak

Evidence of marks, water damage and staining to WCs

Mould and rot apparent to soffits to underside of main roof. Requires replacement

Water damaged ply sheet particularly at far corner in room V5 and above AC unit

Unit looks tired

Targeted regular maintenance and cleaning. Repair leaks and rot in soffits/ceilings and replace sections of gutter immediately. Replace roof by 2023. Refurbish wall and ceiling finishes and joinery fittings by 2023. Regularly maintain and replace mechanical and fire services by 2023

| PO | INPEI CAMPUS, KOLON | IIA, POHN | SITE INFRASTRUCTURE | | | | | | | | | | |
|--------|-------------------------------------|--------------------|---------------------|-------------------|--------------|--------------------|----------------------|---------------------|---------------------|----------------|-----------------|-------------------|--------------------------------------|
| | | | | | | | | | | | | | |
| | | | | Co | ndition G | auge |] | | | | | | |
| | | Condition | n Grading | VG G | Α | P VP | | Asset Re | newal Cost | |] | | URGENT MAINTENANCE, RE |
| D Code | Element | Condition Grade | % Deter. | 0-20 20-40 % % | 0 40-60 % | 60-80 80-10 % % | 0 Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Total | Full Replace | % Full Replace | |
| 1.00 | Total Roading | 3 | 50% | | | | 14,550 | 14,550 | 7,275 | 36,376 | 31,992 | 113.7% | Element |
| 2.00 | Total Car Parks | 4 | 70% | | | | 10,453 | 7,566 | 24,795 | 42,814 | 38,245 | 111.9% | Concrete roads and footnaths |
| 3.00 | Total Foot Paths & Collection Areas | 3 | 50% | | | | 3,256 | 3,256 | 147,093 | 153,605 | 172,614 | 89.0% | |
| 4.00 | Total Fences & Gates | 4 | 70% | | | | 0 | 1,518 | 80,541 | 82,059 | 82,059 | 100.0% | Sundry site buildings and structures |
| 5.00 | Total Structures | 3 | 50% | | | | 0 | 58,336 | 256,338 | 314,674 | 537,231 | 58.6% | Sundry site buildings and structures |
| 6.00 | Total Retaining Walls | 3 | 50% | | | | 0 | 0 | 166,802 | 166,802 | 451,419 | 37.0% | |
| 7.00 | Site Drainage | 3 | 50% | | | | 6,325 | 6,325 | 78,648 | 91,298 | 227,750 | 40.1% | |
| 8.00 | Total Electrical Infrastructure | 2 | 30% | | | | 0 | 161,288 | 15,180 | 176,468 | 176,468 | 100.0% | Drainage |
| 9.00 | Total Water Services | 3 | 50% | | | | 0 | 0 | 6,325 | 6,325 | 99,935 | 6.3% | |
| 10.00 | Total Site Furniture | 3 | 50% | | | | 1,265 | 2,720 | 21,062 | 25,047 | 32,384 | 77.3% | Flectrical |
| | TOTAL SITE INFRASTRUCTURE | | | | | | 35,850 | 255,559 | 804,058 | 1,095,467 | 1,850,095 | 59.2% | |
| | | | | | | | | | | | | | Fencing |
| | | | | | | | | | | | | | Overall Recommendation/Action |
| | | | | | | | | | | | | | |

IENTS 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. Targeted repairs to decayed timber or rusted cladding/roofing required

Monitor and clean swales, sumps and septic tanks. Underground pipework not assessed.

Make safe low hanging cables around site (especially by Gymnasium)

Some sections of fencing missing and needing replacing

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 replaced or have targeted maintenance.. Make safe low hanging electrical cables

Appendix C

Indicative Asset Renewal and Maintenance Cost Plan



Project: COLLEGE OF MICRONESIA - FSM

Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

SUMMARY OF COST OF ASSET RENEWAL AND MAINTENANCE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

| | | | | | | | | Year 1 - 10 Asset I Replace | Renewal Cost vs Full ment Cost | Year 11 - 20 Asset Replace | Renewal Cost vs Full ment Cost | Year 21 - 30 Asset Replace | Renewal Cost vs Full ement Cost | | | | 0 | operational Cost (Cost o | f Renewal and Maintenanc | 9) | |
|-------|--|--------------------|--------------|-------------|------------|---------------|------------------|-----------------------------------|-----------------------------------|------------------------------------|-----------------------------------|------------------------------------|------------------------------------|-------------------------------------|-------------------------------|----------------------------------|--------------------------------|--------------------------------------|---|---|--|
| | | Condition Grade | Кеу М | letric 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 | GFA (ff2) | GFA (m2) | Build Rate | Build Rate | Cost (\$ USD) | (\$ USD) | | (\$ USD) | | (\$ USD) | | (\$ USD) | | | | | | | |
| 1.00 | A - Administration Building (A - Administration Building) | 3 | 4,362 | 405 | 249 | 2,686 | 1,088,205 | 262,476 | 24% | 365,821 | 34% | 536,374 | 49% | 1,164,671 | 107% | 38,822 | 7,648 | 46,471 | 338,960 | 442,305 | 612,858 |
| 2.00 | B - HTM Classroom (H - Hotel and Tourism Building) | 3 | 2,299 | 214 | 328 | 3,535 | 755,156 | 99,361 | 13% | 177,268 | 23% | 347,908 | 46% | 624,536 | 83% | 20,818 | 4,940 | 25,758 | 148,759 | 226,666 | 397,306 |
| 3.00 | D - Elect. Class. 8 & 9, Maths/Science Office | 4 | 3,178 | 295 | 225 | 2,425 | 716,125 | 210,857 | 29% | 256,096 | 36% | 226,736 | 32% | 693,688 | 97% | 23,123 | 4,989 | 28,112 | 260,749 | 305,988 | 276,629 |
| 4.00 | E - Classroom 1 - 4 (D - Classroom Building A) | 3 | 6,460 | 600 | 214 | 2,305 | 1,383,281 | 309,213 | 22% | 268,801 | 19% | 537,039 | 39% | 1,115,053 | 81% | 37,168 | 8,483 | 45,652 | 394,047 | 353,635 | 621,874 |
| 5.00 | F - Classroom 5 - 7 (J - Classroom Building B) | 3 | 2,068 | 192 | 233 | 2,512 | 482,528 | 53,500 | 11% | 132,420 | 27% | 106,064 | 22% | 291,984 | 61% | 9,733 | 3,108 | 12,841 | 84,585 | 163,505 | 137,148 |
| 6.00 | G - Bookstore (B - Book Store) | 4 | 381 | 35 | 714 | 7,691 | 272,280 | 78,420 | 29% | 33,060 | 12% | 150,506 | 55% | 261,986 | 96% | 8,733 | 1,935 | 10,668 | 97,770 | 52,410 | 169,856 |
| 7.00 | H - Security Post (P - Security Shed) | 4 | 67 | 6 | 549 | 5,911 | 36,946 | 16,228 | 44% | 3,969 | 11% | 5,930 | 16% | 26,126 | 71% | 871 | 1,146 | 2,016 | 27,684 | 15,424 | 17,385 |
| 8.00 | I - IT Shop (I - IT Shop) | 3 | 402 | 37 | 336 | 3,617 | 135,031 | 22,434 | 17% | 6,355 | 5% | 42,472 | 31% | 71,261 | 53% | 2,375 | 2,624 | 5,000 | 48,676 | 32,597 | 68,715 |
| 9.00 | J - UB & TSP (K - Vocational Classrooms, TSP, UB, CES) | 5 | 12,406 | 1,153 | 262 | 2,822 | 3,252,698 | 2,685,413 | 83% | 625,835 | 19% | 247,534 | 8% | 3,558,782 | 109% | 118,626 | 21,876 | 140,502 | 2,904,175 | 844,597 | 466,297 |
| 10.00 | K - PSBDC Building (O - PSBDC Building) | 3 | 14,885 | 1,383 | 246 | 2,648 | 3,661,355 | 115,073 | 3% | 865,827 | 24% | 981,278 | 27% | 1,962,178 | 54% | 65,406 | 19,142 | 84,548 | 306,494 | 1,057,249 | 1,172,699 |
| 11.00 | L - Electrical Shop (E - Electrical Building) | 3 | 1,652 | 154 | 298 | 3,210 | 492,770 | 59,752 | 12% | 48,563 | 10% | 170,687 | 35% | 279,003 | 57% | 9,300 | 3,158 | 12,458 | 91,328 | 80,140 | 202,264 |
| 12.00 | M - Maintenance Shop (R - Maintenance Building) | 3 | 1,140 | 106 | 198 | 2,127 | 225,275 | 24,499 | 11% | 47,789 | 21% | 118,160 | 52% | 190,448 | 85% | 6,348 | 2,216 | 8,565 | 46,663 | 69,953 | 140,324 |
| 13.00 | N - Gymnasium (G - Gymnasium) | 3 | 9,828 | 913 | 211 | 2,273 | 2,075,468 | 11,904 | 1% | 237,903 | 11% | 616,937 | 30% | 866,744 | 42% | 28,891 | 13,740 | 42,631 | 149,301 | 375,299 | 754,334 |
| 14.00 | N - Student Services Centre (L - Student Services Centre) | 3 | 5,162 | 480 | 238 | 2,563 | 1,229,054 | 203,848 | 17% | 233,582 | 19% | 288,693 | 23% | 726,123 | 59% | 24,204 | 7,222 | 31,426 | 276,068 | 305,802 | 360,913 |
| 15.00 | P - Mechanic Shop, Mechanic Store & AC Training Room (M - Mechanic Shop) | 3 | 2,683 | 249 | 221 | 2,384 | 594,313 | 135,572 | 23% | 154,911 | 26% | 120,895 | 20% | 411,379 | 69% | 13,713 | 6,150 | 19,863 | 197,076 | 216,415 | 182,399 |
| 16.00 | Q - Carpentry Shops & Classrooms (F - Carpentry Shop) | 3 | 3,113 | 289 | 265 | 2,850 | 824,324 | 91,112 | 11% | 159,474 | 19% | 171,647 | 21% | 422,233 | 51% | 14,074 | 4,986 | 19,060 | 140,972 | 209,334 | 221,507 |
| 17.00 | Site Infrastructure | | | | | | 1,850,095 | 35,850 | 2% | 255,559 | 14% | 804,058 | 43% | 1,095,467 | 59% | 36,516 | 38,216 | 74,731 | 418,008 | 637,718 | 1,186,217 |
| | TOTALS EXCLUDING ESCALATION | | 70,087 | 6,511 | | | 19,074,905 | 4,415,511 | 23% | 3,873,233 | 20% | 5,472,919 | 29% | 13,761,664 | 72% | 458,722 | 151,580 | 610,302 | 5,931,315 | 5,389,036 | 6,988,723 |
| | Escalation Allowance | | | | | | | 1,238,164 | | 2,599,024 | | 7,073,904 | | 10,911,093 | | 363,703 | 265,306 | 629,009 | 3,891,222 | 5,252,082 | 9,726,961 |
| | TOTALS INCLUDING ESCALATION (3.4% per annum assumed) | | - | | | | | 5,653,676 | | 6,472,258 | | 12,546,823 | | 24,672,757 | | 822,425 | 416,886 | 1,239,311 | 9,822,537 | 10,641,118 | 16,715,684 |




Campus: POHNPEI CAMPUS, KOLONIA, 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 - Administration Building | Annual Asset Renewal Cost | 0 | 0 | 17,344 | 633 | 52,492 | 35,289 | 1,898 | 0 | 23,567 | 131,254 | 0 | 48,703 | 0 | 45,161 | 162,721 | 0 | 1,898 | 3,167 | 49,335 | 54,838 | 95,988 | 0 | 0 | 633 | 188,200 | 83,992 | 7,843 | 43,554 | 354 | 115,812 | 1,164,671 |
| | (A - Administration Building) | Year 1 - 10 Asset Renewal Cost | - | | | | 262 | ,476 | | | | | - | - | - | · · | - | - | - | - | - | - | - | • | - | - | - | - | - | - | | - | - |
| | | Year 11 - 20 Asset Renewal Cost | - | · · | - | · · | - | - | - | - | - | - | | | | | 365 | ,821 | | | | | - | · · | - | - | - | - | - | - | | - | - |
| | | Year 21 - 30 Asset Renewal Cost | - | - | - | · · | - | - | - | - | - | - | - | - | - | - | - | - | - | - 1 | - | - | | | | | 536 | ,374 | | | _ | | - |
| 2.00 | B - HTM Classroom | Annual Asset Renewal Cost | 0 | 1,898 | 6,325 | 633 | 12,294 | 6,671 | 3,795 | 0 | 1,910 | 65,836 | 1,134 | 4,428 | 1,898 | 12,536 | 135,883 | 0 | 8,223 | 0 | 5,060 | 8,107 | 67,076 | 1,898 | 1,898 | 5,060 | 162,543 | 12,233 | 3,795 | 31,998 | 0 | 61,409 | 624,536 |
| | (H - Hotel and Tourism Building) | Year 1 - 10 Asset Renewal Cost | | | | | 99. | .361 | | | | | | - | - | · · · | - | - | - | - | - | - | - | | - | - | - | - | - | - | | - | |
| | | Year 11 - 20 Asset Renewal Cost | - | · · | - | · · | - | - | - | - | - | - | | | | | 177 | .268 | | | | | - | · · | - | - | - | - | - | - | | - | |
| | | Year 21 - 30 Asset Renewal Cost | | | | - · · · | | | | - | | | | | - | <u> </u> | | | - | | - | | | | | | 347 | 908 | | | | | |
| 2.00 | D. Elect Class 9.8.9 | Annual Assot Ranowal Cost | 0 | 20.992 | 7 160 | 12 015 | 7 500 | 0 | 0 | 250 | 65 205 | 96 944 | 12 / 95 | 10.609 | 0 | 15 574 | 191 042 | 0 | 0 | 12 202 | 622 | 12 471 | 6 904 | 20.992 | 250 | 622 | 142.064 | 202 | 0 | 22 204 | 0 | 12 517 | 602 699 |
| 3.00 | Maths/Science Office | | 0 | 29,003 | 7,100 | 13,913 | 7,590 | 0 | 0 | 239 | 05,205 | 00,044 | 13,405 | 19,008 | 0 | 15,574 | 101,043 | 0 | 0 | 13,203 | 033 | 12,471 | 0,094 | 29,003 | 209 | 033 | 143,004 | 202 | 0 | 33,204 | | 12,517 | 033,000 |
| | (C - I.C. Building/Elect. Class.) | Year 1 - 10 Asset Renewal Cost | | | | _ | 210 | ,857 | | 1 | T | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | | Year 11 - 20 Asset Renewal Cost | - | - | - | · · | - | - | - | - | - | - | | | | | 256 | ,096 | | | | | - | - | - | - | - | - | - | - | - | - | |
| | | Year 21 - 30 Asset Renewal Cost | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | | | | 226 | ,736 | | | | | |
| 4.00 | E - Classroom 1 - 4 (D - Classroom Building A) | Annual Asset Renewal Cost | 0 | 57,866 | 112,561 | 0 | 22,138 | 30,518 | 5,693 | 0 | 71,583 | 8,855 | 607 | 22,138 | 0 | 9,045 | 120,512 | 0 | 14,548 | 0 | 22,138 | 79,814 | 12,591 | 57,866 | 0 | 8,855 | 358,738 | 53,263 | 5,693 | 32,416 | 0 | 7,617 | 1,115,053 |
| | | Year 1 - 10 Asset Renewal Cost | | | | | 309 | ,213 | | | | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | | Year 11 - 20 Asset Renewal Cost | - | - | - | · · | - | - | - | - | - | - | | | | | 268 | ,801 | | | | | - | · · | - | - | - | - | - | - | -) | - | 1 |
| | | Year 21 - 30 Asset Renewal Cost | - | - | - | • | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | | | | 537 | ,039 | | | | | |
| 5.00 | F - Classroom 5 - 7 (J - Classroom Building B) | Annual Asset Renewal Cost | 0 | 657 | 6,348 | 13,283 | 4,544 | 1,944 | 0 | 0 | 0 | 26,724 | 13,283 | 0 | 0 | 6,262 | 77,431 | 0 | 5,085 | 13,283 | 0 | 17,078 | 6,325 | 0 | 0 | 4,428 | 48,740 | 1,944 | 0 | 27,131 | 0 | 17,497 | 291,984 |
| | (o classicon banang b) | Year 1 - 10 Asset Renewal Cost | | | | | 53, | 500 | | | | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | | Year 11 - 20 Asset Renewal Cost | - | - | - | - | - | - | - | - | - | - | | | | | 132 | ,420 | | | | | - | · · | - | - | - | - | - | - | - | - | |
| | | Year 21 - 30 Asset Renewal Cost | - | - | - | · · | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | | | | 106 | ,064 | | 1 | | | |
| 6.00 | G - Bookstore | Annual Asset Renewal Cost | 0 | 3,583 | 14,521 | 4,428 | 7,632 | 0 | 0 | 202 | 18,421 | 29,633 | 4,670 | 0 | 0 | 3,183 | 11,845 | 0 | 4,428 | 4,428 | 0 | 4,506 | 380 | 3,583 | 202 | 4,428 | 70,915 | 243 | 0 | 11,595 | 0 | 59,160 | 261,986 |
| | (B - BOOK Store) | Year 1 - 10 Asset Renewal Cost | | | | | 78 | 420 | | | | | - | - | - | - | - | - | - | - | - | - | - | • | - | - | - | - | - | - | - | - | |
| | | Year 11 - 20 Asset Renewal Cost | - | - | - | • | - | - | - | - | - | - | | | | | 33, | 060 | | | | | - | · · | - | - | - | - | - | - | | - | |
| | | Year 21 - 30 Asset Renewal Cost | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | - | | | 150 | ,506 | | | | | |
| 7.00 | H - Security Post | Annual Asset Renewal Cost | 0 | 633 | 0 | 0 | 8,373 | 0 | 0 | 0 | 1,909 | 5,313 | 0 | 0 | 0 | 316 | 3,321 | 0 | 0 | 0 | 0 | 332 | 0 | 633 | 0 | 0 | 0 | 0 | 0 | 5,297 | 0 | 0 | 26,126 |
| | (P - Security Shed) | Year 1 - 10 Asset Renewal Cost | | | | | 16, | ,228 | | | | | - | - | - | · · | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | | Year 11 - 20 Asset Renewal Cost | - | · · | - | · · | - | - | - | - | - | - | | | | | 3,9 | 969 | | | | | - | · · | - | - | - | - | - | - | | - | |
| | | Year 21 - 30 Asset Renewal Cost | - | - | - | · · | - | - | - | - | - | - | - | - | - | · · | - | - | - | - | - | - 1 | | - | | | 5,9 | 930 | | | | | |
| 8.00 | I - IT Shop | Annual Asset Renewal Cost | 0 | 765 | 9,183 | 0 | 1,898 | 0 | 3,795 | 0 | 2,516 | 4,276 | 0 | 0 | 0 | 1,889 | 671 | 0 | 3,795 | 0 | 0 | 0 | 1,275 | 765 | 0 | 0 | 10,895 | 0 | 3,795 | 15,323 | 0 | 10,420 | 71,261 |
| | (I - IT Shop) | Year 1 - 10 Asset Renewal Cost | | | | | 22 | 434 | | | | | | - | - | · · · | - | - | - | - | - | - | - | | - | - | - | - | - | - | | - | |
| | | Year 11 - 20 Asset Renewal Cost | - | | - | · · | - | - | - | - | - | - | | | | | 6.3 | 355 | | | | | - | | - | - | - | - | | - | | - | |
| | | Year 21 - 30 Asset Renewal Cost | _ | | _ | <u>.</u> | _ | - | | - | - | _ | | - | - | | | | - | - | - | - | | | | | 42 | 472 | | | | | |
| 9.00 | L LIB & TSP | Annual Asset Renewal Cost | 0 | 150 661 | 669 847 | 0 | 181 171 | 10.035 | 0 | 0 | 61 732 | 1 611 068 | 0 | 245 161 | 0 | 0 | 336 308 | 0 | 44 275 | 0 | 0 | 0 | 0 | 150 661 | 0 | 11 275 | , | 10.935 | 0 | 0 | 0 | 41 664 | 3 558 782 |
| 0.00 | (K - Vocational Classrooms, TSP, | Vear 1 - 10 Accet Ponowal Cost | 0 | 130,001 | 003,047 | U | 2.69 | 5 / 13 | 0 | 5 | 01,732 | 1,011,000 | 0 | 2-3,101 | 0 | | 000,000 | Ŭ | 77,215 | | 0 | | 0 | 150,001 | 0 | ,215 | 0 | 10,855 | 0 | | | | 5,550,762 |
| | UD, UES) | Voor 11 20 Assot Renewal Cost | | _ | | | 2,00 | 1 | | 1 | | | - | - | - | - | - | 925 | - | | - | - | | - | - | - | - | - | | - | | - | |
| | | | - | - | - | <u> </u> | - | - | - | - | - | - | | | | | 625 | ,000 | | | | | - | - | - | - | - | - | - | - | | - | |
| | | Year 21 - 30 Asset Renewal Cost | - | · · | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | | | | 247 | ,534 | | | | | |



Campus: POHNPEI CAMPUS, KOLONIA, 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 | |
| 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) |
| 10.00 | K - PSBDC Building | Annual Asset Renewal Cost | 0 | 0 | 0 | 0 | 93,610 | 0 | 0 | 0 | 0 | 21,463 | 15,406 | 117,128 | 0 | 263,051 | 274,377 | 0 | 0 | 0 | 93,610 | 102,255 | 642,544 | 0 | 0 | 0 | 0 | 109,016 | 0 | 208,255 | 0 | 21,463 | 1,962,178 |
| | (O - FSBDC Building) | Year 1 - 10 Asset Renewal Cost | | | | | 11 | 5,073 | | | | | - | - | - | - | - | - | - | - | - | - | - | - | - | · · | - | • | - | - | - | - | |
| | | Year 11 - 20 Asset Renewal Cost | - | - | - | - | - | - | - | - | - | - | | | | | 865, | 827 | | | | 1 | - | - | - | · · | - | - | - | - | - | - | |
| | | Year 21 - 30 Asset Renewal Cost | - | - | - | - | - | · · | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | | | | 98 | 1,278 | | | | | |
| 11.00 | L - Electrical Shop | Annual Asset Renewal Cost | 8,855 | 556 | 4,862 | 1,265 | 0 | 0 | 0 | 9,470 | 29,737 | 5,007 | 0 | 0 | 0 | 8,914 | 17,078 | 0 | 0 | 0 | 316 | 22,256 | 40,125 | 9,411 | 615 | 316 | 82,763 | 0 | 0 | 10,753 | 8,855 | 17,849 | 279,003 |
| | (E - Electrical Building) | Year 1 - 10 Asset Renewal Cost | | | | | 59 | ,752 | | | | | - | - | - | - | - | - | - | - | - | - | - | - | - | · · | - | · · | - | - | - | - | |
| | | Year 11 - 20 Asset Renewal Cost | - | - | - | - | - | - | - | - | - | - | | | | | 48,5 | 63 | | | | | - | - | - | - | - | - | - | - | - | - | |
| | | Year 21 - 30 Asset Renewal Cost | - | - | - | - | - | - | - | | - | - | - | - | - | - | - | - | - | - | - | - | | | | | 170 |),687 | | | <u> </u> | | |
| 12.00 | M - Maintenance Shop | Annual Asset Renewal Cost | 0 | 2,017 | 7,332 | 633 | 5,193 | 0 | 3,795 | 171 | 0 | 5,358 | 152 | 0 | 0 | 2,530 | 37,201 | 0 | 3,795 | 0 | 0 | 4,111 | 22,101 | 2,017 | 171 | 0 | 24,280 | 152 | 3,795 | 18,865 | 0 | 46,779 | 190,448 |
| | (R - Maintenance Building) | Year 1 - 10 Asset Renewal Cost | | | | | 24 | ,499 | | | | | - | - | - | - | - | - | - | - | - | - | - | - | - | • | - | | - | - | - | - | |
| | | Year 11 - 20 Asset Renewal Cost | - | · · | - | · · | - | · · | - | - | - | - | | | | | 47,7 | 789 | | | | l | - | - | - | · · | - | • | - | - | - | - | |
| | | Year 21 - 30 Asset Renewal Cost | - | · · | - | · · | - | · · | - | | - | - | - | - | - | - | - | - | - | - | - | - | | | | | 118 | 3,160 | | | <u> </u> | | |
| 13.00 | N - Gymnasium | Annual Asset Renewal Cost | 0 | 0 | 0 | 0 | 0 | 0 | 1,898 | 152 | 6,325 | 3,530 | 0 | 0 | 0 | 46,198 | 155,158 | 0 | 1,898 | 0 | 0 | 34,649 | 521,074 | 0 | 152 | 0 | 4,554 | 0 | 1,898 | 85,729 | 0 | 3,530 | 866,744 |
| | (G - Gymnasium) | Year 1 - 10 Asset Renewal Cost | | | | | 11 | ,904 | | | | | - | - | - | - | - | - | - | - | - | - | - | - | - | • | - | | - | - | - | - | |
| | | Year 11 - 20 Asset Renewal Cost | - | · · | - | · · | - | · · | - | - | - | - | | | | | 237, | 903 | | | | | - | - | - | · · | - | | - | | - | - | |
| | | Year 21 - 30 Asset Renewal Cost | - | - | - | - | - | - | - | | - | - | - | - | - | - | - | - | - | - | - | - | | | | | 610 | 6,937 | | | | | |
| 14.00 | N - Student Services Centre | Annual Asset Renewal Cost | 0 | 0 | 3,582 | 3,163 | 39,848 | 8,337 | 0 | 0 | 148,918 | 0 | 2,059 | 39,848 | 0 | 57,931 | 93,581 | 0 | 0 | 0 | 40,164 | 0 | 82,822 | 0 | 0 | 316 | 66,370 | 50,243 | 0 | 88,941 | 0 | 0 | 726,123 |
| | (L - Student Services Centre) | Year 1 - 10 Asset Renewal Cost | | | | | 20 | 3,848 | | | | | - | - | - | - | - | - | - | - | - | - | - | - | - | · · | - | | - | - | - | - | |
| | | Year 11 - 20 Asset Renewal Cost | - | · · | - | · · | - | · · | - | · · | - | - | | | | | 233, | 582 | | | | | - | - | - | · · | - | · · | - | - | - | - | |
| | | Year 21 - 30 Asset Renewal Cost | - | · · | - | - | - | · · | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | | | | 288 | 3,693 | | | <u> </u> | | |
| 15.00 | P - Mechanic Shop, Mechanic Store | Annual Asset Renewal Cost | 0 | 743 | 6,601 | 1,265 | 54,135 | 0 | 3,795 | 0 | 39,583 | 29,451 | 6,325 | 18,975 | 0 | 14,022 | 53,288 | 0 | 3,795 | 0 | 18,975 | 39,531 | 24,058 | 743 | 0 | 1,265 | 34,581 | 24,035 | 3,795 | 10,281 | 0 | 22,138 | 411,379 |
| | & AC Training Room (M - Mechanic Shop) | Year 1 - 10 Asset Renewal Cost | | | | | 13 | 5,572 | | | | | - | - | - | - | - | | - | - | - | - | - | - | - | | - | | - | - | - | - | |
| | | Year 11 - 20 Asset Renewal Cost | - | · · | - | · · | - | - | - | | - | · · | | | | | 154. | 911 | | | | | - | - | - | - · | - | | - | - | - | - | |
| | | Year 21 - 30 Asset Renewal Cost | - | - | - | - | - | | - | - | - | - | - | - | - | - | - | | - | - | - | - | | | | | 120 |).895 | | | | | |
| 16.00 | Q - Carpentry Shops & Classrooms | Annual Asset Renewal Cost | 0 | 0 | 17,791 | 633 | 21.773 | 2.370 | 0 | 0 | 44,118 | 4.428 | 6.424 | 13,283 | 0 | 20.834 | 58.851 | 0 | 4.428 | 0 | 13.915 | 41,741 | 58.380 | 0 | 0 | 5.060 | 71.583 | 22.076 | 3,163 | 11.385 | 0 | 0 | 422.233 |
| 10.00 | (F - Carpentry Shop) | Year 1 - 10 Asset Renewal Cost | ů | | | | 91 | 112 | , ° | Ů | 11,110 | 1,120 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | | - | - | | - | , |
| | | Year 11 - 20 Asset Renewal Cost | | | | | | , | | | | — — | | | | | 159 | 474 | | | | | | | _ | | _ | | | | <u> </u> | | |
| | | Year 21 - 30 Asset Renewal Cost | - | | | | _ | | | | | | | | - | | 100, | | | | - | - | | | | | 17 | 1 647 | | | | | |
| 17.00 | Site Infrastructure | Annual Asset Renewal Cost | 0 | 11.058 | 1 628 | 0 | 7 590 | 0 | 11.058 | 1 628 | 0 | 2 887 | 0 | 11.058 | 1 628 | 0 | 230 186 | 0 | 11.058 | 1 628 | 0 | 0 | 23 592 | 11.058 | 1 628 | 0 | 588 419 | 0 | 0 | 0 | 0 | 179 360 | 1 095 467 |
| 11.00 | | Vear 1 - 10 Asset Renewal Cost | Ű | 11,000 | 1,020 | Ů | 1,000 | 850 | 11,000 | 1,020 | Ŭ | 2,001 | | 11,000 | 1,020 | - | 200,100 | - | 11,000 | 1,020 | - | - | 20,002 | 11,000 | 1,020 | , in the second | | | • | - | | | 1,035,407 |
| | | Year 11 20 Asset Renewal Cost | | | | | | ,000 | | | | - | _ | _ | | | - 255 | - | _ | _ | _ | _ | | _ | _ | _ | _ | | _ | | <u> </u> | _ | |
| | | Voor 21 20 Asset Renewal Cost | - | <u> </u> | - | - | - | <u> </u> | - | | - | - | | | | | 200, | 559 | | | | 1 | - | - | - | | - 80 | - | - | - | | - | |
| | | Teal 21 - 30 Asset Reliewal Cost | - | - | - | - | - | - | - | | - | - | - | - | - | - | - | - | - | - | - | - | | | | | 80- | +,000 | | | | | |
| | Total Campus Annual Asset Renew | wal Cost (Excluding Escalation) | 8,855 | 260,321 | 885,083 | 39,848 | 520,279 | 96,064 | 35,726 | 11,883 | 515,524 | 2,041,928 | 63,545 | 540,328 | 3,526 | 507,445 | 1,949,545 | 0 | 107,223 | 35,787 | 244,145 | 421,688 | 1,605,224 | 268,518 | 4,925 | 75,268 | 1,855,646 | 368,334 | 33,776 | 634,807 | 9,209 | 617,213 | 13,761,664 |
| | Year 1 - 10 Asset Renewal Cost (E | xcluding Escalation) | | | | | 4,4 | 15,511 | | | | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | • | - | - | - | • | - | - |
| | Year 11 - 20 Asset Renewal Cost (| Excluding Escalation) | - | - | - | - | - | - | - | - | - | - | | | | | 3,873 | ,233 | | | | | - | - | - | - | - | - | - | - | - | - | - |
| | Year 21 - 30 Asset Renewal Cost (| Excluding Escalation) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | · · | - | - | | 1 | | | 5,47 | 2,919 | | | | J | - |
| | Total Campus Annual Asset Renew | val Cost (Including Escalation) | 9,156 | 278,324 | 978,466 | 45,549 | 614,949 | 117,404 | 45,147 | 15,527 | 696,521 | 2,852,633 | 91,792 | 807,057 | 5,445 | 810,358 | 3,219,152 | 0 | 189,295 | 65,328 | 460,827 | 823,004 | 3,239,419 | 560,307 | 10,627 | 167,919 | 4,280,638 | 878,569 | 83,302 | 1,618,887 | 24,284 | 1,682,871 | 24,672,757 |
| | Year 1 - 10 Asset Renewal Cost (In | cluding Escalation) | | | | | 5,6 | 53,676 | - | | | | - | - | - | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | - | - |
| | Year 11 - 20 Asset Renewal Cost (| Including Escalation) | - | - | - | - | - | - | - | - | - | - | | | 1 | | 6,472 | ,258 | | | I | I | - | - | - | - | | - | - | - | <u> </u> | - | - |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Campus: POHNPEI CAMPUS, KOLONIA, 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 | l |
|-----|------------------------------------|----------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------------|------------------|------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------|------------------|------------------|------------------|------------------|------------------|-------|
| 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 | 2029 (\$ USD) | 2030 (\$ USD) | 2031 (\$ USD) | 2032 (\$ USD) | 2033 (\$ USD) | 2034 (\$ USD) | 2035 (\$ USD) | 2036 (\$ USD) | 2037 | 2038 (\$ USD) | 2039 (\$ USD) | 2040 (\$ USD) | 2041 (\$ USD) | 2042 (\$ USD) | Total |
| | Year 21 - 30 Asset Renewal Cost (I | ncluding Escalation) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | | 13 0001 | | 12,54 | 16,823 | | | | | - |



Campus: POHNPEI CAMPUS, KOLONIA, 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 | a. Internal Walls | 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 | 1 | | | | | Finishes | | | | | | | | | | | _ | | | | | | | |
| | | | 1 000 | 45.440 | · · · · · | | 10,100 | 7.500 | 4.000 | 45.054 | · | | | 00 700 | 110.000 | 7.500 | 4.554 | | | 50.440 | 4 005 | | Â | <u>^</u> | | 000 (70 |
| 1.00 | A - Administration Building (A - Administration Building) | USD) | 1,892 | 15,442 | U | U | 19,139 | 7,580 | 1,898 | 45,951 | 0 | U | U | 36,792 | 112,966 | 7,502 | 4,554 | 161,814 | U | 53,446 | 1,265 | U | 0 | U | 54,711 | 262,476 |
| | | Year 11 - 20 Asset Renewal Cost (\$ USD) | 0 | 0 | 0 | 0 | 87,518 | 0 | 0 | 87,518 | 0 | 0 | 0 | 9,106 | 4,030 | 29,054 | 354 | 42,544 | 36,179 | 107,652 | 1,265 | 54,838 | 0 | 35,825 | 235,758 | 365,821 |
| | | Year 21 - 30 Asset Renewal Cost (\$ USD) | 121,304 | 0 | 40,331 | 0 | 405 | 30,320 | 13,283 | 205,642 | 0 | 0 | 13,283 | 35,289 | 112,966 | 30,491 | 35,696 | 227,724 | 5,376 | 53,446 | 633 | 43,554 | 0 | 0 | 103,009 | 536,374 |
| | | Total (\$ USD) | 123,196 | 15,442 | 40,331 | 0 | 107,063 | 37,900 | 15,180 | 339,111 | 0 | 0 | 13,283 | 81,187 | 229,962 | 67,047 | 40,604 | 432,082 | 41,555 | 214,544 | 3,163 | 98,391 | 0 | 35,825 | 393,478 | 1,164,671 |
| 2.00 | B - HTM Classroom | Year 1 - 10 Asset Renewal Cost (\$ | 0 | 0 | 0 | 0 | 0 | 1,277 | 7,867 | 9,144 | 0 | 0 | 0 | 6,671 | 0 | 0 | 0 | 6,671 | 0 | 71,473 | 1,265 | 0 | 0 | 10,809 | 83,546 | 99,361 |
| | (H - Hotel and Tourism Building) | USD) Year 11 - 20 Asset Renewal Cost (\$ | 0 | 7,827 | 0 | 0 | 44,799 | 30,161 | 730 | 83.517 | 0 | 0 | 0 | 10,006 | 39,989 | 6,750 | 6,761 | 63.507 | 0 | 20,873 | 1,265 | 8,107 | 0 | 0 | 30.244 | 177.268 |
| | | USD) Year 21 - 30 Asset Renewal Cost (\$ | 0 | 126.569 | 0 | 0 | 0 | 5.262 | 10.106 | 141.937 | 0 | 0 | 2.277 | 16.429 | 0 | 24.320 | 41.707 | 84,734 | 10.753 | 67.045 | 633 | 31,998 | 0 | 10.809 | 121.237 | 347.908 |
| | | USD) Total (\$ USD) | 0 | 134 396 | 0 | 0 | 44 799 | 36,701 | 18,702 | 234 598 | 0 | 0 | 2 277 | 33,107 | 39,989 | 31.070 | 48 468 | 154.911 | 10.753 | 159.390 | 3,163 | 40 104 | 0 | 21,618 | 235.027 | 624.536 |
| | | | , , | , | · | , | , | | 10,102 | 201,000 | , i | · | _, | 00,101 | | 01,010 | .0,100 | , | 10,100 | , | 0,100 | , | · | ,010 | 100,011 | 02.1,000 |
| 3.00 | D - Elect. Class. 8 & 9, Maths/Science Office | Year 1 - 10 Asset Renewal Cost (\$ USD) | 86,844 | 0 | 0 | 0 | 68,191 | 0 | 4,054 | 159,089 | 0 | 0 | 0 | 29,883 | 0 | 0 | 380 | 30,262 | 3,163 | 17,078 | 1,265 | 0 | 0 | 0 | 21,505 | 210,857 |
| | (C - I.C. Building/Elect. Class.) | Year 11 - 20 Asset Renewal Cost (\$ | 0 | 161,773 | 0 | 0 | 0 | 0 | 0 | 161,773 | 0 | 0 | 0 | 0 | 15,475 | 0 | 202 | 15,677 | 0 | 30,360 | 1,265 | 32,079 | 0 | 14,941 | 78,645 | 256,096 |
| | | Year 21 - 30 Asset Renewal Cost (\$ | 0 | 12,517 | 0 | 12,176 | 0 | 23,481 | 18,488 | 66,662 | 0 | 0 | 11,195 | 29,883 | 26,807 | 34,099 | 7,097 | 109,081 | 0 | 17,078 | 633 | 33,284 | 0 | 0 | 50,994 | 226,736 |
| | | Total (\$ USD) | 86,844 | 174,290 | 0 | 12,176 | 68,191 | 23,481 | 22,542 | 387,524 | 0 | 0 | 11,195 | 59,766 | 42,281 | 34,099 | 7,679 | 155,020 | 3,163 | 64,515 | 3,163 | 65,363 | 0 | 14,941 | 151,144 | 693,688 |
| L | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.00 | E - Classroom 1 - 4 (D - Classroom Building A) | Year 1 - 10 Asset Renewal Cost (\$ USD) | 0 | 0 | 0 | 0 | 94,776 | 0 | 0 | 94,776 | 0 | 0 | 0 | 63,633 | 71,583 | 0 | 0 | 135,216 | 3,163 | 45,540 | 0 | 0 | 0 | 30,518 | 79,221 | 309,213 |
| | | Year 11 - 20 Asset Renewal Cost (\$ USD) | 0 | 0 | 0 | 0 | 0 | 48,245 | 10,662 | 58,907 | 0 | 0 | 0 | 0 | 0 | 28,083 | 7,438 | 35,521 | 26,692 | 67,867 | 0 | 79,814 | 0 | 0 | 174,373 | 268,801 |
| | | Year 21 - 30 Asset Renewal Cost (\$ USD) | 0 | 284,329 | 7,617 | 0 | 0 | 1,166 | 26,565 | 319,677 | 0 | 0 | 4,554 | 57,866 | 273 | 44,702 | 10,348 | 117,743 | 0 | 36,685 | 0 | 32,416 | 0 | 30,518 | 99,619 | 537,039 |
| | | Total (\$ USD) | 0 | 284,329 | 7,617 | 0 | 94,776 | 49,411 | 37,227 | 473,361 | 0 | 0 | 4,554 | 121,499 | 71,856 | 72,784 | 17,786 | 288,479 | 29,854 | 150,092 | 0 | 112,230 | 0 | 61,037 | 353,213 | 1,115,053 |
| 5.00 | F - Classroom 5 - 7 | Year 1 - 10 Asset Renewal Cost (\$ | 0 | 4,800 | 0 | 0 | 1,920 | 0 | 657 | 7,377 | 0 | 0 | 0 | 19,441 | 0 | 4,544 | 0 | 23,985 | 0 | 22,138 | 0 | 0 | 0 | 0 | 22,138 | 53,500 |
| | (J - Classroom Building B) | USD) Year 11 - 20 Asset Renewal Cost (\$ | 0 | 0 | 0 | 0 | 36,480 | 0 | 657 | 37,138 | 0 | 0 | 0 | 0 | 22,609 | 0 | 5,693 | 28,301 | 12,650 | 37,254 | 0 | 17,078 | 0 | 0 | 66,982 | 132,420 |
| | | USD) Year 21 - 30 Asset Renewal Cost (\$ | 0 | 17,280 | 0 | 0 | 0 | 0 | 0 | 17,280 | 0 | 0 | 0 | 19,441 | 0 | 18,177 | 6,325 | 43,943 | 0 | 17,710 | 0 | 27,131 | 0 | 0 | 44,841 | 106,064 |
| | | USD) Total (\$ USD) | 0 | 22,080 | 0 | 0 | 38,400 | 0 | 1,315 | 61,795 | 0 | 0 | 0 | 38,882 | 22,609 | 22,721 | 12,018 | 96,229 | 12,650 | 77,102 | 0 | 44,208 | 0 | 0 | 133,960 | 291,984 |
| | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.00 | G - Bookstore (B - Book Store) | Year 1 - 10 Asset Renewal Cost (\$ | 0 | 0 | 25,206 | 0 | 18,421 | 1,068 | 1,898 | 46,592 | 0 | 0 | 0 | 3,583 | 10,094 | 4,666 | 202 | 18,545 | 0 | 13,283 | 0 | 0 | 0 | 0 | 13,283 | 78,420 |
| | (, | Year 11 - 20 Asset Renewal Cost (\$ | 0 | 0 | 0 | 0 | 0 | 11,845 | 243 | 12,088 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,674 | 0 | 4,506 | 0 | 1,791 | 20,972 | 33,060 |
| | | Year 21 - 30 Asset Renewal Cost (\$ | 44,019 | 49,849 | 0 | 0 | 0 | 6,902 | 5,161 | 105,931 | 14,946 | 0 | 1,518 | 7,079 | 0 | 0 | 582 | 24,124 | 0 | 8,855 | 0 | 11,595 | 0 | 0 | 20,450 | 150,506 |
| | | Total (\$ USD) | 44,019 | 49,849 | 25,206 | 0 | 18,421 | 19,816 | 7,302 | 164,612 | 14,946 | 0 | 1,518 | 10,662 | 10,094 | 4,666 | 784 | 42,670 | 0 | 36,812 | 0 | 16,101 | 0 | 1,791 | 54,704 | 261,986 |
| 7.00 | H - Security Post | Vear 1 - 10 Asset Ponowal Cost /* | 5 212 | | 0 | | 1 000 | 1 /51 | 1 160 | 12 922 | | | 0 | 633 | 2 001 | 672 | 0 | 3 205 | | 0 | | 0 | | | | 16 229 |
| 1.00 | (P - Security Shed) | USD) | 1 400 | 0 | 0 | 0 | 1,309 | 0 | 4,100 | 12,000 | 0 | 0 | 0 | 033 | 2,091 | 0/2 | 0 | 3,395 | 0 | 0 | 0 | 0 | 0 | 216 | 0 | 10,220 |
| | | USD) | 1,423 | 0 | 0 | U | 0 | 0 | 2,229 | 3,652 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 310 | 316 | 3,969 |
| | | USD) | U | U | U | U | U | U | U | 0 | U | U | U | 633 | U | U | U | 633 | U | U | U | 5,297 | U | U | 5,297 | 5,930 |
| | | i otal (\$ USD) | 6,736 | 0 | 0 | 0 | 1,909 | 1,451 | 6,389 | 16,485 | 0 | 0 | 0 | 1,265 | 2,091 | 672 | 0 | 4,028 | 0 | 0 | 0 | 5,297 | 0 | 316 | 5,613 | 26,126 |



Campus: POHNPEI CAMPUS, KOLONIA, 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 | | | | | | | | | | | , in the second s | | | | | | | |
| 8.00 | I - IT Shop (I - IT Shop) | Year 1 - 10 Asset Renewal Cost (\$ | 0 | 0 | 0 | 0 | 9,183 | 2,516 | 1,898 | 13,597 | 0 | 0 | 0 | 5,042 | 0 | 0 | 0 | 5,042 | 0 | 3,795 | 0 | 0 | 0 | 0 | 3,795 | 22,434 |
| | (1 11 0100) | Year 11 - 20 Asset Renewal Cost (\$ USD) | 0 | 0 | 0 | 0 | 0 | 671 | 0 | 671 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 0 | 0 | 0 | 1,889 | 5,684 | 6,355 |
| | | Year 21 - 30 Asset Renewal Cost (\$ USD) | 7,407 | 1,549 | 0 | 0 | 0 | 0 | 5,332 | 14,288 | 0 | 0 | 0 | 3,778 | 1,275 | 4,014 | 0 | 9,067 | 0 | 3,795 | 0 | 15,323 | 0 | 0 | 19,118 | 42,472 |
| | | Total (\$ USD) | 7,407 | 1,549 | 0 | 0 | 9,183 | 3,187 | 7,229 | 28,556 | 0 | 0 | 0 | 8,819 | 1,275 | 4,014 | 0 | 14,108 | 0 | 11,385 | 0 | 15,323 | 0 | 1,889 | 28,597 | 71,261 |
| 9.00 | J - UB & TSP (K - Vocational Classrooms, TSP, UB | Year 1 - 10 Asset Renewal Cost (\$ | 0 | 652,731 | 719,081 | 364,487 | 178,133 | 0 | 0 | 1,914,433 | 0 | 0 | 0 | 145,795 | 328,379 | 123,926 | 26,059 | 624,159 | 35,673 | 88,550 | 10,935 | 0 | 0 | 11,664 | 146,821 | 2,685,413 |
| | CES) | Year 11 - 20 Asset Renewal Cost (\$ USD) | 0 | 0 | 0 | 0 | 0 | 0 | 286,038 | 286,038 | 20,000 | 0 | 30,360 | 0 | 0 | 0 | 0 | 50,360 | 0 | 44,275 | 0 | 245,161 | 0 | 0 | 289,436 | 625,835 |
| | | Year 21 - 30 Asset Renewal Cost (\$ USD) | 0 | 0 | 0 | 0 | 57,352 | 0 | 0 | 57,352 | 30,000 | 0 | 0 | 93,309 | 0 | 0 | 0 | 123,309 | 0 | 44,275 | 10,935 | 0 | 0 | 11,664 | 66,873 | 247,534 |
| | | Total (\$ USD) | 0 | 652,731 | 719,081 | 364,487 | 235,485 | 0 | 286,038 | 2,257,823 | 50,000 | 0 | 30,360 | 239,104 | 328,379 | 123,926 | 26,059 | 797,828 | 35,673 | 177,100 | 21,869 | 245,161 | 0 | 23,327 | 503,131 | 3,558,782 |
| 10.00 | K - PSBDC Building | Year 1 - 10 Asset Renewal Cost (\$ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 93,610 | 0 | 0 | 0 | 21,463 | 115,073 | 115,073 |
| | (O - PSBDC Building) | Year 11 - 20 Asset Renewal Cost (\$ | 0 | 0 | 0 | 0 | 26,205 | 0 | 15,001 | 41,207 | 0 | 0 | 0 | 75,977 | 233,362 | 31,389 | 9,892 | 350,621 | 0 | 220,996 | 78,720 | 125,774 | 0 | 48,510 | 474,000 | 865,827 |
| | | Year 21 - 30 Asset Renewal Cost (\$ USD) | 0 | 0 | 0 | 0 | 129,627 | 0 | 15,001 | 144,628 | 0 | 0 | 0 | 176,193 | 4,950 | 108,489 | 135,392 | 425,025 | 88,297 | 93,610 | 1,265 | 206,990 | 0 | 21,463 | 411,625 | 981,278 |
| | | Total (\$ USD) | 0 | 0 | 0 | 0 | 155,832 | 0 | 30,002 | 185,834 | 0 | 0 | 0 | 252,170 | 238,313 | 139,879 | 145,285 | 775,646 | 88,297 | 408,216 | 79,985 | 332,764 | 0 | 91,436 | 1,000,698 | 1,962,178 |
| 11.00 | L - Electrical Shop | Year 1 - 10 Asset Renewal Cost (\$ | 0 | 0 | 0 | 0 | 29,421 | 0 | 615 | 30,036 | 0 | 0 | 0 | 5,564 | 4,862 | 0 | 0 | 10,425 | 0 | 17,710 | 633 | 949 | | 0 | 19,291 | 59,752 |
| | (E - Electrical Building) | USD) Year 11 - 20 Asset Renewal Cost (\$ | 0 | 0 | 0 | 0 | 0 | 0 | 1,898 | 1,898 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,325 | 8,855 | 633 | 22,256 | 0 | 8,597 | 46,666 | 48,563 |
| | | USD) Year 21 - 30 Asset Renewal Cost (\$ | 12,841 | 0 | 0 | 0 | 0 | 38,786 | 21,311 | 72,938 | 0 | 0 | 0 | 5,564 | 27,914 | 15,526 | 10,164 | 59,167 | 9,804 | 17,710 | 316 | 10,753 | 0 | 0 | 38,583 | 170,687 |
| | | Total (\$ USD) | 12,841 | 0 | 0 | 0 | 29,421 | 38,786 | 23,823 | 104,871 | 0 | 0 | 0 | 11,127 | 32,775 | 15,526 | 10,164 | 69,593 | 16,129 | 44,275 | 1,581 | 33,957 | 0 | 8,597 | 104,540 | 279,003 |
| 12.00 | M - Maintenance Shop | Year 1 - 10 Asset Renewal Cost (\$ | 0 | 0 | 0 | 0 | 2,804 | 5,657 | 171 | 8,632 | 0 | 0 | 0 | 2,017 | 4,064 | 0 | 0 | 6,081 | 0 | 3,795 | 0 | 633 | | 5,358 | 9,786 | 24,499 |
| | (R - Maintenance Building) | USD) Year 11 - 20 Asset Renewal Cost (\$ | 0 | 28,039 | 0 | 0 | 0 | 671 | 0 | 28,710 | 0 | 0 | 0 | 0 | 0 | 8,491 | 152 | 8,643 | 0 | 3,795 | 0 | 4,111 | 0 | 2,530 | 10,436 | 47,789 |
| | | USD) Year 21 - 30 Asset Renewal Cost (\$ | 17,415 | 24,006 | 0 | 0 | 15,889 | 2,761 | 12,558 | 72,628 | 0 | 0 | 3,036 | 2,017 | 7,881 | 0 | 2,998 | 15,933 | 1,581 | 3,795 | 0 | 18,865 | 0 | 5,358 | 29,599 | 118,160 |
| | | Total (\$ USD) | 17,415 | 52,045 | 0 | 0 | 18,693 | 9,089 | 12,729 | 109,970 | 0 | 0 | 3,036 | 4,035 | 11,945 | 8,491 | 3,150 | 30,657 | 1,581 | 11,385 | 0 | 23,608 | 0 | 13,247 | 49,821 | 190,448 |
| 13.00 | N - Gymnasium | Year 1 - 10 Asset Renewal Cost (\$ | 0 | 0 | 0 | 0 | 0 | 0 | 152 | 152 | 0 | 0 | 0 | 3,530 | 0 | 0 | 0 | 3,530 | 6,325 | 1,898 | 0 | 0 | 0 | 0 | 8,223 | 11,904 |
| | (G - Gymnasium) | USD) Year 11 - 20 Asset Renewal Cost (\$ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,678 | 0 | 145,006 | 5,475 | 155,158 | 0 | 1,898 | 0 | 34,649 | 0 | 46,198 | 82,744 | 237,903 |
| | | USD) Year 21 - 30 Asset Renewal Cost (\$ | 0 | 0 | 0 | 0 | 181,571 | 182,192 | 152 | 363,915 | 0 | 0 | 4,554 | 3,530 | 125,560 | 0 | 0 | 133,644 | 31,752 | 1,898 | 0 | 85,729 | 0 | 0 | 119,378 | 616,937 |
| | | Total (\$ USD) | 0 | 0 | 0 | 0 | 181,571 | 182,192 | 304 | 364,067 | 0 | 0 | 4,554 | 11,737 | 125,560 | 145,006 | 5,475 | 292,332 | 38,077 | 5,693 | 0 | 120,378 | 0 | 46,198 | 210,345 | 866,744 |
| 14.00 | N. Student Convince Contro | Year 1 - 10 Asset Renewal Cost (\$ 0 0 0 0 152 152 0 0 0 0 3,530 6,325 1,998 0 < | | | | | | | | | | | | | | | | | | | | | | | | |
| 14.00 | (L - Student Services Centre) | Vear 11 - 10 Asset Renewal Cost (\$ USD) | 0 | 0 | 0 | 0 | 96.030 | 0 | 200 | 200 | 0 | 0 | 0 | 8,337 | 99,335 | 52,584 | 3 000 | 160,256 | 0 | 39,848 | 633 | 2,840 | 0 | 24.266 | 43,326 | 203,848 |
| | | USD) Year 21 - 30 Asset Renewal Cost (\$ | 0 | 0 | 0 | 0 | 12.167 | 62.579 | 1,958 | 76.703 | 0 | 0 | 1.771 | 14.837 | 3.825 | 10.412 | 26.359 | 57.205 | 25.680 | 39.848 | 316 | 88.941 | 0 | 0 | 154.785 | 288.693 |
| | | USD) Total (\$ USD) | 0 | 0 | 0 | 0 | 98,206 | 62,579 | 4,181 | 164,965 | 0 | 0 | 6,325 | 56,523 | 103,160 | 62,996 | 29,449 | 258,453 | 25,680 | 159,390 | 1,581 | 91,788 | 0 | 24,266 | 302,704 | 726,123 |
| | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15.00 | P - Mechanic Shop, Mechanic Store & AC Training Room | Year 1 - 10 Asset Renewal Cost (\$ USD) | 0 | 0 | 7,313 | 0 | 0 | 38,318 | 29,395 | 75,027 | 0 | 0 | 1,645 | 1,018 | 5,385 | 0 | 0 | 8,048 | 6,325 | 43,643 | 2,530 | 0 | 0 | 0 | 52,498 | 135,572 |
| | (M - Mechanic Shop) | Year 11 - 20 Asset Renewal Cost (\$ USD) | 0 | 0 | 0 | 0 | 41,928 | 0 | 6,831 | 48,759 | 0 | 0 | 0 | 0 | 1,366 | 0 | 3,163 | 4,529 | 0 | 45,540 | 2,530 | 40,796 | 0 | 12,757 | 101,624 | 154,911 |
| | | Year 21 - 30 Asset Renewal Cost (\$ USD) | 0 | 0 | 0 | 0 | 0 | 9,597 | 0 | 9,597 | 0 | 0 | 0 | 743 | 4,401 | 22,174 | 10,449 | 37,767 | 12,018 | 49,968 | 1,265 | 10,281 | 0 | 0 | 73,531 | 120,895 |
| | | Total (\$ USD) | 0 | 0 | 7,313 | 0 | 41,928 | 47,916 | 36,226 | 133,383 | 0 | 0 | 1,645 | 1,761 | 11,152 | 22,174 | 13,611 | 50,344 | 18,343 | 139,150 | 6,325 | 51,077 | 0 | 12,757 | 227,652 | 411,379 |



Campus: POHNPEI CAMPUS, KOLONIA, 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 | y Internal Fit- Out | Sanitary Plumbing | Mech. Services | Fire Services | Electrical Services | Vertical Transport | Special Services | Building Services | Building |
|-------|--|--|-------------------|-----------|---------------------|--------------|-----------|---------------------|--------------------|-----------|------------------------------|--------------------------------|-------------------|-------------------|---------------|---------------------|------------------------|------------------------|----------------------|-------------------|---------------|------------------------|-----------------------|---------------------|----------------------|------------|
| Ref | Building | Cost Period | | | | | | Finishes | | | | | | | | | | | | | | | | | | |
| 16.00 | Q - Carpentry Shops & Classrooms (F - Carpentry Shop) | Year 1 - 10 Asset Renewal Cost (\$ USD) | 0 | 0 | 0 | 0 | 40,949 | 0 | 0 | 40,949 | 0 | 0 | 0 | 0 | 6,952 | 15,507 | 4,301 | 26,760 | 0 | 22,138 | 1,265 | 0 | 0 | 0 | 23,403 | 91,112 |
| | | Year 11 - 20 Asset Renewal Cost (\$ USD) | 0 | 0 | 0 | 0 | 7,375 | 0 | 6,424 | 13,799 | 0 | 0 | 0 | 0 | 37,932 | 13,544 | 0 | 51,476 | 0 | 36,559 | 1,265 | 41,741 | 0 | 14,635 | 94,200 | 159,474 |
| | | Year 21 - 30 Asset Renewal Cost (\$ USD) | 0 | 0 | 0 | 0 | 2,370 | 29,728 | 35,358 | 67,456 | 0 | 0 | 0 | 0 | 12,921 | 0 | 51,422 | 64,343 | 10,120 | 17,710 | 633 | 11,385 | 0 | 0 | 39,848 | 171,647 |
| | | Total (\$ USD) | 0 | 0 | 0 | 0 | 50,694 | 29,728 | 41,782 | 122,204 | 0 | 0 | 0 | 0 | 57,805 | 29,051 | 55,723 | 142,579 | 10,120 | 76,406 | 3,163 | 53,126 | 0 | 14,635 | 157,450 | 422,233 |
| | | Total - Year 1 - 10 Asset Renewal Cost (\$ USD) Excluding Escalation | 94,049 | 672,973 | 751,600 | 364,487 | 464,846 | 57,868 | 53,029 | 2,458,853 | 0 | 0 | 1,645 | 331,938 | 645,710 | 209,401 | 35,496 | 1,224,190 | 54,648 | 537,941 | 19,790 | 4,428 | 0 | 79,812 | 696,619 | 4,379,662 |
| | | Total - Year 11 - 20 Asset Renewal Cost (\$ USD) Excluding Escalation | 1,423 | 197,639 | 0 | 0 | 330,345 | 91,594 | 332,671 | 953,672 | 20,000 | 0 | 34,914 | 133,116 | 354,763 | 262,317 | 42,220 | 847,329 | 81,846 | 724,086 | 87,575 | 710,909 | 0 | 212,258 | 1,816,673 | 3,617,674 |
| | | Total - Year 21 - 30 Asset Renewal Cost (\$ USD) Excluding Escalation | 202,986 | 516,099 | 47,948 | 12,176 | 399,380 | 392,775 | 165,272 | 1,736,635 | 44,946 | 0 | 42,188 | 466,590 | 328,773 | 312,403 | 338,539 | 1,533,440 | 195,379 | 473,426 | 16,627 | 633,542 | 0 | 79,812 | 1,398,786 | 4,668,861 |
| | | Grand Total (\$ USD) Excluding Escalation | 298,459 | 1,386,711 | 799,548 | 376,663 | 1,194,571 | 542,236 | 550,972 | 5,149,160 | 64,946 | 0 | 78,746 | 931,644 | 1,329,246 | 784,122 | 416,255 | 3,604,958 | 331,873 | 1,735,454 | 123,992 | 1,348,878 | 0 | 371,882 | 3,912,078 | 12,666,197 |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

SUMMARY OF SITE INFRASTRUCTURE RENEWAL COSTS

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013



| | | | Roading | Car Parks | Foot Paths & Circulation | Fences & Gates | Structures | Retaining Walls | Site Drainage | Electrical Infrastructure | Water Services | Site Furniture | Total |
|------|---------------------|--|---------|-----------|--------------------------|----------------|------------|-----------------|---------------|---------------------------|----------------|----------------|-----------|
| Ref | Building | Cost Period | | | Pacus | | | | | | | | |
| 1.00 | Site Infrastructure | Vear 1 - 10 Asset Renewal Cost (\$ LISD) | 14 550 | 10 453 | 3 256 | 0 | 0 | 0 | 6 325 | 0 | 0 | 1 265 | 35.850 |
| 1.00 | | Tear 1 - To Asset Nenewar Cost (\$ COD) | 14,000 | 10,400 | 3,230 | 0 | Ū | 0 | 0,020 | 0 | Ū | 1,200 | 55,050 |
| | | Year 11 - 20 Asset Renewal Cost (\$ USD) | 14,550 | 7,566 | 3,256 | 1,518 | 58,336 | 0 | 6,325 | 161,288 | 0 | 2,720 | 255,559 |
| | | Year 21 - 30 Asset Renewal Cost (\$ USD) | 7,275 | 24,795 | 147,093 | 80,541 | 256,338 | 166,802 | 78,648 | 15,180 | 6,325 | 21,062 | 804,058 |
| | | Total (\$ USD) | 36,376 | 42,814 | 153,605 | 82,059 | 314,674 | 166,802 | 91,298 | 176,468 | 6,325 | 25,047 | 1,095,467 |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

SUMMARY OF BUILDING & ELEMENT CONDITION GRADES

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | Sub-Structure | Frame | Structural | Upper Floors | Roof | External Walls | Windows & | Structure | Stairs Balus. & | Internal Walls | Internal Doors | Floor Finishes | Wall Finishes | Ceiling | Fixed Joinery | Internal Fit-Out | Sanitary | Mech. Services | Fire Services | Electrical | Vertical | Special | Building | Building |
|-------|---|---------------|-------|------------|--------------|------|----------------|-----------|-----------|-----------------|----------------|----------------|----------------|---------------|----------|---------------|------------------|----------|----------------|---------------|------------|-----------|----------|----------|----------|
| Def | Duilding | - | | Walls | | | & Finishes | Doors | | Handrails | & Partitions | | | | Finishes | Units | | Plumbing | | | Services | Transport | Services | Services | |
| Ret | Building | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.00 | A - Administration Building (A - Administration Building) | 3 | 4 | 3 | 0 | 3 | 4 | 3 | 3 | 2 | 0 | 3 | 4 | 3 | 4 | 3 | 3 | 3 | 3 | 2 | 3 | 0 | 2 | 3 | 3 |
| 2.00 | B - HTM Classroom (H - Hotel and Tourism Building) | 3 | 3 | 3 | 0 | 3 | 3 | 3 | 3 | 2 | 0 | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 4 | 2 | 3 | 0 | 3 | 3 | 3 |
| 3.00 | D - Elect. Class. 8 & 9, Maths/Science Office (C - I.C. Building/Elect. Class.) | 5 | 4 | 3 | 3 | 4 | 3 | 3 | 4 | 2 | 0 | 3 | 4 | 3 | 3 | 3 | 3 | 4 | 3 | 2 | 3 | 0 | 2 | 3 | 4 |
| 4.00 | E - Classroom 1 - 4 (D - Classroom Building A) | 3 | 3 | 3 | 0 | 5 | 4 | 3 | 3 | 0 | 0 | 3 | 4 | 3 | 3 | 3 | 3 | 3 | 3 | 0 | 3 | 0 | 4 | 3 | 3 |
| 5.00 | F - Classroom 5 - 7 (J - Classroom Building B) | 2 | 4 | 3 | 0 | 4 | 2 | 3 | 4 | 0 | 0 | 0 | 3 | 3 | 4 | 3 | 3 | 3 | 3 | 0 | 3 | 0 | 0 | 3 | 3 |
| 6.00 | G - Bookstore (B - Book Store) | 4 | 4 | 5 | 0 | 4 | 4 | 4 | 4 | 3 | 0 | 3 | 4 | 5 | 5 | 3 | 4 | 0 | 3 | 0 | 3 | 0 | 2 | 3 | 4 |
| 7.00 | H - Security Post (P - Security Shed) | 5 | 2 | 2 | 0 | 4 | 5 | 5 | 4 | 0 | 0 | 0 | 4 | 5 | 5 | 0 | 5 | 0 | 0 | 0 | 2 | 0 | 2 | 2 | 4 |
| 8.00 | I - IT Shop (I - IT Shop) | 4 | 3 | 2 | 0 | 5 | 4 | 3 | 4 | 0 | 2 | 0 | 4 | 2 | 3 | 2 | 3 | 0 | 2 | 0 | 2 | 0 | 2 | 2 | 3 |
| 9.00 | J - UB & TSP (K - Vocational Classrooms, TSP, UB, CES) | 0 | 5 | 5 | 5 | 5 | 0 | 4 | 5 | 4 | 0 | 4 | 5 | 5 | 5 | 4 | 5 | 4 | 4 | 4 | 4 | 0 | 3 | 4 | 5 |
| 10.00 | K - PSBDC Building (O - PSBDC Building) | 2 | 3 | 3 | 3 | 3 | 2 | 2 | 3 | 2 | 2 | 2 | 3 | 3 | 3 | 3 | 3 | 2 | 2 | 2 | 3 | 0 | 3 | 3 | 3 |
| 11.00 | L - Electrical Shop (E - Electrical Building) | 3 | 3 | 3 | 2 | 4 | 3 | 3 | 3 | 2 | 2 | 2 | 3 | 3 | 3 | 2 | 3 | 3 | 5 | 2 | 3 | 0 | 2 | 3 | 3 |
| 12.00 | M - Maintenance Shop (R - Maintenance Building) | 3 | 4 | 3 | 0 | 3 | 4 | 3 | 3 | 0 | 2 | 3 | 4 | 4 | 4 | 2 | 3 | 2 | 2 | 0 | 3 | 0 | 3 | 3 | 3 |
| 13.00 | N - Gymnasium (G - Gymnasium) | 3 | 2 | 2 | 0 | 2 | 2 | 3 | 3 | 0 | 2 | 3 | 3 | 2 | 3 | 3 | 3 | 3 | 2 | 0 | 3 | 0 | 2 | 3 | 3 |
| 14.00 | N - Student Services Centre (L - Student Services Centre) | 2 | 2 | 3 | 0 | 3 | 3 | 2 | 3 | 0 | 2 | 3 | 3 | 3 | 4 | 3 | 3 | 2 | 2 | 2 | 3 | 0 | 2 | 3 | 3 |
| 15.00 | P - Mechanic Shop, Mechanic Store & AC Training Room (M - Mechanic Shop) | 2 | 3 | 3 | 0 | 3 | 3 | 5 | 4 | 0 | 0 | 4 | 5 | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 3 | 0 | 2 | 3 | 3 |
| 16.00 | Q - Carpentry Shops & Classrooms (F - Carpentry Shop) | 2 | 2 | 2 | 3 | 4 | 3 | 3 | 3 | 2 | 0 | 2 | 2 | 4 | 4 | 3 | 3 | 2 | 3 | 2 | 3 | 0 | 2 | 3 | 3 |

| 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: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

MAINTENANCE COST PLAN (BUILDINGS)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | Element | | | : | Structure | | | | | | Internal Fit-O | ut | | | | | | Services | | | | i | 1 |
|---|--|------------------|------------------------------|-----------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------|--|------------------------------|---------------------------------|-----------------------------|-----------------|---|----------------------------|----------------|-------------------------|------------------------|-----------------------|------------------|-----------------------|-----------------|------------|
| | 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 | ft2 | LS | No. | LS | ft2 | No. | LS | LS | LS | 1 |
| Gross Floor External Wall Roof Area Door & Window Internal 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 | l |
| 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 | I |
| 1.00 A - Administration 4,362 405 3,817 355 7,447 692 811 75 0 0 | Quantity | 11,264 | 3,817 | 7,447 | 3,817 | 7,447 | 811 | 2 | 4,362 | 3,817 | 6,512 | 8 | 2 | 4,362 | 3 | 12 | 0 | 4,362 | 15 | 2 | 0 | 2 | 1 |
| Building (A - Administration | Total Cost Per | 113 | 2,482 | 6,918 | 191 | 372 | 203 | 500 | 131 | 2,128 | 4,235 | 200 | 500 | 218 | 300 | 600 | 0 | 218 | 375 | 500 | 0 | 500 | Total |
| Building) | Occurrence (\$ USD) Annualised Maint. | 225 | 496 | 988 | 191 | 372 | 203 | 500 | 131 | 177 | 353 | 200 | 500 | 218 | 300 | 1,200 | 0 | 218 | 375 | 500 | 0 | 500 | 7,648 |
| | Budget (\$ USD) | | | | 2,976 | | | | | | 1,361 | | | | | | | 3,311 | | | | | 6.7% |
| | | 6 130 | 0.007 | 2.912 | 0.007 | 2 9 1 2 | 774 | 1 | 2,200 | 0.007 | 2 700 | 4 | 1 | 2 200 | 0 | E | 1 | 2 200 | 2 | 1 | 0 | | I |
| 2.00 B - F110 Classicolini 2,299 214 2,327 216 3,612 354 771 72 0 0 (H - Hotel and Tourism Puldring) | Quantity | 61 | 1 514 | 3,012 | 116 | 191 | 193 | 250 | 69 | 1 297 | 2,799 | 4 | 250 | 2,299 | 800 | 250 | 500 | 2,299 | 50 | 250 | 0 | 250 | Total |
| Building) | Occurrence (\$ USD) Annualised Maint. | 123 | 303 | 506 | 116 | 191 | 193 | 250 | 69 | 108 | 1,020 | 100 | 250 | 115 | 800 | 500 | 500 | 115 | 50 | 250 | 0 | 250 | 4,940 |
| | Budaet (\$ USD) | | | | 1,681 | | | | | | 679 | | | | | | | 2,580 | | | | | 4.4% |
| | L | | | | , | | | | | | | | | | | | | | | | | | . L |
| 3.00 D - Elect. Class. 8 & 9, 3,178 295 2,089 194 5,225 485 443 41 0 0 Maths/Science Office | Quantity | 7,315 | 2,089 | 5,225 | 2,089 | 5,225 | 443 | 2 | 3,178 | 2,089 | 3,522 | 7 | 2 | 3,178 | 0 | 5 | 0 | 3,178 | 1 | 2 | 0 | 2 | |
| (C - I.C. Building/Elect. Class.) | Total Cost Per Occurrence (\$ USD) | 73 | 1,359 | 4,855 | 104 | 261 | 111 | 500 | 95 | 1,165 | 2,291 | 175 | 500 | 159 | 0 | 250 | 0 | 159 | 25 | 500 | 0 | 500 | Total |
| | Annualised Maint. Budget (\$ USD) | 146 | 272 | 694 | 104 | 261 | 111 | 500 | 95 | 97 | 191 | 175 | 500 | 159 | 0 | 500 | 0 | 159 | 25 | 500 | 0 | 500 | 4,989 |
| | L | | | | 2,088 | | | | | | 1,058 | | | | | | | 1,843 | | | | | 4.4% |
| 4.00 E - Classroom 1 - 4 6,460 600 4,252 395 8,065 749 969 90 0 0 | Quantity | 12,317 | 4,252 | 8,065 | 4,252 | 8,065 | 969 | 3 | 6,460 | 4,252 | 7,259 | 3 | 3 | 6,460 | 0 | 10 | 0 | 6,460 | 10 | 3 | 0 | 3 | l |
| A) | Total Cost Per | 123 | 2,765 | 7,492 | 213 | 403 | 242 | 750 | 194 | 2,370 | 4,721 | 75 | 750 | 323 | 0 | 500 | 0 | 323 | 250 | 750 | 0 | 750 | Total |
| | Annualised Maint. Budget (\$ USD) | 246 | 553 | 1,070 | 213 | 403 | 242 | 750 | 194 | 198 | 393 | 75 | 750 | 323 | 0 | 1,000 | 0 | 323 | 250 | 750 | 0 | 750 | 8,483 |
| | | | | | 3,478 | | | | | | 1,610 | | | | | | | 3,396 | | | | | 7.5% |
| 5.00 F - Classroom 5 - 7 2,068 192 1,691 157 3,268 304 549 51 0 0 | Quantity | 4,958 | 1,691 | 3,268 | 1,691 | 3,268 | 549 | 1 | 2,068 | 1,691 | 2,275 | 0 | 1 | 2,068 | 0 | 4 | 0 | 2,068 | 4 | 1 | 0 | 1 | 1 |
| (J - Classroom Building B) | Total Cost Per | 50 | 1,100 | 3,036 | 85 | 163 | 137 | 250 | 62 | 943 | 1,479 | 0 | 250 | 103 | 0 | 200 | 0 | 103 | 100 | 250 | 0 | 250 | Total |
| | Occurrence (\$ USD) Annualised Maint. | 99 | 220 | 434 | 85 | 163 | 137 | 250 | 62 | 79 | 123 | 0 | 250 | 103 | 0 | 400 | 0 | 103 | 100 | 250 | 0 | 250 | 3,108 |
| | Budget (\$ USD) | | | | 1,388 | | | | | | 514 | | | | | | | 1,207 | | | | | 2.7% |
| R 00 G. Bookstore 381 35 1 026 95 1 567 146 140 13 0 0 | Quantity | 2 593 | 1 026 | 1 567 | 1 026 | 1 567 | 140 | 1 | 381 | 1 026 | 1 010 | 1 | 1 | 381 | 0 | 2 | 0 | 381 | 0 | 1 | 0 | | 1 |
| (B - Book Store) | Total Cost Per | 26 | 667 | 1,456 | 51 | 78 | 35 | 250 | 11 | 572 | 657 | 25 | 250 | 19 | 0 | 100 | 0 | 19 | 0 | 250 | 0 | 250 | Total |
| | Occurrence (\$ USD) Annualised Maint. | 52 | 133 | 208 | 51 | 78 | 35 | 250 | 11 | 48 | 55 | 25 | 250 | 19 | 0 | 200 | 0 | 19 | 0 | 250 | 0 | 250 | 1,935 |
| | Budaet (\$ USD) | | | | 808 | | | | | | 389 | | | | | | | 738 | | | | | 1.7% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

MAINTENANCE COST PLAN (BUILDINGS)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | | | | | | | Element | | | | Structure | | | | | I | Internal Fit-O | ut | | | | | | Services | | | | ·1 | |
|----------|---|--------|-------------|-------------|-------------|--------|----------|--------|-------------|--------|----------|---|------------------|------------------------------|-----------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------|--|------------------------------|---------------------------------|-----------------------------|-----------------------|---|----------------------------|----------------|-------------------------|------------------------|-----------------------|-----------------------|-------------------------|-----------------------|--------|
| | | | | | | | | | | | | 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 | |
| | | Gros | s Floor | Extern | nal Wall | Roof | Area | Door & | Window | Inter | nal Wall | Unit Rate/Cost | ft2 0.01 | ft2 0.65 | ft2 0.93 | ft2 0.05 | ft2 0.05 | ft2 0.25 | LS Allow 250.00 | ft2 0.03 | ft2 0.56 | ft2 0.65 | No. 25.00 | LS Allow 250.00 | Systems ft2 0.05 | LS Allow 100.00 | No. 50.00 | LS Allow 500.00 | ft2 0.05 | No. 25.00 | LS Allow 250.00 | LS Allow 2,500.00 | LS Allow 250.00 | |
| Ref | Building | ft2 | (GFA) m2 | Area ft2 | (EWA) m2 | ft2 | A) m2 | ft2 | (DWA) m2 | ft2 | m2 | (\$ USD) 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 | |
| 7.00 | H - Security Post | 67 | 6 | 297 | 28 | 162 | 15 | 108 | 10 | 0 | 0 | Quantity | 459 | 297 | 162 | 297 | 162 | 108 | 1 | 67 | 297 | 67 | 0 | 1 | 67 | 0 | 0 | 0 | 67 | 0 | 1 | 0 | 1 | |
| | (P - Security Shed) | | | | | | | | | | | Total Cost Per | 5 | 193 | 151 | 15 | 8 | 27 | 250 | 2 | 165 | 44 | 0 | 250 | 3 | 0 | 0 | 0 | 3 | 0 | 250 | 0 | 250 | Total |
| | | | | | | | | | | | | Annualised Maint. Budget (\$ USD) | 9 | 39 | 22 | 15 | 8 | 27 | 250 | 2 | 14 | 4 | 0 | 250 | 3 | 0 | 0 | 0 | 3 | 0 | 250 | 0 | 250 | 1,146 |
| | | | | | | | | | | | | | | | | 369 | | | | | | 269 | | | | | | | 507 | | | | | 1.0% |
| 8.00 | I - IT Shop (I - IT Shop) | 402 | 37 | 684 | 64 | 781 | 73 | 93 | 9 | 0 | 0 | Quantity | 1,465 | 684 | 781 | 684 | 781 | 93 | 2 | 402 | 684 | 402 | 0 | 2 | 402 | 0 | 2 | 0 | 402 | 0 | 2 | 0 | 2 | |
| | (********** | | | | | | | | | | | Total Cost Per Occurrence (\$ USD) | 15 | 445 | 726 | 34 | 39 | 23 | 500 | 12 | 381 | 261 | 0 | 500 | 20 | 0 | 100 | 0 | 20 | 0 | 500 | 0 | 500 | Total |
| | | | | | | | | | | | | Annualised Maint. Budget (\$ USD) | 29 | 89 | 104 | 34 | 39 | 23 | 500 | 12 | 32 | 22 | 0 | 500 | 20 | 0 | 200 | 0 | 20 | 0 | 500 | 0 | 500 | 2,624 |
| | | | | | | | | | | | | | | | | 010 | | | | | | 500 | | | | | | | 1,240 | | | | | 2.3% |
| 9.00 | J - UB & TSP (K - Vocational | 12,406 | 1,153 | 13,747 | 1,277 | 14,031 | 1,304 | 2,749 | 255 | 19,596 | 5 1,820 | Quantity | 27,779 | 13,747 | 14,031 | 13,747 | 14,031 | 2,749 | 10 | 12,406 | 52,939 | 12,406 | 20 | 10 | 12,406 | 0 | 10 | 1 | 12,406 | 14 | 7 | 0 | 7 | |
| | Classrooms, TSP, UB, CES) | | | | | | | | | | | Total Cost Per Occurrence (\$ USD) | 278 | 8,940 | 13,035 | 687 | 702 | 687 | 2,500 | 372 | 29,509 | 8,068 | 500 | 2,500 | 620 | 0 | 500 | 500 | 620 | 350 | 1,750 | 0 | 1,750 | Total |
| | | | | | | | | | | | | Budget (\$ USD) | 556 | 1,700 | 1,002 | 8,782 | 702 | 007 | 2,500 | 372 | 2,459 | 6.504 | 500 | 2,500 | 620 | U | 1,000 | 500 | 6.591 | 350 | 1,750 | Ů | 1,750 | 19.3% |
| | | - | | | - | | | | | | | | | - | | -, | | - | | | | -, | | | | | | | | | | | | |
| 10.00 | K - PSBDC Building (O - PSBDC Building) | 14,885 | 1,383 | 11,173 | 1,038 | 8,619 | 801 | 2,297 | 213 | 5,727 | 532 | Quantity | 19,792 | 11,173 | 8,619 | 11,173 | 8,619 | 2,297 | 7 | 14,885 | 22,627 | 17,517 | 28 | 7 | 14,885 | 2 | 20 | 0 | 14,885 | 30 | 7 | 0 | 7 | |
| | | | | | | | | | | | | Occurrence (\$ USD) | 396 | 1,200 | 1.144 | 559 | 431 | 574 | 1,750 | 447 | 1.051 | 949 | 700 | 1,750 | 744 | 200 | 2 000 | 0 | 744 | 750 | 1,750 | | 1,750 | 19 142 |
| | | | | | | | | | | | | Budget (\$ USD) | | ., | ., | 6,307 | | | ., | | ., | 4,897 | | ., | | | 2,000 | | 7,939 | | 1,100 | | ., | 16.9% |
| 44.00 | | 4.050 | 454 | 0.070 | 005 | 0.500 | 000 | 0.40 | 00 | 700 | 05 | | 5 570 | 0.070 | 0.500 | 2.070 | 0.500 | 040 | 4 | 4.050 | 4 474 | 4 007 | | | 4.050 | 0 | 0 | | 4.050 | | | | | |
| 11.00 | (E - Electrical Shop (E - Electrical Building) | 1,052 | 154 | 3,070 | 285 | 2,503 | 233 | 249 | 23 | 700 | co | Quantity Total Cost Per | 5,573 | 1,996 | 2,503 | 3,070 | 2,503 | 62 | 250 | 50 | 2,492 | 1,807 | 4 | 250 | 83 | 0 | 100 | 0 | 83 | 150 | 250 | 0 | 250 | Total |
| | | | | | | | | | | | | Occurrence (\$ USD) Annualised Maint. | 111 | 399 | 332 | 153 | 125 | 62 | 250 | 50 | 208 | 101 | 100 | 250 | 83 | 0 | 200 | 0 | 83 | 150 | 250 | 0 | 250 | 3,158 |
| | | | | | | | | | | | | Budaet (\$ USD) | | | | 1,434 | | | | | | 708 | | | | | | | 1,015 | | | | | 2.8% |
| 12.00 | M - Maintenance Shop | 1 140 | 106 | 1 169 | 109 | 1 591 | 148 | 234 | 22 | 842 | 78 | Quantity | 2 759 | 1 169 | 1 591 | 1 169 | 1 591 | 234 | 1 | 1 140 | 2 852 | 850 | 2 | 1 | 1 140 | 0 | 2 | | 1 140 | | | | | L |
| 12.00 | (R - Maintenance Building) | 1,140 | 100 | 1,103 | 103 | 1,551 | 140 | 234 | 22 | 042 | 10 | Total Cost Per | 2,755 | 760 | 1,478 | 58 | 80 | 58 | 250 | 34 | 1,590 | 553 | 50 | 250 | 57 | 0 | 100 | 0 | 57 | 25 | 250 | 0 | 250 | Total |
| | | | | | | | | | | | | Occurrence (\$ USD) Annualised Maint. | 55 | 152 | 211 | 58 | 80 | 58 | 250 | 34 | 132 | 46 | 50 | 250 | 57 | 0 | 200 | 0 | 57 | 25 | 250 | 0 | 250 | 2,216 |
| | | | 1 | | | 1 | | | | 1 | | Budget (\$ USD) | | | | 865 | | | | | | 513 | | | | | | | 839 | | | L | | 2.0% |
| 13.00 | N - Gymnasium | 9,828 | 913 | 10,089 | 937 | 12,905 | 1,199 | 301 | 28 | 10,089 | 9 937 | Quantity | 22,994 | 10,089 | 12,905 | 10,089 | 12,905 | 301 | 5 | 9,828 | 30,267 | 13,310 | 6 | 5 | 9,828 | 0 | 1 | 0 | 9,828 | 15 | 5 | 0 | 5 | |
| | (G - Gymnasium) | | | | | | | | | | | Total Cost Per | 230 | 6,561 | 11,989 | 504 | 645 | 75 | 1,250 | 295 | 16,871 | 8,656 | 150 | 1,250 | 491 | 0 | 50 | 0 | 491 | 375 | 1,250 | 0 | 1,250 | Total |
| | | | | | | | | | | | | Occurrence (\$ USD) Annualised Maint. Budget (\$ USD) | 460 | 1,312 | 1,713 | 504 | 645 | 75 | 1,250 | 295 | 1,406 | 721 | 150 | 1,250 | 491 | 0 | 100 | 0 | 491 | 375 | 1,250 | 0 | 1,250 | 13,740 |
| <u>.</u> | | | | - | | | | | | | | | | | | 5,960 | | | | | | 3,822 | | | | | | | 3,958 | | | | | 12.1% |
| 14.00 | N - Student Services | 5,162 | 480 | 394 | 37 | 7,321 | 680 | 876 | 81 | 146 | 14 | Quantity | 7,715 | 394 | 7,321 | 394 | 7,321 | 876 | 3 | 5,162 | 685 | 5,301 | 12 | 3 | 5,162 | 0 | 9 | 0 | 5,162 | 10 | 3 | 0 | 3 | |
| | (L - Student Services | 1 | | | | | | | | | | Total Cost Per | 77 | 256 | 6,801 | 20 | 366 | 219 | 750 | 155 | 382 | 3,447 | 300 | 750 | 258 | 0 | 450 | 0 | 258 | 250 | 750 | 0 | 750 | Total |
| | | | | | | | | | | | | Annualised Maint. Budget (\$ USD) | 154 | 51 | 972 | 20 | 366 | 219 | 750 | 155 | 32 | 287 | 300 | 750 | 258 | 0 | 900 | 0 | 258 | 250 | 750 | 0 | 750 | 7,222 |
| | | | | | | | | | | | | | | | | 2,532 | | | | | | 1,524 | | | | | | | 3,166 | | | | | 6.4% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

MAINTENANCE COST PLAN (BUILDINGS)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | | | | | Element | | | | Structure | | | | | l | nternal Fit-Ou | 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 | No. | LS | ft2 | No. | LS | LS | LS | |
| | Gros | Floor | Extern | al Wall | Roo | f Area | Door | & Window | Internal 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 | |
| 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 | |
| P - Mechanic Shop. | 2.683 | 249 | 2.803 | 260 | 3.568 | 331 | 368 | 34 | 0 0 | Quantity | 6.371 | 2.803 | 3.568 | 2.803 | 3.568 | 368 | 2 | 2.683 | 2.803 | 2.220 | 6 | 2 | 2.683 | 7 | 7 | 1 | 2.683 | 5 | 2 | 0 | 2 | - 1 |
| Mechanic Store & AC Training Room | _, | | _, | | -, | | | | | Total Cost Per | 64 | 1,823 | 3,314 | 140 | 178 | 92 | 500 | 81 | 1,563 | 1,444 | 150 | 500 | 134 | 700 | 350 | 500 | 134 | 125 | 500 | 0 | 500 | |
| (M - Mechanic Shop) | | | | | | | | | | Occurrence (\$ USD) Annualised Maint. | 127 | 365 | 473 | 140 | 178 | 92 | 500 | 81 | 130 | 120 | 150 | 500 | 134 | 700 | 700 | 500 | 134 | 125 | 500 | 0 | 500 | 6 |
| | | | | | | | <u> </u> | | <u> </u> | Budget (\$ USD) | | | | 1,876 | | | | | | 981 | | | | | | | 3,293 | | | | | 5 |
| | | | | | | | | | | | ļ | | | | | | | | | | | | I | | | | | . <u> </u> | . <u> </u> | . <u> </u> | . <u> </u> | , |
| Q - Carpentry Shops & Classrooms | 3,113 | 289 | 3,441 | 320 | 3,109 | 289 | 870 | 81 | 0 0 | Quantity | 6,549 | 3,441 | 3,109 | 3,441 | 3,109 | 870 | 2 | 3,113 | 3,441 | 4,342 | 6 | 2 | 3,113 | 0 | 4 | 0 | 3,113 | 4 | 2 | 0 | 2 | |
| (F - Carpentry Shop) | | | | | | | | | | Total Cost Per Occurrence (\$ USD) | 65 | 2,238 | 2,888 | 172 | 155 | 218 | 500 | 93 | 1,918 | 2,824 | 150 | 500 | 156 | 0 | 200 | 0 | 156 | 100 | 500 | 0 | 500 | |
| | | | | | | | | | | Annualised Maint. Budget (\$ USD) | 131 | 448 | 413 | 2.026 | 155 | 218 | 500 | 93 | 160 | 235 | 150 | 500 | 156 | U | 400 | U | 156 | 100 | 500 | U | 500 | 4 |
| | | | | | | | | | | | | | | 2,036 | | | | | | 1,139 | | | | | | | 1,011 | | | | | 4 |
| Total | 70,087 | 6,511 | 62,069 | 5,766 | 83,974 | 7,801 | 11,82 | 9 1,099 | 37,100 3,447 | Total Quantity | 146,043 | 62,069 | 83,974 | 62,069 | 83,974 | 11,829 | 44 | 70,087 | 136,268 | 81,658 | 107 | 44 | 70,087 | 20 | 95 | 3 | 70,087 | 117 | 41 | 0 | 41 | 1 |
| | | | | | | | | | | Total Annualised Main Budget (\$ USD) | t. 2,921 | 8,073 | 11,145 | 3,103 | 4,199 | 2,957 | 11,000 | 2,103 | 6,330 | 4,425 | 2,675 | 11,000 | 3,504 | 2,000 | 9,500 | 1,500 | 3,504 | 2,925 | 10,250 | 0 | 10,250 | 11 |
| | | | | | | | | | | | | | | 43,398 | | | | | | 26,533 | | | | | | | 43,434 | | | | | 10 |
| | | | | | | | | | | Labour Portion (%) | 80% | 50% | 50% | 60% | 60% | 50% | 50% | 80% | 60% | 60% | 50% | 50% | 50% | 70% | 70% | 70% | 70% | 70% | 70% | 40% | 50% | 1 |
| | | | | | | | | | | Labour Cost (\$ USD) | 2,337 | 4,036 | 5,572 | 1,862 | 2,519 | 1,479 | 5,500 | 1,682 | 3,798 | 2,655 | 1,338 | 5,500 | 1,752 | 1,400 | 6,650 | 1,050 | 2,453 | 2,048 | 7,175 | 0 | 5,125 | 6 |
| | | | | | | | | | | Labour Hours | 779 | 1,345 | 1,857 | 621 | 840 | 493 | 1,833 | 561 | 1,266 | 885 | 446 | 1,833 | 584 | 467 | 2,217 | 350 | 818 | 683 | 2,392 | 0 | 1,708 | 21 |
| | | | | | | | | | | (Based on \$3/Hour) | | | | | | | | | | | | | | | | | L | L | L | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Number M (Base | aintenance S ad on 1.800 F | staff Required | 1 1 |
| | | | | | | | | | | Plant Portion (%) | 10% | 10% | 10% | 10% | 10% | 0% | 0% | 10% | 10% | 10% | 0% | 0% | 0% | 10% | 10% | 10% | 10% | 10% | 0% | 20% | 0% | 1 |
| | | | | | | | | | | Material Cost (\$ USD) | 292 | 807 | 1,114 | 310 | 420 | 0 | 0 | 210 | 633 | 443 | 0 | 0 | 0 | 200 | 950 | 150 | 350 | 293 | 0 | 0 | 0 | 6 |
| | | | | | | | | | | | | | | | | | | | | | - | - | | | | | | <u> </u> | <u> </u> | | | |
| | | | | | | | | | | 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) | 292 | 3.229 | 4,458 | 931 | 1,260 | 1,479 | 5,500 | 210 | 1,899 | 1,328 | 1,338 | 5,500 | 1,752 | 400 | 1,900 | 300 | 701 | 585 | 3,075 | 0 | 5,125 | 41 |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

MAINTENANCE COST PLAN (SITE INFRASTRUCTURE)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

| | | | | | | | | | | | Element | | Gro Kee | ounds | | C | ar Parks, Roa & Pavement | ads s | Fei & G | nces Gates | | Structures | | |
|------|---|------------------|-----------|-------------|----------|------------|-----------|------------|----------|--------|--|--------------------------|--------------------------|-------------------------------|-------------------------------------|--|--------------------------------------|--|------------------------------|----------------------------|---|--|--|---|
| | | | | | | | | | | | Maintenance Task | Mowing | Spraying | General Grounds Keeping | Pruning & General Tree Maint. | Regrade, Relevel & Compact Gravel | Pot/Crack Fill Asphalt Surface | Pot/Crack Fill Concrete Surface | Repaint Fences & Gates | Fence & Gate Repairs | Minor Building Structures Wash | Minor Building Structures General | Minor Building Structures Repaint | Site Stormwate Drainage Maint. |
| | | Total | Total Pui | ilding Area | Total Ha | rd Surface | Total Gro | on Surface | Site | Aroa | Unit Bate/Cost | LS Allow / Green Area | LS Allow / Green Area | LS Allow / Green Area | LS Allow. | Surface LS Allow / Area | LS Allow / Area | LS Allow / Area | LS Allow. | LS Allow. | LS Allow / GFA | Repairs LS Allow / Building No | LS Allow / GFA | LS Allow. |
| Ref | Location | Buildings No. | ft2 | m2 | ft2 | reas m2 | ft2 | eas m2 | ft2 | m2 | (\$ USD) Frequency (Years) | 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 | Pohnpei Campus, Kolonia, Pohnpei State | 17 | 70,087 | 6,511 | 86,161 | 8,005 | 644,456 | 59,871 | 730,617 | 67,876 | Quantity | 644,456 | 644,456 | 644,456 | 2 | 53,975 | 0 | 23,687 | 2 | 2 | 8,388 | 17 | 7,129 | 2 |
| | | | | | | | | | | | Total Cost Per Occurrence (\$ USD) Annualised Maint. | 150 1,796 | 75 150 | 299 1,197 | 5,000 5,000 | 15,043 15,043 | 0 | 1,184 1,184 | 4,000 800 | 1,000 1,000 | 84 168 | 1,700 1,700 | 4,636 927 | 2,000 2,000 |
| | | <u> </u> | 1 | | <u> </u> | 1 | <u> </u> | | <u> </u> | | Budget (\$ USD) | | 8, | 143 | | | 16,228 | | 1, | 800 | | 2,795 | | |
| | | | | | | | | | | | Labour Portion (%) | 70% | 35% | 50% | 70% | 30% | 30% | 30% | 70% | 80% | 70% | 50% | 60% | 50% |

Cost (\$ USD

bour Hours ased on \$3/Hou 1,257

419

52

17

599

200

3,500

1,167

| Plant Portion (%) | 30% | 30% | 25% | 30% | 50% | 50% | 50% | 0% | 0% | 20% | 20% | 10% | 30% |
|------------------------|-----|-----|-----|-------|-------|-----|-----|-----|-----|-----|-----|-----|-----|
| Material Cost (\$ USD) | 539 | 45 | 299 | 1,500 | 7,522 | 0 | 592 | 0 | 0 | 34 | 340 | 93 | 600 |
| | | | | | | | | | | | | | |
| Material Portion (%) | 0% | 35% | 25% | 0% | 20% | 20% | 20% | 30% | 20% | 10% | 30% | 30% | 20% |
| Material Cost (\$ USD) | 0 | 52 | 299 | 0 | 3,009 | 0 | 237 | 240 | 200 | 17 | 510 | 278 | 400 |

0

355

118

560

187

800

267

117

39

283

1.000

333

185

4,513

1,504



| Site | | Elect | trical | Water | Site | Telecom |
|------------|------------|------------|------------|------------|--------------|--------------|
| Drainage | | Infrasti | ructure | Services | Furniture | Services |
| Building | Building | General | General | General | General | General |
| Stormwater | Sewer | Electrical | Electrical | Water | Site | Telecom |
| Drainage | Drainage | Maint. | Servicing | Services | Furniture | Services |
| Maint. | Maint. | | | Maint. | Maint. | |
| LS Allow / | LS Allow / | LS Allow / | LS Allow | LS Allow / | LS | LS Allow / |
| Building | Building | Building | | Building | Allow. | Building |
| 50.00 | 50.00 | 100.00 | 1,000.00 | 25.00 | 1,000.00 | 25.00 |
| 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| 17 | 17 | 17 | 1 | 17 | 2 | 17 |
| | | | | | | |
| 850 | 850 | 1,700 | 1,000 | 425 | 2,000 | 425 |
| 850 | 850 | 1,700 | 1,000 | 425 | 2,000 | 425 |
| 3,700 | | 2,7 | 00 | | 2,850 | |
| 50% | 50% | 50% | 50% | 50% | 50% | 50% |
| 405 | 405 | 050 | 500 | 040 | 4 000 | 040 |
| 425 | 425 | 850 | 500 | 213 | 1,000 | 213 |
| 142 | 142 | 283 | 167 | 71 | 333 | 71 |
| | | | | Number Ma | aintenance S | taff Require |
| | | | | (Base | d on 1.800 H | ours/PA) |
| 30% | 30% | 30% | 30% | 30% | 0% | 30% |
| 255 | 255 | 510 | 300 | 128 | 0 | 128 |
| | | | | | | |
| 20% | 20% | 20% | 20% | 20% | 50% | 20% |
| 170 | 170 | 340 | 200 | 85 | 1,000 | 85 |

Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

A - ADMINISTRATION BUILDING (A - ADMINISTRATION BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | Co | ndition G | 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 | % | 0-20 20-40 | 0 40-60 | 60-80 80 |)-100 | 2013 20 | 014 201 | 5 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | Total | Year 1-10 | Year 11-20 | Year 21-30 | Grand | Full | % Full |
| 1.00 | Sub-Structure | | | Grade | Deterioration | 70 70 | 76 | /0 | /0 (4 | 0 | | 0 | 0 | (\$ 030) | (\$ 03D) | (\$ 030) | (\$ 030) | (\$ 03D) | (\$ 03D) | 0 | 0 | 0 | Total | Replace 0 | 0.0% |
| 1.01 | Reinforced Concrete Block Foundation Walls | Ring foundational wall to protect steel posts and prevent water | Seal and paint finish recommended | 2 | 30% | | | | | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,856 | 0.0% |
| 1.02 | Steel Framed Floor on Steel Pile Foundations | travelling under building - ok. Part steel framed floor sections OK. Rust present on various | Rust treat and clean regularly | 3 | 50% | | | | | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 80.298 | 0 | 0 | 80.298 | 80.298 | 80.298 | 100.0% |
| 1.03 | Timber Floor Boards | parts (i.e. connects and pile base etc) Part section of hardwood flooring OK. Various areas of impact | Repair minor damage: paint and clean regularly | 2 | 30% | | | | | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10.720 | 0.0% |
| 1.04 | Timber Floor Boards | damage Severe decay of timber flooring present to outer edges of | Replace | 5 | 90% | | | | _ | 0 | 0 0 | 0 | 1.892 | 0 | 0 | 0 | 0 | 0 | 1.892 | 1.892 | 0 | 0 | 1.892 | 1.892 | 100.0% |
| 1.05 | (Decayed Sections Approximately) Particle board flooring | decking Some staining and marks to underside of board. Popping of | Monitor. Protect underside of board ny installing foil insulation | 3 | 50% | | | | _ | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 41.006 | 0 | 0 | 41.006 | 41.006 | 41.006 | 100.0% |
| | | fixings evident at top of board below vinyl | | | | | | | | | | | | - | | | | - | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| | | | | | | | | | | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 1.00 | Total Sub-Structure | | | 3 | 50% | | | | | 0 | 0 0 | 0 | 1,892 | 0 | 0 | 0 | 0 | 0 | 123,196 | 1,892 | 0 | 121,304 | 123,196 | 142,772 | 86.3% |
| 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 | Some oxidation and rust of a minor nature. | Wash and remove rust and oxidation, protective paint finish to | 3 | 50% | | | | | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 138,977 | 0.0% |
| 2.02 | (Portal/Truss/Columns/Beams, etc) Structural Steel Frame | Damaged perimeter edge beam to deck needs replacing | exposed members recommended Repair damamged end beams to deck, replace if unable to | 5 | 90% | | | | | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,442 | 15,442 | 15,442 | 0 | 0 | 15,442 | 15,442 | 100.0% |
| | (Portal/Truss/Columns/Beams, etc) | | repair | | | | | | _ | 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 | 15,442 | 15,442 | 15,442 | 0 | 0 | 15,442 | 154,419 | 10.0% |
| 3.00 | Structural Walls | | | | | | | | | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 3.01 | Steel Framed Walls | Minor rust staining and rusty fixings noticed in roof space | Replace rusted fixings. Wash and clean and paint protect | 3 | 50% | | | | | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40,331 | 0 | 0 | 40,331 | 40,331 | 40,331 | 100.0% |
| | | | exposed steelwork | | | | | | | 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 | 40,331 | 0 | 0 | 40,331 | 40,331 | 40,331 | 100.0% |
| 4.00 | Upper Floors | | | | | | | | | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 4.01 | 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 a roof leak in the switchboard room and flaking of | Wssh down thoroughly and repaint. Reseal around roof | 3 | 50% | | | | | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 87,518 | 0 | 87,518 | 0 | 87,518 | 87,518 | 100.0% |
| 5.02 | PVC Downpipes | One instance of PVC in good condition | Wash pipe and seal around junction with gutter | 2 | 30% | | | | | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 405 | 0 | 0 | 405 | 405 | 405 | 100.0% |
| 5.03 | Metal Gutters | Evidence of rust and corrosion | Strip back paint, remove and replace damaged sections. | 4 | 70% | | | | | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 13,573 | 0 | 13,573 | 13,573 | 0 | 0 | 13,573 | 13,573 | 100.0% |
| 5.04 | Metal Down Pipes | Evidence of corrosion and damage | Remove and replace with PVC downpipes | 4 | 70% | | | | | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 5,566 | 0 | 5,566 | 5,566 | 0 | 0 | 5,566 | 5,566 | 100.0% |
| | | | | 1 | | | | | | 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 | 19,139 | 0 | 107,063 | 19,139 | 87,518 | 405 | 107,063 | 107,063 | 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 | Fibre Cement Cladding with Painted Finishes | Evidence of decay and water damage at base of sheets and where penetrations not sealed adequately | Replace damaged cement boards and seal around wall oenetrations | 5 | 90% | | | | | 0 | 0 7,58 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,580 | 7,580 | 0 | 0 | 7,580 | 7,580 | 100.0% |
| 6.02 | Fibre Cement Cladding with Painted Finishes | Flaking paint and marks evident but otherwise ok | Wash down thoroughly and repaint | 2 | 30% | | | | | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30,320 | 0 | 0 | 30,320 | 30,320 | 30,320 | 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 7,58 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 37,900 | 7,580 | 0 | 30,320 | 37,900 | 37,900 | 100.0% |
| 7.00 | Windows & Doors | | | | | | | | | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 7.01 | Timber Doors (Solid/No Glazing) | Damaged door to computer lab | Remove and replace damaged door | 5 | 90% | | | | | 0 | 0 0 | 0 | 1,898 | 0 | 0 | 0 | 0 | 0 | 1,898 | 1,898 | 0 | 0 | 1,898 | 1,898 | 100.0% |
| 7.02 | Timber Doors (Solid/No Glazing) | Evidence of water damage, staining and flaking paint | Wash down thoroughly and repaint. Refix missing door closers and install door stops where not present | 3 | 50% | | | | | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13,283 | 0 | 0 | 13,283 | 13,283 | 13,283 | 100.0% |
| 7.03 | Aluminium Framed Windows & Doors | Good condition generally. Buildup of dirt and grime | Wash down and remove buildup of dirt and grime. Ease and adjust sliding and opening mechanisms | 2 | 30% | | | | | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 54,448 | 0.0% |
| 7.04 | Metal Louvre Screens | At gable ends. OK | Wash down and clean | 2 | 30% | | | | | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,518 | 0.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

A - ADMINISTRATION BUILDING (A - ADMINISTRATION BUILDING)

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 | | | |
| 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 |
| 7.05 | Soffit extract grilles | Appear to be ok | Wash down and clean | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | l otal 0 | 3,795 | 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 | 1,898 | 0 | 0 | 0 | 0 | 0 | 15,180 | 1,898 | 0 | 13,283 | 15,180 | 74,941 | 20.3% |
| Α | TOTAL STRUCTURE | | | 3 | 50% | | | | 0 | 0 | 7,580 | 0 | 3,789 | 0 | 0 | 0 | 19,139 | 15,442 | 339,111 | 45,951 | 87,518 | 205,642 | 339,111 | 557,425 | 60.8% |
| 8.00 | Stairs, Balustrades & Handrails | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 8.04 | Metal Framed Balustrades (with Metal Infill Panels or Balusters) | Evidence of flaking paint and marks | Wash down and paint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,108 | 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 | 9,108 | 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 Steel framed Structural walls or toilet partitions measured separately | | | 0 | 0% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 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 | Impact damamge, staining and flaking paint evident | Wash down and repaint. Install door stops where not present and recommended to install kickplates also | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,108 | 0 | 0 | 9,108 | 9,108 | 9,108 | 100.0% |
| 10.02 | Timber Door - Single with glazed vision panel | Impact damamge, staining and flaking of paint evident | Wash down and repaint. Install door stops where not present and recommended to install kickplates also | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,175 | 0 | 0 | 4,175 | 4,175 | 4,175 | 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 | 13,283 | 0 | 0 | 13,283 | 13,283 | 13,283 | 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 | Water stains, wear and tear, Chippped tiles and popped fixings evident | Replace damamaged tiles. Clean and polish | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 34,962 | 0 | 0 | 0 | 0 | 69,924 | 34,962 | 0 | 34,962 | 69,924 | 34,962 | 200.0% |
| 11.02 | Vinyl floor finish to Conference room | New and in good condition | Wash thoroughly and polish floor | 1 | 10% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,167 | 0 | 3,167 | 0 | 3,167 | 3,167 | 100.0% |
| 11.03 | Vinyl floor finishes to Janitors room | Evidence of parting of tiles at joins and staining | Wash down thoroughly, replace damamged tiles | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 327 | 0 | 0 | 0 | 0 | 654 | 327 | 0 | 327 | 654 | 327 | 200.0% |
| 11.04 | Tiled Floor Finishes to toilets | Some missing tiles, staining and cracked grout (say 20% of area) | Remove and replace damaged tiles | 5 | 90% | | | | 0 | 0 | 1,503 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,503 | 1,503 | 0 | 0 | 1,503 | 1,503 | 100.0% |
| 11.05 | Tiled Floor Finish to toilets | Some missing tiles, staining and cracked grout | Regourt joins, Clean and polish thoroughly | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,939 | 0 | 5,939 | 0 | 5,939 | 5,939 | 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 | 1,503 | 0 | 0 | 35,289 | 0 | 0 | 0 | 0 | 81,187 | 36,792 | 9,106 | 35,289 | 81,187 | 45,898 | 176.9% |
| 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 | Some evidence of cracking at joins and blistered and flaking paint to WCs and wet areas | Wash down and repaint | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 112,966 | 225,931 | 112,966 | 0 | 112,966 | 225,931 | 112,966 | 200.0% |
| 12.02 | Tiled Wall Finishes | Evidence of impact damamge and loose grout | Wash down and regrout | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,030 | 0 | 4,030 | 0 | 4,030 | 4,030 | 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 | 112,966 | 229,962 | 112,966 | 4,030 | 112,966 | 229,962 | 116,996 | 196.6% |
| 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 water damage at base of sheets, sheet junctions and corners of buildings | Remove and replace | 5 | 90% | | | | 0 | 0 | 7,202 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,202 | 7,202 | 0 | 0 | 7,202 | 7,202 | 100.0% |
| 13.02 | Fibre Cement Soffit Lining with Painted Finishes | Evidence of marks and unsealed holes where service penetrations are present | Wash down and repaint. Seal around service penetrations | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16,804 | 0 | 16,804 | 0 | 16,804 | 16,804 | 100.0% |
| 13.03 | Fibre Cement Ceiling Lining with Painted Finishes | Evidence of marks but ok | Wash down and repaint recommended | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30,491 | 0 | 0 | 30,491 | 30,491 | 30,491 | 100.0% |
| 13.04 | Fibre Cement Ceiling Lining with Painted Finishes to Switchboard room | Water staining and marks | Remove and replace | 5 | 90% | | | | 0 | 0 | 300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 300 | 300 | 0 | 0 | 300 | 300 | 100.0% |
| 13.05 | Plasterboard Ceiling Lining with Painted Finishes to Computer labs | Evidence of damamge where lights have been removed otherwise ok | Remove plastic where lights removed and patch holes. Wash and repaint | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,250 | 0 | 12,250 | 0 | 12,250 | 12,250 | 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 | 7,502 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 67,047 | 7,502 | 29,054 | 30,491 | 67,047 | 67,047 | 100.0% |
| 14.00 | Fixed Joinery Units | | Obesi haas of floor antikasing. We shall see a shall s | _ | 20%/ | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 14.01 | I Oliet Partitions | Good condition generally, some marks to base of floor noticed | theroughly | 2 | 30% | | | | U | U | U | U | U | υ | U | U | U | U | 7,069 | 0 | U | 7,069 | 7,069 | 7,069 | 100.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

A - ADMINISTRATION BUILDING (A - ADMINISTRATION BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | | Condition | n Gauge | | | | | | | | | | | | | | | | | | |
|---------|---|---|---|--------------------|--------------------|-----------|-----------------|-------------------------------|----------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | Assessment | Condi | ition Grading | VG | G A | Р | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | | Asset Rer | newal Cost | | | |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | 0-20 % | 20-40 40-6 % | 60 60-80 <mark>80</mark> % |)-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 |
| 14.02 | Toilet Partition doors | Ok | Wash down and repaint | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 0 | 0 | 3,795 | 3,795 | 3,795 | 100.0% |
| 14.03 | Pin Board | General wear and tear | Wash and clean | 1 | 10% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 708 | 0 | 354 | 354 | 708 | 354 | 200.0% |
| 14.04 | White Boards | General wear and tear | Wash and clean | 1 | 10% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,518 | 0 | 0 | 1,518 | 1,518 | 1,518 | 100.0% |
| 14.05 | White board with projector to Conference room | Ok | Wash and clean | 1 | 10% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,428 | 0 | 0 | 4,428 | 4,428 | 4,428 | 100.0% |
| 14.06 | Mirros to Male WC | Missing and marks present to wall where they should be | Install new mirrors | 5 | 90% | | | | | 0 | 0 | 759 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 759 | 759 | 0 | 0 | 759 | 759 | 100.0% |
| 14.07 | Mirrors to Female WC | General wear and tear | Wash and clean | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 759 | 0 | 0 | 759 | 759 | 759 | 100.0% |
| 14.08 | Built-in Joinery - Vanity Unit | Evidence of impact damamge and missing tiles to benchtop | Replace missing tiles and regrout | 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% |
| 14.08 | Built-in Joinery - Bench Unit | Circulation desk to resource center in ok condition | Ease and adjust cabinetry doorws. Clean thoroughly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,906 | 0 | 0 | 7,906 | 7,906 | 7,906 | 100.0% |
| 14.09 | Built-in Joinery - Shelving Unit | Ok | Wash and clean shelves | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 380 | 0 | 0 | 380 | 380 | 380 | 100.0% |
| 14.10 | Built-in Joinery - Kitchen (Small) | Ok. | Ease and adjust doors and cabinetry | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,488 | 0 | 0 | 9,488 | 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 | 759 | 0 | 0 | 0 | 0 | 0 | 3,795 | 0 | 40,604 | 4,554 | 354 | 35,696 | 40,604 | 40,250 | 100.9% |
| В | TOTAL INTERNAL FIT-OUT | | | 3 | 50% | | | | | 0 | 0 | 9,764 | 0 | 0 | 35,289 | 0 | 0 | 3,795 | 112,966 | 432,082 | 161,814 | 42,544 | 227,724 | 432,082 | 292,581 | 147.7% |
| 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 | Evidence of rust to hold down bolts | Replace rusted through hold down bolts | 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 | WC | Evidence of rust to hold down bolts and missing reservoir | Replace rusted hold down bolts with new including plastic cap | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,325 | 0 | 6,325 | 0 | 6,325 | 6,325 | 100.0% |
| 15.03 | Urinal (Stall) | Rusty bolt fixings and evidence of poor workmanship | Replace rusted fixings and clean and seal joins and | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,554 | 0 | 4,554 | 0 | 4,554 | 4,554 | 100.0% |
| 15.04 | WHB (Single) | To Kitchen. Ok condition | Wash sink thoroughly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,898 | 0 | 0 | 1,898 | 1,898 | 1,898 | 100.0% |
| 15.05 | WHB (Double) | Rust staining evident at top and underside | Clean thoroughly to remove rust staining | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,325 | 0 | 6,325 | 0 | 6,325 | 6,325 | 100.0% |
| 15.06 | External cold water tap | Well used but OK | Clean regularly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,581 | 0 | 0 | 1,581 | 1,581 | 1,581 | 100.0% |
| 15.07 | Bathroom floor waste | Blocked up and in need of clean out but top grate present | Clean out floor drain throughly | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,325 | 0 | 6,325 | 0 | 6,325 | 6,325 | 100.0% |
| 15.08 | Cleaners Sink | Well used but OK | 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 | 41,555 | 0 | 36,179 | 5,376 | 41,555 | 41,555 | 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 | Service and replace damamged blockwork supports externally. | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 48,703 | 0 | 0 | 0 | 0 | 0 | 194,810 | 48,703 | 97,405 | 48,703 | 194,810 | 48,703 | 400.0% |
| 16.02 | Air-Conditioning - Window Mounted Unit) | Ok | Clean and service units and filters regularly Clean and service regularly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 1,898 | 0 | 0 | 0 | 5,693 | 1,898 | 1,898 | 1,898 | 5,693 | 1,898 | 300.0% |
| 16.03 | Ventilation - W/C Extract | Old fashioned type with dusty and dirty appearance but | Service and clean extract unit | 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% |
| 16,.04 | Ceiling Mounted Fan | otherwise ok Ok | Wash and clean blades | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,349 | 0 | 8,349 | 0 | 8,349 | 8,349 | 100.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 16.00 | Total Mechanical Services | | | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 48,703 | 0 | 1,898 | 0 | 0 | 2,846 | 214,544 | 53,446 | 107,652 | 53,446 | 214,544 | 61,795 | 347.2% |
| 17.00 | Fire Services | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.01 | Fire Extinguishers | Mostly wall mounted and ok | Monitor charge levels and recharge or replace as required. Recommended to install additional Fire extinguishers to | 2 | 30% | | | | | 0 | 0 | 0 | 633 | 0 | 0 | 0 | 0 | 633 | 0 | 3,163 | 1,265 | 1,265 | 633 | 3,163 | 633 | 500.0% |
| | | | building | | | | | | | 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 | 633 | 0 | 0 | 0 | 0 | 633 | 0 | 3,163 | 1,265 | 1,265 | 633 | 3,163 | 633 | 500.0% |
| 18.00 | Electrical Services | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 18.01 | Main Distribution Boards | Ok but cabinet beginning to rust | Wash down and repaint cabinet | 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 | Ok but cabinet beginning to rust | Wash down and repaint cabinet | 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 | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18,530 | 0 | 0 | 18,530 | 18,530 | 18,530 | 100.0% |
| | | | 1 | 1 | 1 | | | | | | | | | | | | | | | | 1 | I | I | | | 1 |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

A - ADMINISTRATION BUILDING (A - ADMINISTRATION BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

| | | | | | | | Conditio | on Gaug | je | 7 | | | | | | | | | | | | | | | | |
|---------|---|--|--|--------------------|--------------------|-----------|---------------|--------------|--------------------------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|---------------------------------------|-----------------|-------------------|
| | | Condition | Assessment | Condi | tion Grading | VG | G | A | P VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | | Asset Rei | newal Cost | | 1 | |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | 0-20 % | 20-40 40 % | 0-60 60 % | 0-80 <mark>80-10</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 Total | Full Replace | % Full Replace |
| 18.04 | General Power Outlet | Some evidence of rusted fixings | Replace rusted fixings and wash cover plates | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24,707 | 0 | 0 | 24,707 | 24,707 | 24,707 | 100.0% |
| 18.05 | Lighting (External) - Incandescent | Average condition. Some missing bulbs and surrounds | Clean existing bulbs, replace missing bulbs and surrounds | 3 | 50% | - | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,530 | 0 | 2,530 | 0 | 2,530 | 2,530 | 100.0% |
| 18.06 | Lighting (Internal) - Incandescent | Operating to Kitchen store | Clean bulb | 2 | 30% | - | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 316 | 0 | 0 | 316 | 316 | 316 | 100.0% |
| 18.07 | Lighting (Internal) - Fluorescant - Single Tube | Operating | None | 3 | 50% | - | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 443 | 0 | 443 | 0 | 443 | 443 | 100.0% |
| 18.08 | Lighting (Internal) - Fluorescant - Twin Tube | Some fittings have been previously removed to keep energy use down, several tubes also blown and damage note to | Replace damamged diffusers and blown tubes. Clean remaining tubes and diffusers | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13,283 | 0 | 13,283 | 0 | 13,283 | 13,283 | 100.0% |
| 18.09 | Lighting (Internal) - Fluorescant - Triple Tube | Some tubes not working but otherwise ok | Replace blown bulbs and clean fittings | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24,668 | 0 | 24,668 | 0 | 24,668 | 24,668 | 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 | 98,391 | 0 | 54,838 | 43,554 | 98,391 | 98,391 | 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 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 | Ok but some loose and untidy wiring noticed | Service and tidy wiring. Clean telephone/internet ports | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24,707 | 0 | 24,707 | 0 | 24,707 | 24,707 | 100.0% |
| 20.02 | WIFI receiver and Wifi services to campus | Ok but bracing to WIFI twoer starting to rust | Clean and paint fixings to bracing to tower | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11,118 | 0 | 11,118 | 0 | 11,118 | 11,118 | 100.0% |
| | | | | | | | | | | | | | | | | | | | | 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 | 35,825 | 0 | 35,825 | 0 | 35,825 | 35,825 | 100.0% |
| с | TOTAL BUILDING SERVICES | | | 3 | 50% | | | | | 0 | 0 | 0 | 633 | 48,703 | 0 | 1,898 | 0 | 633 | 2,846 | 393,478 | 54,711 | 235,758 | 103,009 | 393,478 | 238,200 | 165.2% |
| | TOTAL BUILDING | | | 3 | 50% | | | | | 0 | 0 | 17,344 | 633 | 52,492 | 35,289 | 1,898 | 0 | 23,567 | 131,254 | 1,164,671 | 262,476 | 365,821 | 536,374 | 1,164,671 | 1,088,205 | 107.0% |
| | | | | | | | | | | | | | | 262 | ,476 | | | | | | | | | · · · · · · · · · · · · · · · · · · · | | |

Year 1 - 10 Consolidated Capital Replacement Cost



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

B - HTM CLASSROOM (H - HOTEL AND TOURISM BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | | Condition | Gauge | | | | | | | | | | | | | | | | | | |
|---------|--|---|---|--------------------|--------------------|--------------|-------------------------------|------------|-------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition A | ssessment | Cond | lition Grading | VG | G A | Р | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | | Asset Rer | ewal Cost | | | |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | 0-20 20 % |)-40 <mark>40-6</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 | 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 | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40,800 | 0.0% |
| 1.02 | Reinforced Concrete Block Foundation Walls | Ok | | 2 | 30% | - | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,307 | 0.0% |
| 1.03 | Reinforced Concrete Slab on Grade -building | Ok, however gaps apparent to external slabs where water can scour and affect the concrete. A couple of patch sealing areas | Grout fill gaps between floor slab and external slab where compromising the integrity of the slab | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 35,129 | 0.0% |
| 1.04 | Reinforced Concrete Slab on Grade -external porch | noticed Ok, however gaps apparent to external slabs where water can scour and affect the concrete. A couple of patch sealing areas noticed | Grout fill gaps between floor slab and external slab where compromising the integrity of the slab | 3 | 50% | - | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,518 | 0.0% |
| 1.05 | Concrete plinth to Kitchen | ок | Wash and clean thoroughly | 2 | 30% | - | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,966 | 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 | 95,720 | 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 (Portal/Truss/Columns/Beams, etc) | Evidence of poor workmanship noticed in ceiling space to fixed to adjacent NAHS building. | Review by Structural Engineer. Make good timber framing in ceiling space and externally to NAHS building | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 126,569 | 0 | 0 | 126,569 | 126,569 | 126,569 | 100.0% |
| 2.02 | Timber and Steel Frame (Portal/Truss/Steel Column/TimberBeams, etc) | Evidence of poor workmanship and worn paint and wear and tear to steel column | Review by Structural Engineer. Install additional supports to steel beams fixed into concrete wall and bracing to timber framing. Clean and repaint steel column. | 4 | 70% | - | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,827 | 0 | 7,827 | 0 | 7,827 | 7,827 | 100.0% |
| 2.03 | Reinforced Concrete Columns & Beams | Ok, does seem a large span between columns but no damage was evident | Wash down and repaint | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23,050 | 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 | 134,396 | 0 | 7,827 | 126,569 | 134,396 | 157,446 | 85.4% |
| 3.00 | Structural Walls | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 3.01 | Reinforced Concrete Brick/Block Masonry Walls | Evidence of cracking noticed in several locations and spalling where openings formed for Window mounted type AC units and windows themselves | Review by Structural Engineer. Repair cracks, wash down and repaint | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 71,656 | 0.0% |
| 3.02 | Timber Framed Walls | Ok | Clean and wash | 2 | 30% | - | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,831 | 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 | 73,487 | 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) | Flaking of protective paint finish. Some rusted fixings | Wash down thoroughly and repaint. Replace or protect rusted fixings | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 44,799 | 0 | 44,799 | 0 | 44,799 | 44,799 | 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 | 44,799 | 0 | 44,799 | 0 | 44,799 | 44,799 | 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 | Evidence of cracks and uneven plaster finish in several locations. Gaps and openings noticed around several window openings | Review by Structural Engineer. Repair cracks, and seal/grout around gaps between windows and blockwork, wash down and repaint | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28,347 | 0 | 28,347 | 0 | 28,347 | 28,347 | 100.0% |
| 0.02 | Plywood Wall Linings with Painted Finishes | UK, marks and dirty appearance | wash down thoroughly and repaint | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,755 | 0.0% |
| 0.03 | Flat Metal Sneet wall Cladding to gas store | evidence of marks, staining, noles in cladding and impact damage to sheets. Exposed steel where bent and not painted at joins | wash uown thoroughly and repaint. Fill holes and repair damage | 4 | 70% | | | | | U | U | U | U | U | U | U | U | 1,277 | U | 1,277 | 1,277 | 0 | 0 | 1,277 | 1,277 | 100.0% |
| 6.04 | External timber louvre and framing | Not inspected up close but appears ok | Clean, wash and repaint timber louvres | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,262 | 0 | 0 | 5,262 | 5,262 | 5,262 | 100.0% |
| 6.05 | Timber framed mesh infill lined | Evidence of marks and impact damage | Repair damamge. Wash and clean. Repaint timber framing | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,814 | 0 | 1,814 | 0 | 1,814 | 1,814 | 100.0% |
| | | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 6.00 | Total External Walls & Finishes | | | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,277 | 0 | 36,701 | 1,277 | 30,161 | 5,262 | 36,701 | 38,456 | 95.4% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

B - HTM CLASSROOM (H - HOTEL AND TOURISM BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | Co | ondition Gau | ıge | | | | | | | - | _ | | | | - | | | | | |
|---------|--|--|--|--------------------|----------------------|-----------------|--------------|---------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | a Assessment | Cond | dition 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 | n % Deterioration | 0-20 20-40 % | 0 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 | 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 -External | Termite damage to sills and jambs to windows to café | Remove and replace windows | 5 | 90% | | | | 0 | 0 | 0 | 0 | 7,867 | 0 | 0 | 0 | 0 | 0 | 7,867 | 7,867 | 0 | 0 | 7,867 | 7,867 | 100.0% |
| 7.02 | Timber Framed Windows & Doors - External | Evidence of marks and general wear and tear | Wash down thoroughly and repaint | 3 | 50% | - | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,376 | 0 | 0 | 9,376 | 9,376 | 9,376 | 100.0% |
| 7.03 | Timber Framed Windows & Doors - Internal | Ok | Wash down thoroughly | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,683 | 0.0% |
| 7.04 | Timber Doors (Solid/No Glazing) | Evidence of wear and tear and worn paint finish to doors | Wash down thoroughly and repaint. Recommned installing door stops, kickplates and door closers where not present but suited to the use | 2 | 30% | - | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,590 | 0.0% |
| 7.05 | Timber Louvre Screens | Ok | Clean and wash and repaint | 2 | 30% | - | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 506 | 0.0% |
| 7.06 | Aluminium Framed Windows & Doors | ок | Wash and clean frame and glazing regularly. Ease and adjust opening mechanism | 2 | 30% | - | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,823 | 0.0% |
| 7.07 | Aluminium Framed Windows & Doors -Louvre type | Some missing panes and dirty appearance | Replace missing panes. Clean and wash frames and glazing regularly | 2 | 30% | - | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13,681 | 0.0% |
| 7.08 | PVC Framed windows and doors | Newly installed and in good condition. Are double glazed units | Wash glazing and frame regularly. Ease and adjust sliding door. | 1 | 10% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,734 | 0.0% |
| 7.09 | Timber framed door with plastic mesh screen | General wear and tear and mask | Wash down and repaint frame | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,581 | 0.0% |
| 7.10 | Plastic Mesh screen over Aluminium Louvre windows | Evidence of general wear and tear, bent and buckled but still functioning | Wash down and monitor | 2 | 30% | - | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,459 | 0 | 730 | 730 | 1,459 | 730 | 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 | 7,867 | 0 | 0 | 0 | 0 | 0 | 18,702 | 7,867 | 730 | 10,106 | 18,702 | 56,571 | 33.1% |
| A | TOTAL STRUCTURE | | | 3 | 50% | | | | 0 | 0 | 0 | 0 | 7,867 | 0 | 0 | 0 | 1,277 | 0 | 234,598 | 9,144 | 83,517 | 141,937 | 234,598 | 466,479 | 50.3% |
| 8.00 | Stairs, Balustrades & Handrails | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 8.01 | Pre-cast/Insitu Reinforced Concrete Stairs | Step up to Offices from Café Office ok | Install threshold strip to landing and door opening. Install protective upstand to landing and wall junction | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,265 | 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 | 1,265 | 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 | Only 1 Timber wall to building and treated as Structural, remainder are Blockwork walls | | | 0 | 0% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 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 marks, general wear and tear and impact damamge | Wash down and repaint. Recommned installing kickplates, door closers and door stops where suited and not present currently | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,554 | 0.0% |
| 10.02 | Timber Door - Swing door | Marks at base of door and door does not seal shut | Wash and repaint door. Install kickplates and push plates eithe side of swing door. Seal around door frame | r 3 | 50% | | | | 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% |
| 10.00 | Total Internal Doors | | | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,277 | 0 | 0 | 2,277 | 2,277 | 6,831 | 33.3% |
| 11.00 | Floor Finishes | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 11.01 | Vinyl Floor Finishes | Evidence of lifting, staining and marks and loosely fixed | Remove and replace | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 6,671 | 0 | 0 | 0 | 0 | 13,342 | 6,671 | 0 | 6,671 | 13,342 | 6,671 | 200.0% |
| 11.02 | Vinyl Floor Finishes | Evidence of marks and general wear and tear | Wash and clean thoroughly | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,006 | 0 | 10,006 | 0 | 10,006 | 10,006 | 100.0% |
| 11.03 | Tiled Floor Finishes | General wear and tear but ok | Wash and clean regularly | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,759 | 0 | 0 | 9,759 | 9,759 | 9,759 | 100.0% |
| 11.04 | Concrete Screed Floor Finish - to Gas store and to falls to external porch | Ok | Wash and clean | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,584 | 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 | 6,671 | 0 | 0 | 0 | 0 | 33,107 | 6,671 | 10,006 | 16,429 | 33,107 | 28,020 | 118.2% |
| 12.00 | Wall Finishes | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 12.01 | Plywood Wall Linings with Painted Finishes | Ok, wash down and repaint | Clean, wash and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,197 | 0.0% |
| 12.02 | Solid Plaster Wall Lining with Painted Finishes | Evidence of cracking, impact damage and marks | Repair cracks, wash down and repaint | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 39,989 | 0 | 39,989 | 0 | 39,989 | 39,989 | 100.0% |
| | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

B - HTM CLASSROOM (H - HOTEL AND TOURISM BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | [| | Condition (| Gauge | | | | | | | | | | | | | | | | | | |
|---------|--|--|---|--------------------|--------------------|-------------|--------------------|------------|--------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | Assessment | Condi | tion Grading | VG | G A | Р | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | | Asset Rei | newal Cost | | ł | |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | 0-20 2 % | 20-40 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 Renewal | Full Replace | % Full Replace |
| 12.00 | Total Wall Finishes | l | | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 39,989 | 0 | 39,989 | 0 | Total 39,989 | 42,186 | 94.8% |
| 13.00 | Ceiling Finishes | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 13.01 | Timber open boarded soffit with paint finish | Evidence of broken board in a couple of locations. Only to part | Replace broken timber members. Wash down and repaint | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,750 | 0 | 6,750 | 0 | 6,750 | 6,750 | 100.0% |
| 13.02 | Plywood Ceiling linings with Painted Finishes | of total soffit as rest is open Some evidence of parting at joins, tape on Café ceiling and | Remove tape and sheets over lights in Café. Fill holes in | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24,320 | 0 | 0 | 24,320 | 24,320 | 24,320 | 100.0% |
| | | holes in Kitchen ceiling | Kitchen ceiling. Wash down, plaster joins and repaint | | | | | | | 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 | 31,070 | 0 | 6,750 | 24,320 | 31,070 | 31,070 | 100.0% |
| 14.00 | Fixed Joinery Units | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 14.01 | Pin Board | Evidence of general wear and tear and use | Wash and clean frame | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 810 | 0 | 405 | 405 | 810 | 405 | 200.0% |
| 14.02 | White Board | Evidence of general wear and tear and use | Wash and clean thoroughly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 759 | 0 | 0 | 759 | 759 | 759 | 100.0% |
| 14.03 | Black Board (assumed used as menu for Café) | Evidence of general wear and tear | Wash and clean thoroughly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 633 | 0 | 0 | 633 | 633 | 633 | 100.0% |
| 14.04 | Directory Board | Ok Cok | Wash down regularly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 633 | 0 | 0 | 633 | 633 | 633 | 100.0% |
| 14.05 | Cabinet to front wall | General wear and tear and marks | Wash,clean and repaint. Ease and adjust cabinetry doors | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 822 | 0 | 0 | 822 | 822 | 822 | 100.0% |
| 14.06 | Plaque to building | Ok | Wash down and monitor | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 506 | 0 | 0 | 506 | 506 | 506 | 100.0% |
| 14.07 | Built-in Joinery - Bench Unit - L Shaped service | Evidence of marks, impact damamge and wear and tear | Wash and clean thoroughly, strip and repaint | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,827 | 0 | 3,827 | 0 | 3,827 | 3,827 | 100.0% |
| 14.08 | counter in café Built-in Joinery - Bench Unit - I shaped utilities bench | Evidence of marks, impact damamge and wear and tear | Wash and clean thoroughly, strip 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% |
| 14.09 | in Café Built-in Joinery - Kitchen (Large) | To Café Kitchen. Well used but ok | Clean and wash thoroughly. Ease and adjust doors and | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 37,950 | 0 | 0 | 37,950 | 37,950 | 37,950 | 100.0% |
| | | | cabinetry. | | | | | | | 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 | 48,468 | 0 | 6,761 | 41,707 | 48,468 | 48,064 | 100.8% |
| в | TOTAL INTERNAL FIT-OUT | | | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 6,671 | 0 | 0 | 0 | 0 | 154,911 | 6,671 | 63,507 | 84,734 | 154,911 | 157,436 | 98.4% |
| 15.00 | Sanitary Plumbing | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 15.01 | WHB (Double) | General wear and tear and well used | 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% |
| 5.02 | Hot Water Cylinder and surround | External to exterior of building in own enclosure and operating | Repair, Replace | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,428 | 0 | 0 | 4,428 | 4,428 | 4,428 | 100.0% |
| 15.03 | Bathroom floor waste | To Kitchen. | Comments: Cleanout floor waste | 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% |
| 15.00 | Total Sanitary Plumbing | | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,753 | 0 | 0 | 10,753 | 10,753 | 10,753 | 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 | Old Goodman type unit internally and externally | Service AC unit and clean filters. | 4 | 70% | | | | | 0 | 0 | 4,428 | 0 | 0 | 0 | 0 | 0 | 0 | 4,428 | 17,710 | 8,855 | 4,428 | 4,428 | 17,710 | 4,428 | 400.0% |
| 16.02 | Air-Conditioning - DX/Split System | Carrier new type unit internally and externally | Service and clean filters regularly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 4,428 | 0 | 0 | 0 | 0 | 0 | 17,710 | 4,428 | 8,855 | 4,428 | 17,710 | 4,428 | 400.0% |
| 16.03 | Air-Conditioning - Window Mounted Unit) | Evidence of vandalism and mistreatment externally but still operating externally | Repair AC unit and damaged external grille. Service 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% |
| 16.04 | Air-Conditioning - Window Mounted Unit) | Ok, one unit not adequately sealed to the outside | Clean and service AC unit and filters. Seal externally around AC unit and blockwork wall | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 0 | 0 | 0 | 11,385 | 3,795 | 3,795 | 3,795 | 11,385 | 3,795 | 300.0% |
| 16.05 | Ventilation - Wall/Ceiling mounted extract | One broken unit to roof and one unit in wall not intended for mounting in an external wall | Remove and replace units | 5 | 90% | | | | | 0 | 1,898 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 1,898 | 0 | 1,898 | 3,795 | 1,898 | 200.0% |
| 16.06 | Ventilation - Wall/Ceiling mounted extract | One to wall and one in ceiling are ok. | Clean and service regularly. Clean blades and unit | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,898 | 0 | 1,898 | 0 | 1,898 | 1,898 | 100.0% |
| 16.07 | Ventilation - Kitchen Extract | Old unit but assumed still operational | Clean and service unit thoroughly | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50,600 | 101,200 | 50,600 | 0 | 50,600 | 101,200 | 50,600 | 200.0% |
| | | | | 1 | | | | | | 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 | 1,898 | 6,325 | 0 | 4,428 | 0 | 3,795 | 0 | 0 | 55,028 | 159,390 | 71,473 | 20,873 | 67,045 | 159,390 | 68,943 | 231.2% |
| 17.00 | Fire Services | | | 1 | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.01 | Fire Extinguishers | One unit wall mounted and other unit was on bench at time of visit. Both ok. | Monitor charge levels and recharge or replace as required. Recommended to install additional Fire extinguishers to | 2 | 30% | | | | | 0 | 0 | 0 | 633 | 0 | 0 | 0 | 0 | 633 | 0 | 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 | 633 | 0 | 0 | 0 | 0 | 633 | 0 | 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% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

B - HTM CLASSROOM (H - HOTEL AND TOURISM BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

| | | | | | | | Conditi | ion Gau | ge | | | | | | | | | | | | | | | | | |
|---------|---|--|--|-----------|---------------------|------|---------|---------|-----------|--------|------------|------------|----------|-------------|---------|-----------|-----------|-----------|-----------|-----------|----------|-----------|-------------|---------|---------|---------|
| | | Condition | Assessment | Condi | ition Grading | VG | G | A | P VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | | Asset F | enewal Cost | | 1 | |
| ID Code | Flowert | Condition Observations | Decommended Course of Action 9 Maintenance | Condition | - | 0.00 | 20.40.4 | 0.00 | 0.00 00.4 | 204 | 2 204 | 2045 | 2044 | 2047 | 2040 | 2010 | 2020 | 2024 | 2022 | Tatal | Veer 4.4 | Veer 44 0 | Vee- 04 20 | Crond | E-III | 0/ E-11 |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Grade | 76 Deterioration | % | % | % | % % | (\$ US | SD) (\$ US | D) (\$ USE |) (\$ US | D) (\$ USD) | (\$ USD |) (\$ USD |) (\$ USE |) (\$ USD |) (\$ USI |) (\$ USD | Total | Total | Total | Renewal | Replace | Replace |
| 18.01 | Main Distribution Boards | 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 | Electrical Wiring/Reticulation | Some unsafe and untidy wiring externally but all operating | Service and tidy wiring internally and externally into building | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,107 | 0 | 8,107 | 0 | 8,107 | 8,107 | 100.0% |
| 18.03 | General Power Outlet | Some missing and damaged cover plates but operating | Replace missing and damaged cover plates. Clean all cover plates and switches | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,809 | 0 | 0 | 10,809 | 10,809 | 10,809 | 100.0% |
| 18.04 | Lighting (External) - Incandescent | Energy saver type bulbs | Clean bulbs and install protective covers/grilles | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 949 | 0 | 0 | 949 | 949 | 949 | 100.0% |
| 18.05 | Lighting (Internal) - Incandescent | 1 bulb assumed to store. Unable to inspect but assumed ok 1 Energy saver bulb to Kitchen ok | Clean bulb and install protective cover/grille | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 633 | 0 | 0 | 633 | 633 | 633 | 100.0% |
| 18.06 | Lighting (Internal) - Double Fluorescant | All operating but some have no diffuser. Cloth hanging over and around fittings in café poses a fire hazard | Service and clean tubes and diffusers. Replace missing diffusers. Remove cloth hanging around light fittings in Café. | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,223 | 0 | 0 | 8,223 | 8,223 | 8,223 | 100.0% |
| 18.07 | Lighting (Internal) - Fluorescant Circular tube | Operating and in use. No protective covers | Clean tubes and install protective covers/grilles | 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% |
| 18.00 | Total Electrical Services | | | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40,104 | 0 | 8,107 | 31,998 | 40,104 | 40,104 | 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 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. Exposed and untidy wiring externally and internally and loosely installed fittings | Tidy up loose and untidy wiring internally and exposed wiring externally | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,80 | 21,618 | 10,809 | 0 | 10,809 | 21,618 | 10,809 | 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 | 10,80 | 21,618 | 10,809 | 0 | 10,809 | 21,618 | 10,809 | 200.0% |
| с | TOTAL BUILDING SERVICES | | | 3 | 50% | | | | | 0 | 1,89 | 6,325 | 633 | 4,428 | 0 | 3,795 | 0 | 633 | 65,83 | 3 235,02 | 83,546 | 30,244 | 121,237 | 235,027 | 131,241 | 179.1% |
| | TOTAL BUILDING | | | 3 | 50% | | | | | 0 | 1,89 | 6,325 | 633 | 12,294 | 6,671 | 3,795 | 0 | 1,910 | 65,83 | 624,53 | 99,361 | 177,268 | 347,908 | 624,536 | 755,156 | 82.7% |
| | | | | | | | | | | | | | | 9 | 9,361 | | | | | | | | | | | |

Year 1 - 10 Consolidated Capital Replacement Cost



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

D - ELECTRONICS CLASSROOMS 8 & 9, MATHS/SCIENCE OFFICE (C - I.C. BUILD/ELECT CLASS)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | с | ondition (| Gauge | | | | | | | | | | | | | | | | | |
|---------|---|---|---|--------------------|--------------------|------------------|------------|---------------|-----------------|--------------------------|---------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | Assessment | Condit | ion Grading | VG G | A | Р | VP | 1 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 1 | | Asset Ren | ewal Cost | | l | |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | 0-20 20-4 % % | 40 40-60 | 60-80 80 % | -100 2 % (\$ | 2013 2014 USD) (\$ US | 2015 D) (\$ 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 observed but assumed ok. Francesco advised that there | Demolish building | 5 | 90% | | | | | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36,520 | 36,520 | 36,520 | 0 | 0 | 36,520 | 36,520 | 100.0% |
| 1.02 | Reinforced Concrete Block Foundation Walls | Is no proper foundation (bricks laid on old foundation) Evidence of spalling and staining to front as doubles as a drain | Wash down thoroughly, plaster and seal | 5 | 90% | | | | | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,273 | 8,273 | 8,273 | 0 | 0 | 8,273 | 8,273 | 100.0% |
| 1.03 | Reinforced Concrete Slab on Grade | Poor workmanship and deterioration in outsides edges | Wash, grout and make good externally. Monitor internally | 5 | 90% | | | | | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 42,051 | 42,051 | 42,051 | 0 | 0 | 42,051 | 42,051 | 100.0% |
| | | | | | | | | | | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 1.00 | Total Sub-Structure | | | 5 | 90% | | | | | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 86,844 | 86,844 | 86,844 | 0 | 0 | 86,844 | 86,844 | 100.0% |
| 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 - Steel Columns to support Mezzanine floor | To Mezzanine floor. Corrosion evident at base of column footing. Advised Mezzanine no longer used. Beam missing (as | Review by Structural Engineer to ensure if suficiently stable. Repair connections, wash and repaint. | 4 | 70% | | | | | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,517 | 0 | 0 | 12,517 | 12,517 | 12,517 | 100.0% |
| 2.02 | Timber Frame Truss and roof framing to main roof | Evidence of termite attack to ply jointing components | Replace termite damaged ply jointing panels | 4 | 70% | | | | | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 125,599 | 0 | 125,599 | 0 | 125,599 | 125,599 | 100.0% |
| 2.03 | Steel columns and timber framing to external lean to roofs | Poor workmanship, one broken timber rafter and loosely connected rafter and exposed steel columns | Repair roof framing due to poor workmanship and damage. Install concrete column surrounds to post footings to protect | 4 | 70% | | | | | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36,175 | 0 | 36,175 | 0 | 36,175 | 36,175 | 100.0% |
| | | | against corrosion. Wash and paint steelwork | | | | | | | 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 | 174,290 | 0 | 161,773 | 12,517 | 174,290 | 174,290 | 100.0% |
| 3.00 | Structural Walls | | | | | | | | | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 3.01 | Reinforced Concrete Brick/Block Masonry Walls | Evidence of cracking and damage and flaking paint finish | Review by Structural Engineer, repair cracks and repaint | 3 | 50% | | | | | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40,319 | 0.0% |
| 3.02 | Timber Framed Walls | Not inspected but appear ok | Monitor | 2 | 30% | | | | | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23,553 | 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 | 63,872 | 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 | Not inspected but assumed to be ok | Structural Engineer to review connections with steel posts and floor stability as constructed | 3 | 50% | | | | | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,176 | 0 | 0 | 12,176 | 12,176 | 12,176 | 100.0% |
| | | | | | | | | | | 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 | 12,176 | 0 | 0 | 12,176 | 12,176 | 12,176 | 100.0% |
| 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) to main roof | Corrugated iron roof of rusty appearance and no protective paint finish present | Remove and replace roofing with prefinished metal | 4 | 70% | | | | | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 48,146 | 0 | 48,146 | 48,146 | 0 | 0 | 48,146 | 48,146 | 100.0% |
| 5.02 | Profiled Metal Sheet Roof Cladding (Pre-Finished) to external canopies | Corrugated iron roof of rusty appearance and no protective paint finish present. Corner damaged and bent also. | Remove and replace roofing with prefinished metal | 4 | 70% | | | | | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13,264 | 0 | 13,264 | 13,264 | 0 | 0 | 13,264 | 13,264 | 100.0% |
| 5.03 | PVC Gutters | Partial on one side only. No stop ends or downpipes present. Corrosion and damaged to brackets | Replace current PVC gutter and install new on both sides of building | 5 | 90% | | | | | 0 0 | 4,352 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,352 | 4,352 | 0 | 0 | 4,352 | 4,352 | 100.0% |
| 5.04 | PVC Downpipes | No downpipes present but with amount of rainfall per annum and need to control waterflow should be installed | Install down pipes to main roof | 5 | 90% | | | | | 0 0 | 2,429 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,429 | 2,429 | 0 | 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 | | | 4 | 70% | | | | | 0 0 | 6,780 | 0 | 0 | 0 | 0 | 0 | 61,410 | 0 | 68,191 | 68,191 | 0 | 0 | 68,191 | 68,191 | 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 | Evidence of cracks and previous repairs | Repair cracks and repaint | 3 | 50% | | | | | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18,837 | 0 | 0 | 18,837 | 18,837 | 18,837 | 100.0% |
| 6.02 | Plywood Wall Linings with Painted Finishes | To gable ends, between windows and blocked windows. Evidence of wear and tear, flaking of paint, warping and twisting of panels | Install a seal or flashing between the exposed edge of sheets and plaster walls and sealant around blocked windows. Wash down thoroughly and repaint. | 3 | 50% | | | | | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,645 | 0 | 0 | 4,645 | 4,645 | 4,645 | 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 | 23,481 | 0 | 0 | 23,481 | 23,481 | 23,481 | 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 - External | Some are just the top light remaining and others are | Repair, Replace, Repaint, Wash Comments: | 2 | 30% | | | | | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16,129 | 0.0% |
| 7.02 | Timber Framed Windows - Internal | Ok | Clean and wash frame and glazing | 2 | 30% | | | | | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,613 | 0.0% |
| 7.03 | Timber Doors (Solid/No Glazing) | Evidence of impact damage. Rough plaster edge to timber frame. | Repair impact damage. Replace corroded fixings and reseal to plaster edge | 3 | 50% | | | | | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,590 | 0 | 0 | 7,590 | 7,590 | 7,590 | 100.0% |
| 7.04 | Timber Doors (Solid/No Glazing) | Side doors to Classrooms not used. Both showing signs of water damage and decay. | Remove doors. Frame up, board and paint exterior | 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% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

D - ELECTRONICS CLASSROOMS 8 & 9, MATHS/SCIENCE OFFICE (C - I.C. BUILD/ELECT CLASS)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | | Conditio | on Gauge | | | | | | | | | | | | | | | | | | |
|---------|--|--|---|--------------------|--------------------|-----------|---------------|----------------------|-------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | Assessment | Cond | ition 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 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 | Full Replace | % Full Replace |
| 7.05 | Timber Louvre Screens | Not fixed to rear gable end of building, other end is partially | Refix at one end. Wash down and repaint. | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 506 | 0 | 0 | 506 | Total 506 | 506 | 100.0% |
| 7.06 | Aluminium Framed Windows externally | Evidence of damage to mesh framing and dirty appearance | Repair damage to mesh framing. Clean and wash thoroughly | 3 | 50% | - | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,286 | 0 | 0 | 7,286 | 7,286 | 7,286 | 100.0% |
| 7.07 | Aluminium Framed Windows internally | Ok. Popped mesh screen internally at high level | Wash down and clean frames and glazing. Fix back mesh | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,846 | 0 | 0 | 2,846 | 2,846 | 2,846 | 100.0% |
| 7.08 | Timber framed, plastic mesh screen lined over | Ok | screen where popped Wash and clean thoroughly | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 259 | 0 | 0 | 518 | 259 | 0 | 259 | 518 | 259 | 200.0% |
| | openings | | | | | | | | | 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 | 259 | 0 | 0 | 22,542 | 4,054 | 0 | 18,488 | 22,542 | 40,024 | 56.3% |
| A | TOTAL STRUCTURE | | | 4 | 70% | | | | | 0 | 0 | 6,780 | 0 | 3,795 | 0 | 0 | 259 | 61,410 | 86,844 | 387,524 | 159,089 | 161,773 | 66,662 | 387,524 | 468,879 | 82.6% |
| 8.00 | Stairs, Balustrades & Handrails | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 8.01 | Timber Framed Stairs | Ok. Dirty and general wear and tear | Clean and wash then repaint | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,488 | 0.0% |
| 8.02 | Timber Framed Balustrades | Ok | Wash and clean | 2 | 30% | - | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,265 | 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 | 10,753 | 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 structural walls or blockwork external | Evidence of decay, insect attack (termites/borer), corroded | Repair, Replace | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| | wing wall | fixings, poor workmansnip, etc | Comments: | | | | | | | 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 impact damamge and marks | Repair damage, clean and repaint. Recommend to install door | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,108 | 0 | 0 | 9,108 | 9,108 | 9,108 | 100.0% |
| 10.02 | Timber Door - Single with glazed top vision panel | Evidence of impact damamge and marks | stops and kickplates where not present Repair damage, clean and repaint. Recommend to install door | 3 | 50% | - | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,087 | 0 | 0 | 2,087 | 2,087 | 2,087 | 100.0% |
| | | | stops and kickplates where not present | | | | | | | 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 | 11,195 | 0 | 0 | 11,195 | 11,195 | 11,195 | 100.0% |
| 11.00 | Floor Finishes | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 11.01 | Plywood floor lining | Appears ok | Monitor | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,896 | 0.0% |
| 11.02 | Vinyl Floor Finishes | Worn and damaged, lifting and chipped in areas | Remove and replace | 5 | 90% | | | | | 0 | 29,883 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 59,766 | 29,883 | 0 | 29,883 | 59,766 | 29,883 | 200.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 11.00 | Total Floor Finishes | | | 4 | 70% | | | | | 0 | 29,883 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 59,766 | 29,883 | 0 | 29,883 | 59,766 | 33,779 | 176.9% |
| 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 | Evidence of marks, impact damage and holes where services | Wash down and clean. Fill holes and repaint. Refix loose | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26,807 | 0 | 0 | 26,807 | 26,807 | 26,807 | 100.0% |
| 12.02 | Solid Plaster Wall Lining with Painted Finishes | Some evidence of cracking and uneven plaster finish | Repairs cracks, ,make good plaster, wash and repaint | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,475 | 0 | 15,475 | 0 | 15,475 | 15,475 | 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 | 42,281 | 0 | 15,475 | 26,807 | 42,281 | 42,281 | 100.0% |
| 13.00 | Ceiling Finishes | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 13.01 | Plywood Ceiling linings with Painted Finishes | Warped and popped panels and fixings in several locations and at joins. One panel has been replaced due to previous water damage | Refix popped ply ceiling linings and replace damaged fixings. Clean and paint | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 34,099 | 0 | 0 | 34,099 | 34,099 | 34,099 | 100.0% |
| 13.02 | Plastic mesh screen to soffit at roof/wall junction | Evidence of dust buildup but otherwise ok albeit workmanship is considered average | Wash and clean thoroughly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,486 | 0.0% |
| | | | | | | | | | | 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 | 34,099 | 0 | 0 | 34,099 | 34,099 | 40,585 | 84.0% |
| 14.00 | Fixed Joinery Units | | | 1 | 1 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 14.01 | Pin Board | Ok, general wear and tear | Clean frame | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 405 | 0 | 202 | 202 | 405 | 202 | 200.0% |
| 14.02 | White Boards | Ok, general wear and tear | Thorough wash and 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% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

D - ELECTRONICS CLASSROOMS 8 & 9, MATHS/SCIENCE OFFICE (C - I.C. BUILD/ELECT CLASS)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | | | Gauge | | | | | | | | | | | | | | | | | | |
|---------|---|--|---|--------------------|--------------------|-----------|-----------------|----------------|----------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | Assessment | Condi | ition Grading | VG | G A | Р | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | | Asset Rer | ewal Cost | | 1 | |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | 0-20 % | 20-40 40-6 % | 0 60-80 8 % | 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 |
| 14.03 | White Boards | Damage to Whiteboard | Replace damamged wide board | 5 | 90% | | | | | 0 | 0 | 380 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 380 | 380 | 0 | 0 | 380 | 380 | 100.0% |
| 14.04 | Projector Screen | Ok, general wear and tear | Thorough wash and clean | 2 | 30% | - | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 822 | 0 | 0 | 822 | 822 | 822 | 100.0% |
| 14.05 | Built-in Joinery - Bench Unit | Evidence of marks and staining under benchtop | Wash and clean. Ease and adjust doors and cabinetry | 2 | 30% | - | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 0 | 0 | 3,795 | 3,795 | 3,795 | 100.0% |
| 14.06 | Built-in Joinery - Shelving Unit | Ok, mounted on wall in two locations | Wash and clean | 2 | 30% | - | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 759 | 0 | 0 | 759 | 759 | 759 | 100.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 14.00 | Total Fixed Joinery Units | | | 3 | 50% | | | | | 0 | 0 | 380 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,679 | 380 | 202 | 7,097 | 7,679 | 7,476 | 102.7% |
| В | TOTAL INTERNAL FIT-OUT | | | 3 | 50% | | | | | 0 | 29,883 | 380 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 155,020 | 30,262 | 15,677 | 109,081 | 155,020 | 146,069 | 106.1% |
| 15.00 | Sanitary Plumbing | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 15.01 | WHB (Double) | Rust and grime evident to base of sink. Termite damage to timber evident | Clean and wash sinks thoroughly. Replace termite damaged . Ease and adjust doors | 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% |
| | | | | | | | | | | 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 | 3,163 | 0 | 3,163 | 3,163 | 0 | 0 | 3,163 | 3,163 | 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, Carrier type units however drain is not installed to drain away from the unit and building adequately | Service and clean filters regularly. Install adequte drain extension to ensure water drips away from the unit and building. | 3 | 50% | | | | | 0 | 0 | 0 | 13,283 | 0 | 0 | 0 | 0 | 0 | 0 | 53,130 | 13,283 | 26,565 | 13,283 | 53,130 | 13,283 | 400.0% |
| 16.02 | Air-Conditioning - Window Mounted Unit) | Vandalism noticed externally but units are operating | Repair damamge where possible and service unit regularly. Install protective grille /cover to unit tp protect from future vandalism | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 3,795 | 0 | 0 | 0 | 0 | 0 | 11,385 | 3,795 | 3,795 | 3,795 | 11,385 | 3,795 | 300.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 16.00 | Total Mechanical Services | | | 3 | 50% | | | | | 0 | 0 | 0 | 13,283 | 3,795 | 0 | 0 | 0 | 0 | 0 | 64,515 | 17,078 | 30,360 | 17,078 | 64,515 | 17,078 | 377.8% |
| 17.00 | Fire Services | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.01 | Fire Extinguishers | Wall mounted and in good condition | Monitor charge levels and recharge or replace as required. Recommended to install additional Fire extinguishers to | 2 | 30% | | | | | 0 | 0 | 0 | 633 | 0 | 0 | 0 | 0 | 633 | 0 | 3,163 | 1,265 | 1,265 | 633 | 3,163 | 633 | 500.0% |
| 17.00 | | | | | 000/ | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.00 | | | | Z | 30% | | | | | U | Û | Û | 633 | Ű | U | 0 | Ů | 633 | 0 | 3,163 | 1,265 | 1,265 | 633 | 3,163 | 633 | 500.0% |
| 10.00 | Electrical Services | | | | 000/ | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | U | 0 | 0 | 0 | 0.0% |
| 10.01 | Sub Main Distribution Boards | | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,400 | 0 | 0 | 9,400 | 9,400 | 9,400 | 100.0% |
| 10.02 | | Some loose and untit wider consolelly in colling areas but all | Tidy up loose and untidy witing | 2 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0,000 | | 11 206 | 0,000 | 0,000 | 0,000 | 100.0% |
| 10.03 | | operating. | Close and refix cover plotes. Ensure adequate and around | 3 | 20% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11,206 | L ů | 11,206 | 14.044 | 11,206 | 11,206 | 100.0% |
| 18.05 | | One missing hulb, others energy caver type | Outlets | 2 | 50% | - | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,341 | | 1 265 | 14,541 | 14,541 | 14,341 | 100.0% |
| 18.06 | Lighting (Internal) - Elugrescant | Some hulls missing to whole fittings plus missing duffisers | covers/grilles | 4 | 70% | - | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 608 | | 19.608 | 0 | 19.608 | 19 608 | 100.0% |
| 10.00 | | | tubes and install diffusers | | 10% | _ | | | | 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 | 65,363 | 0 | 32,079 | 33,284 | 65,363 | 65,363 | 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 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 but loose and untidy wiring at junction box and to | Tidy up loose and untidy wiring. Cover exposed wiring at | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,941 | 0 | 14,941 | 0 | 14,941 | 14,941 | 100.0% |
| | | building | junction box and internally to building | | | | | | | 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 | 14,941 | 0 | 14,941 | 0 | 14,941 | 14,941 | 100.0% |
| с | TOTAL BUILDING SERVICES | | | 3 | 50% | | | | | 0 | 0 | 0 | 13,915 | 3,795 | 0 | 0 | 0 | 3,795 | 0 | 151,144 | 21,505 | 78,645 | 50,994 | 151,144 | 101,177 | 149.4% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

D - ELECTRONICS CLASSROOMS 8 & 9, MATHS/SCIENCE OFFICE (C - I.C. BUILD/ELECT CLASS)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | C | onditio | on Gauge |) |] | | | | | | | | | | | | | | | | |
|---------|----------------|------------------------|---|--------------------|--------------------|----------------|---------------|------------------|-----------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|
| | | Condition | Condition Assessment Condition Grading lition Observations Recommended Course of Action & Maintenance Condition % | | | | | | | | | | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | | Asset Rer | iewal Cost | | 1 | |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | 0-20 20 % % | 40 40- , % |)-60 60-1 % % | -80 <mark>80-10</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 Total | Full Replace | % Full Replace |
| | TOTAL BUILDING | | | 4 | 70% | | | | | 0 | 29,883 | 7,160 | 13,915 | 7,590 | 0 | 0 | 259 | 65,205 | 86,844 | 693,688 | 210,857 | 256,096 | 226,736 | 693,688 | 716,125 | 96.9% |
| | | | | | | | | | | | | | | 210, | 857 | | | | | | | | | | | |
| | | | | | | | | | | | | Yea | r 1 - 10 Cor | solidated C | apital Rep | lacement C | ost | | | | | | | | | |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

E - CLASSROOM 1 - 4 (D - CLASSROOM BUILDING A)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | | Condition | n Gauge | | | | | | | | | | | | | | | | | | |
|---------|--|--|--|--------------------|--------------------|-------------|------------------|---------------|-------------|------------------|---------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | Assessment | Condit | ion Grading | VG | G A | Р | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | | Asset Rer | newal Cost | | | |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | 0-20 2 % | 0-40 40-6 % % | 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 |
| 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 but assumed ok | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 82,748 | 0.0% |
| 1.02 | Reinforced Concrete Block Foundation Walls | Impact damamge, poor workmanship in some areas and | Repair damage, plaster and repaint | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28,796 | 0.0% |
| 1.03 | Reinforced Concrete Slab on Grade | Generally covered with a floor finish. Appears ok | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 99,185 | 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 | 210,729 | 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 and Steel Frame (Steel Portal/Timber truss/Steel Columns/Steel Beams, etc) | One column bent and suspended above footting, some oxidation and marks and posts on a lean. Post footings not considered adequate. | Repair damaged column to rear of building. Provide additonal support posts, brackets and footing restraint. Wash down thoroughly and repaint | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 284,329 | 0 | 0 | 284,329 | 284,329 | 284,329 | 100.0% |
| 2.02 | Reinforced Concrete Columns & Beams - to part of | Plaster cracking evident in some areas but appears ok | Wash down and repaint | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25,294 | 0.0% |
| | | | | 1 | | | | | | 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 | 284,329 | 0 | 0 | 284,329 | 284,329 | 309,623 | 91.8% |
| 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 | Evidence of damage to external wall that appears to have beer bashed in places. Evidence of cracking in several locations. Damaged blockwork above Electrical Swithcboard in female WC. | Replace damaged external wall to alcove area of building and make good damaged blockwork above electrical switchboard. | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,617 | 0 | 0 | 7,617 | 7,617 | 7,617 | 100.0% |
| 3.02 | Reinforced Concrete Brick/Block Masonry Walls | Evidence of cracking, minor impact damage and flaking/wom paint/marks | Repair cracks, plaster and repaint | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 163,366 | 0.0% |
| 3.03 | Timber Framed Walls | To walls in Gear up office. Not inspected but appear ok | Monitor | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,179 | 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 | 7,617 | 0 | 0 | 7,617 | 7,617 | 180,162 | 4.2% |
| 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 leaks, corrosion, flaking of protective paint and holes in sheets evident on walkway. Evidence of sag in one location | Remove and replace. Install additional framing where roof is sagging above walkway | 5 | 90% | | | | | 0 | 0 | 94,776 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 94,776 | 94,776 | 0 | 0 | 94,776 | 94,776 | 100.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 5.00 | l otal koot | | | 5 | 90% | | | | | U | 0 | 94,776 | U | U | U | U | U | U | 0 | 94,776 | 94,776 | 0 | 0 | 94,776 | 94,776 | 100.0% |
| 6.00 | External Walls & Finishes | | | | 700/ | | | | | 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 | Evidence of leaks at junction with roor. Plaster cracking in several locations and marks below windows | Review by Structural Engineer as cracking reasonably extensive. Repair cracks around windows and doors and to top of wall. Replaster and paint finish. | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 48,245 | 0 | 48,245 | 0 | 48,245 | 48,245 | 100.0% |
| 0.00 | Prywood vvali Linings with Painted Finishes | end at Sothern end of building. | Wash down and repaint. Install flashing between ply and blockwork wall | 3 | ƏU% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,166 | 0 | 0 | 1,166 | 1,166 | 1,166 | 100.0% |
| 6.00 | Total External Walls & Finishes | | | 4 | 70% | | | | | 0 | , , , , , , , , , , , , , , , , , , , | 0 | , C | 0 | <u>,</u> | 0 | , v | 0 | , , | 49 444 | 0 | 48.245 | 1 466 | 49 444 | 49 444 | 100.0% |
| 7.00 | | | | 4 | /0% | | | | | U | U C | 0 | U | 0 | U | 0 | U | U | Ŭ | 49,411 | 0 | 40,245 | 1,100 | 49,411 | 49,411 | 0.0% |
| 7.01 | Timber Doore (Solid/No Closico) | Signs of wear and tear, impact demose and flaking of a sigt | Service and fix bardware. Ease and adjust doors. West doors | 2 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26 565 | 0 | 0 | 26 555 | 26 565 | 26 555 | 100.0% |
| 7.01 | miller Doors (Soliding Gidzling) | Some loose hardware also noticed | and repaint. Consider installing push and kickplates to doors and or stops where not present. | 3 | 30 % | | | | | U | U | 0 | U | U | U | 0 | U | 0 | U | 20,000 | Ů | | 20,000 | 20,000 | 20,000 | 100.0% |
| 7.02 | Timber Louvre Screens | Evidence of wear and tear and flaking of paint to fixed timber | Wash down and repaint | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 737 | 0.0% |
| 7.03 | Aluminium Framed Windows & Doors - Externally | Evidence of damaged seal and mesh screen | Replace damamged mesh screen and seal around glazing. Wash down thoroughly and ease and adjust opening mechanism | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,662 | 0 | 10,662 | 0 | 10,662 | 10,662 | 100.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

E - CLASSROOM 1 - 4 (D - CLASSROOM BUILDING A)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | Co | ndition G | Gauge | | | | | | | | | | | | | | | | | | |
|---------|---|--|--|--------------------|--------------------|-----------------|--------------|------------|----------------|------------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | Assessment | Cond | lition Grading | VG G | Α | Р | 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 % | 0 40-60 % | 60-80 % |)-100 % (\$ | 2013 S 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 |
| 7.04 | Aluminium Framed Windows & Doors - Externally | Evidence of dirt and grime to frame and window sill but otherwise ok | Wash and clean thoroughly, ease and adjust opening mechanism | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 42,648 | 0.0% |
| 7.05 | Aluminium Framed Windows & Doors - Internally | Ok | Clean and wash frames thoroughly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,732 | 0.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 7.00 | Total Windows & Doors | | | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 37,227 | 0 | 10,662 | 26,565 | 37,227 | 83,344 | 44.7% |
| A | TOTAL STRUCTURE | | | 3 | 50% | | | | | 0 | 0 | 94,776 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 473,361 | 94,776 | 58,907 | 319,677 | 473,361 | 928,046 | 51.0% |
| 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 | No Stairs, balustrades or handrails 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 treated as 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% |
| 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 | Impact damamge, marks and general wear and tear evident | Check and refix loose hardware. Ease and adjust door. Clean and repaint. Consider install of push plates, kickplates and door stops where not present currently. | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,554 | 0 | 0 | 4,554 | 4,554 | 4,554 | 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 | 4,554 | 0 | 0 | 4,554 | 4,554 | 4,554 | 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 | Staining, lifting, marks, impact damage, tear and missing vinyl parts | Uplift and replace flooring | 5 | 90% | | | | | 0 | 57,866 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 115,732 | 57,866 | 0 | 57,866 | 115,732 | 57,866 | 200.0% |
| 11.02 | Tiled Floor Finishes | Impact damage, loose grout, marks and lifting tiles | Uplift, remove and replace | 5 | 90% | | | | | 0 | 0 | 5,767 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,767 | 5,767 | 0 | 0 | 5,767 | 5,767 | 100.0% |
| 11.03 | Concrete Screed Floor Finish | To Lobby. Appears ok | Wash and clean thoroughly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 210 | 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 | 57,866 | 5,767 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 121,499 | 63,633 | 0 | 57,866 | 121,499 | 63,843 | 190.3% |
| 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 | To Gear up office internal walls. Marks and impact damage but otherwise ok | Wash down and repaint | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,688 | 0.0% |
| 12.02 | Solid Plaster Wall Lining with Painted Finishes | Evidence of cracking especially along top of walls and around window and door openings evident. Impact damage, water damage and marks also evident | Review by Structural Engineer. Repair cracks. Plaster and paint finish. | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 71,583 | 0 | 71,583 | 71,583 | 0 | 0 | 71,583 | 71,583 | 100.0% |
| 12.03 | Tiled Wall Finishes | Tiled splash back to Vanity unit is ok | Clean and wash thoroughly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 273 | 0 | 0 | 273 | 273 | 273 | 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 | 71,583 | 0 | 71,856 | 71,583 | 0 | 273 | 71,856 | 78,544 | 91.5% |
| 13.00 | Ceiling Finishes | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 13.01 | Open boarded timber to soffit (part only) at Gear up end of building | Ok | Wash down and repaint | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,578 | 0 | 0 | 2,578 | 2,578 | 2,578 | 100.0% |
| 13.02 | MDF/Plywood ceiling Lining with painted Finish | Evidence of leaks and water damamge internally. Marks and some holes not adequately sealed | Remove and replaced | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28,083 | 0 | 28,083 | 0 | 28,083 | 28,083 | 100.0% |
| 13.03 | MDF/Plywood ceiling Lining with painted Finish | Evidence of damage at joins and dirty appearance | Plaster joins, wash down and repaint | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 42,124 | 0 | 0 | 42,124 | 42,124 | 42,124 | 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 | 72,784 | 0 | 28,083 | 44,702 | 72,784 | 72,784 | 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 | Evidence of damage and deterioration in a couple of locations. Rust apparent on several door handles | Wash down thoroughly and repaint. Repair damage to timber doors and partitions | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,831 | 0 | 6,831 | 0 | 6,831 | 6,831 | 100.0% |
| 14.02 | Pin Board | Well used but ok | Wash and clean frame | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,214 | 0 | 607 | 607 | 1,214 | 607 | 200.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

E - CLASSROOM 1 - 4 (D - CLASSROOM BUILDING A)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | Co | ondition Gau | ge | ר | | | | | | | | | | | | | | | | |
|---------|--|--|---|--------------------|--------------------|----------------|--------------|-----------------|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | Assessment | Condi | ition Grading | VG G | A | P VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | | Asset Rer | ewal Cost | i | ł | |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | 0-20 20-4 % | 40-60 6 % | 0-80 80-10 % | 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 |
| 14.03 | White Boards | Evidence of general wear and tear and marks | Clean and wash thoroughly | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 0 | 0 | 3,795 | 3,795 | 3,795 | 100.0% |
| 14.04 | Black Boards | Evidence of general wear and tear | Clean and wash thoroughly | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,518 | 0 | 0 | 1,518 | 1,518 | 1,518 | 100.0% |
| 14.05 | Pencil Sharpeners housing | Well used but ok to rooms. Wall mounted | Wash housing and clean out sharpener | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 633 | 0 | 0 | 633 | 633 | 633 | 100.0% |
| 14.06 | Built-in Joinery - Vanity Unit | Well used but ok. Some staining and marks evident to underside of benchton | Clean and wash staining and marks to underside of benchtop. Ease and adjust doors | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 0 | 0 | 3,795 | 3,795 | 3,795 | 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 | 17,786 | 0 | 7,438 | 10,348 | 17,786 | 17,179 | 103.5% |
| В | TOTAL INTERNAL FIT-OUT | | | 3 | 50% | | | | 0 | 57,866 | 5,767 | 0 | 0 | 0 | 0 | 0 | 71,583 | 0 | 288,479 | 135,216 | 35,521 | 117,743 | 288,479 | 236,903 | 121.8% |
| 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 | Out of order toilet to male WC | Remove and replace | 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% |
| 15.02 | WC | General wear and tear, some corrosion evident | Replace rusted base bolts. Clean thoroughly | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,813 | 0 | 15,813 | 0 | 15,813 | 15,813 | 100.0% |
| 15,03 | Urinal (Stall) | General wear and tear, some corrosion marks evident | Wash down thoroughly and remove corrosion marks | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,554 | 0 | 4,554 | 0 | 4,554 | 4,554 | 100.0% |
| 15,04 | WHB (Double) | General wear and tear and rust staining evident | Clean and wash thoroughly. Monitor | 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% |
| 15.00 | Total Sanitary Plumbing | | | 3 | 50% | | | | 0 | 0 | 3,163 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 29,854 | 3,163 | 26,692 | 0 | 29,854 | 29,854 | 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 | Room 1 and Room 3 classrooms both missing their internal covers at time of inspection. | Service and repair inside units. Clean filters regularly | 4 | 70% | | | | 0 | 0 | 8,855 | 0 | 0 | 0 | 0 | 0 | 0 | 8,855 | 35,420 | 17,710 | 8,855 | 8,855 | 35,420 | 8,855 | 400.0% |
| 16,02 | Air-Conditioning - DX/Split System | Ok, temperature range varies | Service and clean unit and filters thoroughly | 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% |
| 16,03 | Air-Conditioning - Window Mounted Unit) | Ok, one external unit has protection cage to rear of unit. | Service and clean regularly. Seal around opening in wall and unit | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 5,693 | 0 | 0 | 0 | 17,078 | 5,693 | 5,693 | 5,693 | 17,078 | 5,693 | 300.0% |
| 16,04 | Ceiling Mounted Fan | Ok | Clean and wash blades | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,045 | 0 | 9,045 | 0 | 9,045 | 9,045 | 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 | 8,855 | 0 | 22,138 | 0 | 5,693 | 0 | 0 | 8,855 | 150,092 | 45,540 | 67,867 | 36,685 | 150,092 | 45,730 | 328.2% |
| 17.00 | Fire Services | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.01 | No Fire servives identified to this building | | Recommend installing Fire Extinguishers 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% |
| 17.00 | Total Fire Services | | | 0 | 0% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 18.00 | Electrical Services | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 18.01 | Main Distribution Boards | Newer distribution board install in Female WC | Wash down housing and monitor | 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 | Main Distribution Boards | Rusted cabinet housing to Gear up distribution board | Replace rusted housing to Gear up | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,488 | 0 | 9,488 | 0 | 9,488 | 9,488 | 100.0% |
| 18.03 | Electrical Wiring/Reticulation | Loose, untidy and unsafe wiring noticed externally. Some untidy and loose wiring internally also | Make safe and tidy up external wiring to building. Use conduit where necessary internally to make tidy wiring | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22,889 | 0 | 22,889 | 0 | 22,889 | 22,889 | 100.0% |
| 18.04 | General Power Outlet | Operational however some damamged face plates | Replace damaged face plates to outlets. Clean and refix remainder | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30,518 | 0 | 0 | 30,518 | 30,518 | 30,518 | 100.0% |
| 18.05 | Lighting (External) - Incandescent | 16No external light fittings, energy saver type. Only approx half are working. | Replace blown bulbs. Clean remainder and install protective grille/cover to bulbs to make better suited for external use. | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,060 | 0 | 5,060 | 0 | 5,060 | 5,060 | 100.0% |
| 18.06 | Lighting (Internal) - Incandescent | All Energy saver type. Some are blown/not working | Replace blown bulbs. Clean remainder | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,898 | 0 | 0 | 1,898 | 1,898 | 1,898 | 100.0% |
| 18.07 | Lighting (Internal) -Double Fluorescant | One unit not working in Gear up office and one of the Classrooms, remainder operating. No diffusers/covers to fittings present | Replace blown bulbs/faulty fittings. Install covers/diffusers to fittings. Clean fittings and bulbs. | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32,890 | 0 | 32,890 | 0 | 32,890 | 32,890 | 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 | 112,230 | 0 | 79,814 | 32,416 | 112,230 | 112,230 | 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 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% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

E - CLASSROOM 1 - 4 (D - CLASSROOM BUILDING A)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

| | | | | | | | Conditio | n Gauge | 9 | 1 | | | | | | | | | | | | | | | | |
|---------|--------------------------------|---|---|--------------------|--------------------|--------------|----------------|----------------|-------------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|
| | | Condition | Assessment | Condi | ion Grading | VG | G A | A F | P VP | 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 % | -40 40- % % | -60 60- % % | -80 80-100 % % | 2013 (\$ USD | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| 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 however untidy and exposed wiring noticed externally to junction box and internally in building | Service and tidy external and internal wiring. Install conduit recommended. | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 30,518 | 0 | 0 | 0 | 0 | 61,037 | 30,518 | 0 | 30,518 | 61,037 | 30,518 | 200.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 20.00 | Total Special Services | | | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 30,518 | 0 | 0 | 0 | 0 | 61,037 | 30,518 | 0 | 30,518 | 61,037 | 30,518 | 200.0% |
| С | TOTAL BUILDING SERVICES | | | 3 | 50% | | | | | 0 | 0 | 12,018 | 0 | 22,138 | 30,518 | 5,693 | 0 | 0 | 8,855 | 353,213 | 79,221 | 174,373 | 99,619 | 353,213 | 218,332 | 161.8% |
| | TOTAL BUILDING | | | 3 | 50% | | | | | 0 | 57,866 | 112,561 | 0 | 22,138 | 30,518 | 5,693 | 0 | 71,583 | 8,855 | 1,115,053 | 309,213 | 268,801 | 537,039 | 1,115,053 | 1,383,281 | 80.6% |
| | | | | | | | | | | | | | | 309 | .213 | | | | | | | | | | | |

Year 1 - 10 Consolidated Capital Replacement Cost



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

F - CLASSROOM 5 - 7 (J - CLASSROOM BUILDING B)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | | Cond | ition Gauge | • | 7 | | | | | | | | | | | | | | | | |
|---------|--|--|---|--------------------|--------------------|------|------------|-------------|-----------------------|------------------|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | Assessment | Condit | tion Grading | VG | G | AF | 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 Grade | % Deterioration | 0-20 | 20-40 % | 40-60 60 | 80 <mark>80-10</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 | Not inspected, assumed ok | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30,626 | 0.0% |
| 1.02 | Reinforced Concrete Slab on Grade | Good condition. | Monitor | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 37,500 | 0.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 1.00 | Total Sub-Structure | | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 68,126 | 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 | Part damaged by previously fallen tree (say 5% of roof area) | Replace damaged framing. Clean and repaint steel | 5 | 90% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,800 | 4,800 | 4,800 | 0 | 0 | 4,800 | 4,800 | 100.0% |
| 2.02 | Structural Steel Frame | Good condition although some early stages of corrosion | Wash down and repaint exposed framing | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 76,800 | 0.0% |
| 2.03 | Timber Frame (Portal/Truss/Columns/Beams, etc) | Good condition | Wash down and repaint exposed framing | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17,280 | 0 | 0 | 17,280 | 17,280 | 17,280 | 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 | 4,800 | 22,080 | 4,800 | 0 | 17,280 | 22,080 | 98,881 | 22.3% |
| 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 | Evidence of cracking and poor workmanship | Repair cracks, provide even plaster finish and paint | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50,989 | 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 | 50,989 | 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 damaged section of roofing | Replace damamged section of roofing with new | 5 | 90% | | | | | 0 | 0 | 1,920 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,920 | 1,920 | 0 | 0 | 1,920 | 1,920 | 100.0% |
| 5.02 | Profiled Metal Sheet Roof Cladding (Pre-Finished) | New looking and in good condition although leak noticed to ceiling in one of the classrooms | Inspect leak and replace damaged plywood. Paint to protect roof fixings to underside and top | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36,480 | 0 | 36,480 | 0 | 36,480 | 36,480 | 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 | 0 | 1,920 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 38,400 | 1,920 | 36,480 | 0 | 38,400 | 38,400 | 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% |
| 0.01 | Solid Plaster Gladding with Painted Finishes | evidence of falking paint | wash uown, repair cracks, make good plaster and repaint | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | U | 0 | U | 0 | 0 | | Ū | 0 | 29,318 | 0.0% |
| 6.00 | Total External Walls & Finish | | | | 200/ | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | 0 | 0 | 0.0% |
| 7.00 | | | | Ĺ | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | 0 | 29,310 | 0.0% |
| 7.01 | Timber Doors (Solid/No Glazing) | Good condition. General wear and tear and impact damage | Wash down and repaint. Install door stops where not | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | | 0 | 11.385 | 0.0% |
| 7.02 | Aluminium Framed Windows & Doors | Good condition generally | present.Recommended to install kickplates also. | 2 | 30% | _ | - | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24.654 | 0.0% |
| 7.03 | Window Glazing Treatments | To some windows only. Is peeling with sections missing and | Remove and replace tint | 5 | 90% | | | | | 0 | 657 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,315 | 657 | 657 | 0 | 1,315 | 657 | 200.0% |
| | | bubbles in film present | | - | | | | | | 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 | 657 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,315 | 657 | 657 | 0 | 1,315 | 36,697 | 3.6% |
| A | TOTAL STRUCTURE | | | 4 | 70% | | | | | 0 | 657 | 1,920 | 0 | 0 | 0 | 0 | 0 | 0 | 4,800 | 61,795 | 7,377 | 37,138 | 17,280 | 61,795 | 322,410 | 19.2% |
| 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 stairs, balustrades or handrails 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% |
| 1 | | | 1 | | | | | | | | 1 | 1 | | | | 1 | | | | | 4 | | ·' | 1 | | 1 |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

F - CLASSROOM 5 - 7 (J - CLASSROOM BUILDING B)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | | Conditi | on Gauge | 1 | 1 | | | | | | | | | | | | | | | | |
|---------|---|---|---|--------------------|-------------------|-------------|---------------|------------------|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | Assessment | Conditi | on Grading | VG | G | A P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | | Asset Re | ewal Cost | | 1 | |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioratio | 0-20 n % | 20-40 40 % | 1-60 60-1 % % | 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 |
| 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 concrete 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 | No internal doors 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% |
| 10.00 | Total Internal Doors | | | 0 | 0% | | | _ | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 11.00 | Floor Finishes | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 11.01 | Vinyl Floor Finishes | Broken and missing tiles around columns and at door | Remove and replace damaged and chipped vinyl. Install | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 1,944 | 0 | 0 | 0 | 0 | 3,888 | 1,944 | 0 | 1,944 | 3,888 | 1,944 | 200.0% |
| 11.02 | Vinyl Floor Finishes | entrances General wear and tear. | Threshold strips to doors where not present currently Clean thoroughly and monitor | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17,497 | 34,993 | 17,497 | 0 | 17,497 | 34,993 | 17,497 | 200.0% |
| 11.03 | Concrete Screed Floor Finish | To external slab | Clean and wash down | 2 | 30% | | | _ | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,500 | 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 | 1,944 | 0 | 0 | 0 | 17,497 | 38,882 | 19,441 | 0 | 19,441 | 38,882 | 21,941 | 177.2% |
| 12.00 | Wall Finishes | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 12.01 | Solid Plaster Wall Lining with Painted Finishes | Impact marks and minor damage to plaster only | Wash down, repair damaged plaster and patch paint areas | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22,609 | 0 | 22,609 | 0 | 22,609 | 22,609 | 100.0% |
| | | | where repaired | | | | | _ | | 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 | 22,609 | 0 | 22.609 | 0 | 22,609 | 22.609 | 100.0% |
| 13.00 | Ceiling Einishes | | | | | | | _ | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | , | 0 | 0 | , | 0.0% |
| 13.01 | Plywood ceiling lining with painted finish | Some evidence of previous leaks to the building before roof | Remove and replace water damaged cladding | 5 | 90% | | | | | 0 | 0 | 0 | 0 | 4 544 | 0 | 0 | 0 | 0 | 0 | 4 544 | 4 544 | 0 | 0 | 4 544 | 4 544 | 100.0% |
| 13.02 | Playood celling lining with painted finish | cladding replaced | Wash down and renaint when water damaged cladding | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,044 | 4,344 | 0 | 19 177 | 4,044 | 4,544 | 100.0% |
| 10.02 | | | replaced | Ů | 30% | | | _ | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,177 | 0.0% |
| 12.00 | Total Cailing Finishee | | | | 70% | | | | | 0 | ° | 0 | 0 | 4 544 | ů | 0 | 0 | 0 | 0 | 22 724 | 4 544 | 0 | 19 177 | 0 701 | 22 724 | 100.0% |
| 13.00 | | | | 4 | 70% | | | | | Ů | U | Ů | U | 4,544 | | 0 | 0 | U | 0 | 22,721 | 4,544 | 0 | 16,177 | 22,721 | 22,721 | 100.0% |
| 14.00 | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | U | U | U | 0 | U | 0 | 0.0% |
| 14.01 | White Boards | General wear and tear but ok | Wash down and clean thoroughly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,139 | 0 | 0 | 1,139 | 1,139 | 1,139 | 100.0% |
| 14.02 | White board with projector screen | General wear and tear | Wash down and clean thoroughly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,428 | 0 | 0 | 4,428 | 4,428 | 4,428 | 100.0% |
| 14.03 | Chalkboard | General wear and tear | Wash down and clean thoroughly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 759 | 0 | 0 | 759 | 759 | 759 | 100.0% |
| 14.04 | Built-in Joinery - Bench Unit | Some evidence of impact damage particularly where chairs are leaning against the units | Wash down and repaint cabinetry. Ease and adjust doors and refix hardware where loose or damaged. Remove chairs from against or on the units. | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,693 | 0 | 5,693 | 0 | 5,693 | 5,693 | 100.0% |
| | | | | | | | | | | 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 | 12,018 | 0 | 5,693 | 6,325 | 12,018 | 12,018 | 100.0% |
| в | TOTAL INTERNAL FIT-OUT | | | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 4,544 | 1,944 | 0 | 0 | 0 | 17,497 | 96,229 | 23,985 | 28,301 | 43,943 | 96,229 | 79,288 | 121.4% |
| 15.00 | Sanitary Plumbing | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 15.01 | WHB (Double) | General wear and tear, corrosion evident under benches to pipes and some staining | Wash down and remove staining below WHB. Monitor pipework. Clena WHB thoroughly | 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 | | | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,650 | 0 | 12,650 | 0 | 12,650 | 12,650 | 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 | Operating but missing cover to AC in Classroom 7 | Service and clean filters, reinstate missing cover to inside unit | 4 | 70% | | | | | 0 | 0 | 4,428 | 0 | 0 | 0 | 0 | 0 | 0 | 4,428 | 17,710 | 8,855 | 4,428 | 4,428 | 17,710 | 4,428 | 400.0% |
| 16,02 | Air-Conditioning - DX/Split System | Operating and ok | Clean and wash filters regularly. Maintain servicing of units | 3 | 50% | | | | | 0 | 0 | 0 | 13,283 | 0 | 0 | 0 | 0 | 0 | 0 | 53,130 | 13,283 | 26,565 | 13,283 | 53,130 | 13,283 | 400.0% |
| 16.03 | Ceiling Mounted Fan | Good condition | Clean and wash blades | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,262 | 0 | 6,262 | 0 | 6,262 | 6,262 | 100.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

F - CLASSROOM 5 - 7 (J - CLASSROOM BUILDING B)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

| | | | | | | | Cor | ndition G | auge | | | | | | | | | | | | | | | | | | |
|---------|--|--|---|--------------------|--------------------|------|--------------|------------|------------|-------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|
| | | Condition | Assessment | Conditi | ion Grading | VG | G | Α | Р | 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 | on % | 0 20-40 % | 40-60 % | 60-80 % | 80-100 % | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| | | | | | | | | | | | 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 | 4,428 | 13,283 | 0 | 0 | 0 | 0 | 0 | 4,428 | 77,102 | 22,138 | 37,254 | 17,710 | 77,102 | 23,972 | 321.6% |
| 17.00 | Fire Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.01 | No Fire Services to this building | | Recommend installing Fire extinguishers on brackets to classrooms | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.00 | Total Fire Services | | | 0 | 0% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 18.00 | Electrical Services | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 18.01 | Main Distribution Boards | Ok but missing screw fixings to cover box unit | Replace missing screws to cover box unit | 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 | Ok | | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,290 | 0 | 0 | 7,290 | 7,290 | 7,290 | 100.0% |
| 18.03 | General Power Outlet | Good condition, professionally installed | Clean cover plates | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,720 | 0 | 0 | 9,720 | 9,720 | 9,720 | 100.0% |
| 18.04 | Lighting (External) - Incandescent | Good condition | Wash covers | 2 | 30% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 633 | 0 | 0 | 633 | 633 | 633 | 100.0% |
| 18.05 | Lighting (External) - Incandescent | Energy saver type where present, half of fixtures have no bulb | Replace missing bulbs. Clean remainder and install protective cover grilles | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,898 | 0 | 1,898 | 0 | 1,898 | 1,898 | 100.0% |
| 18.06 | Lighting (Internal) - Double Fluorescant | Good condition, all working but no diffusers | Clean tubes and install diffusers | 3 | 50% | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,180 | 0 | 15,180 | 0 | 15,180 | 15,180 | 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 | 44,208 | 0 | 17,078 | 27,131 | 44,208 | 44,208 | 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 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 | No Telephone or Internet ports located 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% |
| 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 | | | 3 | 50% | | | | | | 0 | 0 | 4,428 | 13,283 | 0 | 0 | 0 | 0 | 0 | 4,428 | 133,960 | 22,138 | 66,982 | 44,841 | 133,960 | 80,830 | 165.7% |
| | TOTAL BUILDING | | | 3 | 50% | | | | | | 0 | 657 | 6,348 | 13,283 | 4,544 | 1,944 | 0 | 0 | 0 | 26,724 | 291,984 | 53,500 | 132,420 | 106,064 | 291,984 | 482,528 | 60.5% |
| | | | | | | | | | | | - | | | | 5 | 3.500 | | | | | I | | | | | | |

Year 1 - 10 Consolidated Capital Replacement Cost



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

G - BOOKSTORE (B - BOOK STORE)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| 7 |
|-----------------|
| Full % Full |
| Replace Replace |
| 0 0.0% |
| 23,759 0.0% |
| 29,934 100.0% |
| 14,085 100.0% |
| 0 0.0% |
| 67,778 64.9% |
| 0 0.0% |
| 17,129 0.0% |
| 34,707 100.0% |
| 15,141 100.0% |
| 0 0.0% |
| 66,977 74.4% |
| 0 0.0% |
| 25,206 100.0% |
| 0 0.0% |
| 25,206 100.0% |
| 0 0.0% |
| 0 0.0% |
| 0 0.0% |
| 0 0.0% |
| 0 0.0% |
| 18,421 100.0% |
| 0 0.0% |
| 18,421 100.0% |
| 0 0.0% |
| 6,902 100.0% |
| 11,845 100.0% |
| 1,068 100.0% |
| 0 0.0% |
| 19,816 100.0% |
| 0 0.0% |
| 1,898 100.0% |
| 364 100.0% |
| 4,554 100.0% |
| 243 200.0% |
| 0 0.0% |
| 7,059 103.4% |
| 205,256 80.2% |
| 0 0.0% |
| |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

G - BOOKSTORE (B - BOOK STORE)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | I | Cor | 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 | | | |
| 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 Total | Full Replace | % Full Replace |
| 8.01 | Metal Framed Balustrades (with Metal Infill Panels or Balusters) | r Evidence of flaking paint and rust | Wash down thoroughly and repaint | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,946 | 0 | 0 | 14,946 | 14,946 | 14,946 | 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 | 14,946 | 0 | 0 | 14,946 | 14,946 | 14,946 | 100.0% |
| 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 structural walls | | | 0 | 0% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 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 | Wear and tear and impact damage | Clean 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 | | | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,518 | 0 | 0 | 1,518 | 1,518 | 1,518 | 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 | Evidence of lifted tiles, marks, and heavy wear and tear of | Uplift and remove tiles, relevel and install new tiles | 5 | 90% | | | | 0 | 3,583 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,166 | 3,583 | 0 | 3,583 | 7,166 | 3,583 | 200.0% |
| 11.02 | Concrete Screed Floor Finish | Marks and general wear and tear | Wash down | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,496 | 0 | 0 | 3,496 | 3,496 | 3,496 | 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 | 3,583 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,662 | 3,583 | 0 | 7,079 | 10,662 | 7,079 | 150.6% |
| 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 | Evidence of structural and plaster cracks in several locations | Review by Structural Engineer. Repair cracks, plaster and paint | 5 | 90% | | | | 0 | 0 | 10,094 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,094 | 10,094 | 0 | 0 | 10,094 | 10,094 | 100.0% |
| | | | 11101 | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 12.00 | Total Wall Finishes | | | 5 | 90% | | | | 0 | 0 | 10,094 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,094 | 10,094 | 0 | 0 | 10,094 | 10,094 | 100.0% |
| 13.00 | Ceiling Finishes | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 13.01 | Plywood ceiling Lining with painted Finish | Evidence of termite attack and decay | Remove and replace with treated timber or cement board | 5 | 90% | | | | 0 | 0 | 0 | 0 | 3,807 | 0 | 0 | 0 | 0 | 0 | 3,807 | 3,807 | 0 | 0 | 3,807 | 3,807 | 100.0% |
| 13.02 | Plywood Soffit Lining with painted Finish | Evidence of termite attack and decay | Remove and replace with treated timber or cement board | 5 | 90% | | | | 0 | 0 | 0 | 0 | 859 | 0 | 0 | 0 | 0 | 0 | 859 | 859 | 0 | 0 | 859 | 859 | 100.0% |
| | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 13.00 | Total Ceiling Finishes | | | 5 | 90% | | | | 0 | 0 | 0 | 0 | 4,666 | 0 | 0 | 0 | 0 | 0 | 4,666 | 4,666 | 0 | 0 | 4,666 | 4,666 | 100.0% |
| 14.00 | Fixed Joinery Units | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 14.01 | Pin Board | Evidence of general wear and tear | Wash frame | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 202 | 0 | 0 | 405 | 202 | 0 | 202 | 405 | 202 | 200.0% |
| 14.02 | Mirrors | Good condition | Wash and clean | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 380 | 0 | 0 | 380 | 380 | 380 | 100.0% |
| | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 14.00 | Total Fixed Joinery Units | | | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 202 | 0 | 0 | 784 | 202 | 0 | 582 | 784 | 582 | 134.8% |
| В | TOTAL INTERNAL FIT-OUT | | | 4 | 70% | | | | 0 | 3,583 | 10,094 | 0 | 4,666 | 0 | 0 | 202 | 0 | 0 | 42,670 | 18,545 | 0 | 24,124 | 42,670 | 38,885 | 109.7% |
| 15.00 | Sanitary Plumbing | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 15.01 | No Sanitary Plumbing 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% |
| 15.00 | Total Sanitary Plumbing | | | 0 | 0% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 16.00 | Mechanical Services | 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 | Rusted external unit should be replaced but AC is still working | Replace external unit | 4 | 70% | | | | 0 | 0 | 4,428 | 0 | 0 | 0 | 0 | 0 | 0 | 4,428 | 17,710 | 8,855 | 4,428 | 4,428 | 17,710 | 4,428 | 400.0% |
| 16.02 | Air-Conditioning - DX/Split System | New and in good condition however penetrations not adequately sealed | Service and clean filters internall. Refix loose panel to external unit. Seal around penetrations | 3 | 50% | | | | 0 | 0 | 0 | 4,428 | 0 | 0 | 0 | 0 | 0 | 0 | 17,710 | 4,428 | 8,855 | 4,428 | 17,710 | 4,428 | 400.0% |
| 16.03 | Ceiling Mounted Fan | Ok | Wash and clean blades | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,392 | 0 | 1,392 | 0 | 1,392 | 1,392 | 100.0% |
| | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

G - BOOKSTORE (B - BOOK STORE)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

| | | | | | | | | | • | 1 | | | | | | | | | | | | | | | | |
|---------|--|--|--|--------------------|--------------------|-----------|--------------|-----------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|
| | | Condition | Condition Grading | | VG | G | A P | VP | 1 | 2 | 3 | 3 4 | | 6 | 7 | 8 | 9 | 10 | 1 | | Asset Renewal Cost | | | | | |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | 0-20 % | 20-40 4 % | 40-60 60-4 % | 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 |
| 16.00 | Total Mechanical Services | | | 3 | 50% | | | | | 0 | 0 | 4,428 | 4,428 | 0 | 0 | 0 | 0 | 0 | 4,428 | 36,812 | 13,283 | 14,674 | 8,855 | 36,812 | 10,247 | 359.3% |
| 17.00 | Fire Services | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.01 | No fire services observed 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% |
| 17.00 | Total Fire Services | | | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 18.00 | Electrical Services | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 18.01 | Main Distribution Boards | 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 | Electrical Wiring/Reticulation | Ok generally, some loose and untidy wiring | Tidy loose and untidy wiring | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,344 | 0 | 1,344 | 0 | 1,344 | 1,344 | 100.0% |
| 18.03 | General Power Outlet | Ok | Clean cover plates | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,791 | 0 | 0 | 1,791 | 1,791 | 1,791 | 100.0% |
| 18.04 | Lighting (External) - Incandescent | Energy saver bulbs | Clean bulbs and install protective covers/grilles | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 633 | 0 | 633 | 0 | 633 | 633 | 100.0% |
| 18.05 | Lighting (Internal) - Incandescent | Ordinary light bulb to store | Clean bulb | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 316 | 0 | 0 | 316 | 316 | 316 | 100.0% |
| 18.06 | Lighting (Internal) - Fluorescant | Operating and in use. No diffusers present but otherwise ok. | Clean tubes, install diffusers | 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% |
| 18.00 | Total Electrical Services | | | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16,101 | 0 | 4,506 | 11,595 | 16,101 | 16,101 | 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 lifts to this building | 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 | In operation. Loose andu ntidy wiring | Tidy up loose and untidy wiring. Clean phone ports | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,791 | 0 | 1,791 | 0 | 1,791 | 1,791 | 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 | 1,791 | 0 | 1,791 | 0 | 1,791 | 1,791 | 100.0% |
| с | TOTAL BUILDING SERVICES | | | 3 | 50% | | | | | 0 | 0 | 4,428 | 4,428 | 0 | 0 | 0 | 0 | 0 | 4,428 | 54,704 | 13,283 | 20,972 | 20,450 | 54,704 | 28,139 | 194.4% |
| | TOTAL BUILDING | | | 4 | 70% | | | | | 0 | 3,583 | 14,521 | 4,428 | 7,632 | 0 | 0 | 202 | 18,421 | 29,633 | 261,986 | 78,420 | 33,060 | 150,506 | 261,986 | 272,280 | 96.2% |
| | | | | | | | | | | 78,420 | | | | | | | | | | | | | | | | |

Year 1 - 10 Consolidated Capital Replacement Cost



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

H - SECURITY POST (P - SECURITY SHED)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | Con | dition Gau | ge | | | | | | | | | | | | | | | | | | | | |
|---------|--|--|---|--------------------|--------------------|-----------------|------------|--------------------|-----------------|---------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition Assessment | | | tion Grading | VG G | Α | A P VP | | 1 2 | | 4 | 5 | 6 | 7 | 8 9 | | 10 | 1 | Asset Renewal 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 | 2014 0) (\$ 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 but required | Install foundation below foundation walls | 5 | 90% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 3,795 | 3,795 | 0 | 0 | 3,795 | 3,795 | 100.0% |
| 1.02 | Reinforced Concrete Block Foundation Walls | Timber floor sitting on spaced concrete blocks - not adequate | Remove and replace with new embedded in a foundation beam | n 5 | 90% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,518 | 1,518 | 1,518 | 0 | 0 | 1,518 | 1,518 | 100.0% |
| 1.03 | Timber framed floor | Evidence of decay where ply lining above rotten through | Replace damamged elements of floor framing | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,423 | 0 | 1,423 | 0 | 1,423 | 1,423 | 100.0% |
| | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 1.00 | Total Sub-Structure | | | 5 | 90% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,313 | 6,736 | 5,313 | 1,423 | 0 | 6,736 | 6,736 | 100.0% |
| 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 | Ok | Monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,728 | 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 | 5,728 | 0.0% |
| 3.00 | Structural Walls | 1 | <u> </u> | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 3.01 | Timber Framed Walls | Ok | Moitor | 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% |
| 3.00 | Total Structural Walls | | | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,554 | 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 rust and deterioration and poor workmanship | Remove and replace with new | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,909 | 0 | 1,909 | 1,909 | 0 | 0 | 1,909 | 1,909 | 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,909 | 0 | 1,909 | 1,909 | 0 | 0 | 1,909 | 1,909 | 100.0% |
| 6.00 | External Walls & Finishes | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 6.01 | Plywood Wall Linings with Painted Finishes | Poor workmanship, missing timber board to corner. Signs of rot at corners and delaminating of board | Remove and replace | 5 | 90% | | | | 0 | 0 | 0 | 0 | 1,451 | 0 | 0 | 0 | 0 | 0 | 1,451 | 1,451 | 0 | 0 | 1,451 | 1,451 | 100.0% |
| | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 6.00 | Total External Walls & Finishes | | | 5 | 90% | | | | 0 | 0 | 0 | 0 | 1,451 | 0 | 0 | 0 | 0 | 0 | 1,451 | 1,451 | 0 | 0 | 1,451 | 1,451 | 100.0% |
| 7.00 | Windows & Doors | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 7.01 | Timber Doors (Solid/No Glazing) | Impact damage, corrosion to hinges, no paint to edge of frames | Replace hinges and repaint door and frame | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,898 | 0 | 1,898 | 0 | 1,898 | 1,898 | 100.0% |
| 7.02 | Aluminium framed louvres with timber frame | Flaking paint to frame, missing panes to louvres | Remove and replace | 5 | 90% | | | | 0 | 0 | 0 | 0 | 3,828 | 0 | 0 | 0 | 0 | 0 | 3,828 | 3,828 | 0 | 0 | 3,828 | 3,828 | 100.0% |
| 7.03 | Plastic mesh screen to Aluminium windows | Rust and damage to plastic mesh screen | Remove and replace | 4 | 70% | | | | 0 | 0 | 0 | 0 | 332 | 0 | 0 | 0 | 0 | 0 | 664 | 332 | 332 | 0 | 664 | 332 | 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 | | | 5 | 90% | | | | 0 | 0 | 0 | 0 | 4,160 | 0 | 0 | 0 | 0 | 0 | 6,389 | 4,160 | 2,229 | 0 | 6,389 | 6,057 | 105.5% |
| A | TOTAL STRUCTURE | | | 4 | 70% | | | | 0 | 0 | 0 | 0 | 5,610 | 0 | 0 | 0 | 1,909 | 5,313 | 16,485 | 12,833 | 3,652 | 0 | 16,485 | 26,435 | 62.4% |
| 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 | No stairs, balustrades or handrails 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 | No Internal wall partitions to this building` | | | 0 | 0% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

H - SECURITY POST (P - SECURITY SHED)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | Condition Assessment | | | Condition Creding | | Cond | Idition Gauge | | | | | | | | 7 | • • • | | 40 | | Anna Diamana Const | | | | | |
|---------|--|--|--|--------------------|--------------------|-------------|------------|--------------------|-------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|--------------------|---------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | | | | Condition Grading | | G | A P VP | | 1 | 2 | 3 | 4 | 5 | 6 | 1 | 8 | 9 10 | | | Ass | | | | | |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | 0-20 1 % | 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 SUSD) | 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 | l otal 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 | No Internal doors 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% |
| 10.00 | Total Internal Doors | | | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 11.00 | Floor Finishes | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 11.01 | Plywood sheet flooring | Evidence of rot and decay | Remove and replace | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,502 | 0.0% |
| 11.02 | Vinyl Floor Finishes | Worn though, missing or not present where ply worn through | Remove and replace | 5 | 90% | | | | | 0 | 633 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,265 | 633 | 0 | 633 | 1,265 | 633 | 200.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 11.00 | Total Floor Finishes | | | 4 | 70% | | | | | 0 | 633 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,265 | 633 | 0 | 633 | 1,265 | 2,135 | 59.3% |
| 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 | Impact damaged, delaminating of ply and in need of | Remove and replace | 5 | 90% | | | | | 0 | 0 | 0 | 0 | 2,091 | 0 | 0 | 0 | 0 | 0 | 2,091 | 2,091 | 0 | 0 | 2,091 | 2,091 | 100.0% |
| | | replacement | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 12.00 | Total Wall Finishes | | | 5 | 90% | | | | | 0 | 0 | 0 | 0 | 2,091 | 0 | 0 | 0 | 0 | 0 | 2,091 | 2,091 | 0 | 0 | 2,091 | 2,091 | 100.0% |
| 13.00 | Ceiling Finishes | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 13.01 | Plywood ceiling Lining with painted Finish | Poor workmanship with gap to edge of sheets around perimeter | Install timber cornice to ceiling/wall junction and paint finish | 5 | 90% | | | | | 0 | 0 | 0 | 0 | 672 | 0 | 0 | 0 | 0 | 0 | 672 | 672 | 0 | 0 | 672 | 672 | 100.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 13.00 | Total Ceiling Finishes | | | 5 | 90% | | | | | 0 | 0 | 0 | 0 | 672 | 0 | 0 | 0 | 0 | 0 | 672 | 672 | 0 | 0 | 672 | 672 | 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 | No fixed joinery units 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% |
| 14.00 | Total Fixed Joinery Units | | | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| В | TOTAL INTERNAL FIT-OUT | | | 5 | 90% | | | | | 0 | 633 | 0 | 0 | 2,763 | 0 | 0 | 0 | 0 | 0 | 4,028 | 3,395 | 0 | 633 | 4,028 | 4,898 | 82.2% |
| 15.00 | Sanitary Plumbing | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 15.01 | No Sanitary plubming 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% |
| 15.00 | Total Sanitary Plumbing | | | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 16.00 | Mechanical Services | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 16.01 | No Air conditioning 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% |
| 16.00 | Total Mechanical Services | | | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.00 | Fire Services | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.01 | No Fire service 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% |
| 17.00 | Total Fire Services | | | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 18.00 | Electrical Services | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 18.01 | Sub-Main Distribution Boards | On/Off Mains switch internally -ok | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,428 | 0 | 0 | 4,428 | 4,428 | 4,428 | 100.0% |
| 18.02 | Electrical Wiring/Reticulation | Operable and ok | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 237 | 0 | 0 | 237 | 237 | 237 | 100.0% |


Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

H - SECURITY POST (P - SECURITY SHED)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

| | | | | | Ī | Co | ndition Gau | ge | 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 % | 0 40-60 6 % | 0-80 <mark>80-10</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 Total | Full Replace | % Full Replace |
| 18.03 | General Power Outlet | Ok | Clean cover plates | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 316 | 0 | 0 | 316 | 316 | 316 | 100.0% |
| 18.04 | Lighting (Internal) - Incandescent | One Energy saver bulb | Clean bulb | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 316 | 0 | 0 | 316 | 316 | 316 | 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 | 5,297 | 0 | 0 | 5,297 | 5,297 | 5,297 | 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 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 and ok | Tidy loose wiring | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 316 | 0 | 316 | 0 | 316 | 316 | 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 | 316 | 0 | 316 | 0 | 316 | 316 | 100.0% |
| С | TOTAL BUILDING SERVICES | | | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,613 | 0 | 316 | 5,297 | 5,613 | 5,613 | 100.0% |
| | TOTAL BUILDING | | | 4 | 70% | | | | 0 | 633 | 0 | 0 | 8,373 | 0 | 0 | 0 | 1,909 | 5,313 | 26,126 | 16,228 | 3,969 | 5,930 | 26,126 | 36,946 | 70.7% |
| | | | | | | | | | | | | | 16, | 228 | | | | | | | | | | | |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

I - IT SHOP (I - IT SHOP)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | 1 | Condition | n Gauge | | Ì | | | | | | | | | | | | | | | | |
|---------|--|---|--|--------------------|--------------------|--------------|------------------|--------------|---------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | Assessment | Condi | tion Grading | VG | G 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 Grade | % Deterioration | 0-20 20 % |)-40 40-6 % % | 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 | 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, slab breaking up at rear expected due to tree | Inspect rear foundation beams | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,224 | 0.0% |
| 1.02 | Reinforced Concrete Slab on Grade | Evidence of cracks to front building porch and broken up to | Sawcut rear slab, breakup and remove | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,407 | 0 | 0 | 7,407 | 7,407 | 7,407 | 100.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 1.00 | Total Sub-Structure | | | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,407 | 0 | 0 | 7,407 | 7,407 | 17,631 | 42.0% |
| 2.00 | Frame | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 2.01 | Small Container | Evidence of rust and corrosion particular around cut outs to | Remove rusty sections around openings. Install metal flashings | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,873 | 0.0% |
| 2.02 | Timber Frame (Roof Trusses) | Appears ok | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,226 | 0.0% |
| 2.03 | Timber Frame (Roof Canopy to Front entrance) | Canopy on a lean | Strengthen timber framing and level front edge of canopy | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,549 | 0 | 0 | 1,549 | 1,549 | 1,549 | 100.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 2.00 | Total Frame | | | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,549 | 0 | 0 | 1,549 | 1,549 | 29,648 | 5.2% |
| 3.00 | Structural Walls | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 3.01 | Timber Framed Walls | Timber walls to infill section. Appear ok. Assumed timber framing to support wall panelling inside containers. Unable to be inspected | Monitor | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16,180 | 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 | 16,180 | 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) | Corrugated Iron sheet - evidence of oxidation and corrosion. Two sheets to front canopy rusty appearance | Remove and replace with prefinished metal roofing | 5 | 90% | | | | | 0 | 0 | 9,183 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,183 | 9,183 | 0 | 0 | 9,183 | 9,183 | 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 | 9,183 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,183 | 9,183 | 0 | 0 | 9,183 | 9,183 | 100.0% |
| 6.00 | External Walls & Finishes | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 6.01 | Plywood wall lining to infill wall | Evidence of staining, delaminating and mould growth. Warping to joins. No flashing to top edge or base. | Take down and remove | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 671 | 0 | 671 | 0 | 671 | 671 | 100.0% |
| 6.02 | Paint finish to metal cladding | Evidence of marks, staining and unpainted areas. | Wash down and repaint | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,516 | 0 | 2,516 | 2,516 | 0 | 0 | 2,516 | 2,516 | 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 | 2,516 | 0 | 3,187 | 2,516 | 671 | 0 | 3,187 | 3,187 | 100.0% |
| 7.00 | Windows & Doors | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 7.01 | Timber Doors (Solid/No Glazing) | Evidence of wear and tear and minor impact damage. | Wash down and repaint | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 0 | 0 | 3,795 | 3,795 | 3,795 | 100.0% |
| 7.02 | Timber Doors (Solid/No Glazing) | Evidence of delaminated and damaged door to IT office | Remove and replace | 5 | 90% | | | | | 0 | 0 | 0 | 0 | 1,898 | 0 | 0 | 0 | 0 | 0 | 1,898 | 1,898 | 0 | 0 | 1,898 | 1,898 | 100.0% |
| 7.03 | Timber Louvre Screens | Timber Louvre to storage. Flaking and worn paint finish but otherwise ok. | Repair, Replace, Repaint, Wash Comments: | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 253 | 0.0% |
| 7.04 | Aluminium Framed Windows & Doors | Ok condition. Timber framing surround has signs of marks. No flashings are evident externally. | Wash down frame and glazing. Wash down and repaint timber frame. Install metal flashings | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,537 | 0 | 0 | 1,537 | 1,537 | 1,537 | 100.0% |
| L | | | | | | | | | | 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 | 1,898 | 0 | 0 | 0 | 0 | 0 | 7,229 | 1,898 | 0 | 5,332 | 7,229 | 7,482 | 96.6% |
| A | TOTAL STRUCTURE | | | 4 | 70% | | | | | 0 | 0 | 9,183 | 0 | 1,898 | 0 | 0 | 0 | 2,516 | 0 | 28,556 | 13,597 | 671 | 14,288 | 28,556 | 83,312 | 34.3% |
| 8.00 | Stairs, Balustrades & Handrails | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 8.01 | No Stairs, Balustrades of Handrails 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% |
| | | | | | | | | | | | | | | | | | | | | | | | | | | |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

I - IT SHOP (I - IT SHOP)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | Con | dition Gauge | | | | | | | | | | | | | | | | | | |
|---------|--|--|---|--------------------|--------------------|----------------------|-----------------------|-------------|------------------|------------------|------------------|----------------------|-----------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | Assessment | Condit | tion 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 % | 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 |
| 8.00 | Total Stairs Balustrades & Handrails | | | 0 | 0% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 9.00 | Internal Walls/Partitions | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 9.01 | Timber Framed Partition Walls | To inside of containers. Not inspected but assumed ok | | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,121 | 0.0% |
| | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 9.00 | Total Internal Walls/Partitions | | | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,121 | 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 | No Internal doors 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% |
| 10.00 | Total Internal Doors | | | 0 | 0% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 11.00 | Floor Finishes | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 11.01 | Plywood flooring | Evidence of decay and rot to storage area | Remove and replace | 5 | 90% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,264 | 1,264 | 1,264 | 0 | 0 | 1,264 | 1,264 | 100.0% |
| 11.02 | Plywood flooring | Appears to be ok, Lined above with vinyl tiles | Monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,736 | 0.0% |
| 11.03 | Vinyl Floor Finishes | Evidence of general wear and tear and turning up at entrance | Replace tiles at entrance door and install threshold strip | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,013 | 6,025 | 3,013 | 0 | 3,013 | 6,025 | 3,013 | 200.0% |
| 11.04 | Vinyl Floor Finishes | Evidence of damage from water damamged,rotten timber floor | Remove and replace | 5 | 90% | | | | 0 | 765 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,530 | 765 | 0 | 765 | 1,530 | 765 | 200.0% |
| | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 11.00 | Total Floor Finishes | | | 4 | 70% | | | | 0 | 765 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,276 | 8,819 | 5,042 | 0 | 3,778 | 8,819 | 9,778 | 90.2% |
| 12.00 | Wall Finishes | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 12.01 | Prefinished timber veneer panelling | Good condition, no evidence of any damage | Wipe down and monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,181 | 0.0% |
| 12.02 | Plywood Wall Linings with Painted Finishes | To Store. Marks and diry appearance | Wash down and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 344 | 0.0% |
| 12.03 | Painted steel walls to container | Some chipped and damaged paint finish evident. | Wash down and repaint. | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,275 | 0 | 0 | 1,275 | 1,275 | 1,275 | 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 | 1,275 | 0 | 0 | 1,275 | 1,275 | 10,800 | 11.8% |
| 13.00 | Ceiling Finishes | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 13.01 | Plywood ceiling Lining with painted finish | Some popping of ply sheets at joins. Large gaps and not butt iointed in store | Refix joins and install timber battens to seal gaps to store. | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,014 | 0 | 0 | 4,014 | 4,014 | 4,014 | 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 | 4,014 | 0 | 0 | 4,014 | 4,014 | 4,014 | 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 | General wear and tear and marks on board but ok | Wash and clean | 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% |
| 14.00 | Total Fixed Joinery Units | | | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| В | TOTAL INTERNAL FIT-OUT | | | 3 | 50% | | | | 0 | 765 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,276 | 14,108 | 5,042 | 0 | 9,067 | 14,108 | 30,712 | 45.9% |
| 15.00 | Sanitary Plumbing | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 15.01 | No Sanitary Plumbing to this building | | | 0 | 0% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| | | | | 1 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 15.00 | Total Sanitary Plumbing | 1 | | 0 | 0% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 16.00 | Mechanical Services | | • | 1 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 16.01 | Air-Conditioning - Window Mounted Unit) | Operating to both IT offices and appear ok | Clean filters and service regularly | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 0 | 0 | 0 | 11,385 | 3,795 | 3,795 | 3,795 | 11,385 | 3,795 | 300.0% |
| | | | | 1 | | | | | 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 | 0 | 0 | 3,795 | 0 | 0 | 0 | 11,385 | 3,795 | 3,795 | 3,795 | 11,385 | 3,795 | 300.0% |
| 17.00 | Fire Services | | | 1 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

I - IT SHOP (I - IT SHOP)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

| | | | | | | | Cond | ition Gaug | e | ٦ | | | | | | | | | | | | | | | | |
|---------|---|---|---|--------------------|--------------------|-----------|------------|------------|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|
| | | Condition | Assessment | Cond | lition Grading | VG | G | A | 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 Grade | % Deterioration | 0-20 % | 20-40 % | 40-60 % | 1-80 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 |
| 17.01 | No Fire Services to this building | | Consider installling Fire Extinguishers to IT offices | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.00 | Total Fire Services | | | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 18.00 | Electrical Services | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 18.01 | Main Distribution Boards | Not inspected but assumed present ok as hidden behind photocopier in IT store. | Remove photocopier to provide access to the distribution board. Inspect distribution board and 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 | Electrical Wiring/Reticulation | Generally wall mounted in IT store and cable tied in IT room | Tidy and refix loose wiring | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,417 | 0 | 0 | 1,417 | 1,417 | 1,417 | 100.0% |
| 18.03 | General Power Outlet | Ok | Clean and wash cover plates | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,889 | 0 | 0 | 1,889 | 1,889 | 1,889 | 100.0% |
| 18.04 | Lighting (Internal) - Double Fluresecent | Operating and In use. No diffusers present | Wash tubes and fittings, install diffusers | 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% |
| 18.00 | Total Electrical Services | | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,323 | 0 | 0 | 15,323 | 15,323 | 15,323 | 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 Vertical Transportation to this building | 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 | IT and telephone lines. Operatin and In use. Some loose wiring evident | g Service and tidy up loose wiring. Use conduit where possible. | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,889 | 0 | 1,889 | 0 | 1,889 | 1,889 | 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 | 1,889 | 0 | 1,889 | 0 | 1,889 | 1,889 | 100.0% |
| с | TOTAL BUILDING SERVICES | | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 0 | 0 | 0 | 28,597 | 3,795 | 5,684 | 19,118 | 28,597 | 21,007 | 136.1% |
| | TOTAL BUILDING | | | 3 | 50% | | | | | 0 | 765 | 9,183 | 0 | 1,898 | 0 | 3,795 | 0 | 2,516 | 4,276 | 71,261 | 22,434 | 6,355 | 42,472 | 71,261 | 135,031 | 52.8% |
| | | | | | | | | | | | | | | 22, | ,434 | | | | | | | | | | | |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

J - UB & TSP (K - VOCATIONAL CLASSROOMS, TSP, UB, CES)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | I | | Condition | Gauge | | | | | | | | | | | | | | | | | | |
|---------|---|--|--|--------------------|--------------------|-------------|-------------------|------------|-------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | Assessment | Condit | ion Grading | VG | G A | 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 2 % | 20-40 40-6 % % | 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 | 0 | 0 | 0.0% |
| 1.01 | None - See Upper Floors | | | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 1.00 | Total Sub-Structure | | | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 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 (Portal/Truss/Columns/Beams, etc) | Not inspected | Review by Structural Engineer | 5 | 90% | | | | | 0 | 0 | 0 | 0 | 181,171 | 0 | 0 | 0 | 0 | 0 | 181,171 | 181,171 | 0 | 0 | 181,171 | 181,171 | 100.0% |
| 2.02 | Reinforced Concrete Columns & Beams | Evidence of spalling concrete, cracking, corrosion, etc. H&S | Review by Structural Engineer, Repair or Replace | 5 | 90% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 361,268 | 361,268 | 361,268 | 0 | 0 | 361,268 | 361,268 | 100.0% |
| 2.03 | Reinforced Concrete Roof Slab | Not inspected | Review by Structural Engineer | 5 | 90% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 110,293 | 110,293 | 110,293 | 0 | 0 | 110,293 | 110,293 | 100.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 2.00 | Total Frame | | | 5 | 90% | | | | | 0 | 0 | 0 | 0 | 181,171 | 0 | 0 | 0 | 0 | 471,561 | 652,731 | 652,731 | 0 | 0 | 652,731 | 652,731 | 100.0% |
| 3.00 | Structural Walls | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 3.01 | Reinforced Concrete Brick/Block Masonry Walls | Evidence of cracking, settlement, corrosion, poor workmanship | Review by Structural Engineer, Repair or Replace | 5 | 90% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 258,497 | 258,497 | 258,497 | 0 | 0 | 258,497 | 258,497 | 100.0% |
| 3.02 | Reinforced Concrete Brick/Block Masonry Walls | Evidence of cracking, settlement, corrosion, poor workmanship | Review by Structural Engineer, Repair or Replace | 5 | 90% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 460,584 | 460,584 | 460,584 | 0 | 0 | 460,584 | 460,584 | 100.0% |
| | (internal waits) | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 3.00 | Total Structural Walls | | | 5 | 90% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 719,081 | 719,081 | 719,081 | 0 | 0 | 719,081 | 719,081 | 100.0% |
| 4.00 | Upper Floors | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 4.01 | Pre-cast/Insitu Reinforced Concrete Upper Floor | Evidence of spalling concrete, cracking, corrosion, poor | Review by Structural Engineer, Repair or Replace | 5 | 90% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 364,487 | 364,487 | 364,487 | 0 | 0 | 364,487 | 364,487 | 100.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 4.00 | Total Upper Floors | | | 5 | 90% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 364,487 | 364,487 | 364,487 | 0 | 0 | 364,487 | 364,487 | 100.0% |
| 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 internally, flaking of protective coating, corrosion, poor workmanship, etc. | Replace | 5 | 90% | | | | | 0 | 0 | 120,780 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 120,780 | 120,780 | 0 | 0 | 120,780 | 120,780 | 100.0% |
| 5.02 | Membrane Roof Cladding | Evidence of leaks internally, tearing of membrane or detachment, poor workmanship, ponding etc. | Replace | 5 | 90% | | | | | 0 | 57,352 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 114,705 | 57,352 | 0 | 57,352 | 114,705 | 57,352 | 200.0% |
| | | g | | | | | | | | 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 | 57,352 | 120,780 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 235,485 | 178,133 | 0 | 57,352 | 235,485 | 178,133 | 132.2% |
| 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 | None - See Structural Walls | | | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 6.00 | Total External Walls & Finishes | | | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 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) | Evidence of decay, corroded fixings/hardware, poor workmanship, | Replace | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11,385 | 0 | 11,385 | 0 | 11,385 | 11,385 | 100.0% |
| 7.02 | Timber Insect Screens | Evidence of decay, corroded fixings/hardware, poor workmanship, | Replace | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32,312 | 0 | 32,312 | 0 | 32,312 | 32,312 | 100.0% |
| 7.03 | Aluminium Framed Windows & Doors | Evidence of flaking protective coating, corrosion, poor workmanship, etc | Replace | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 242,341 | 0 | 242,341 | 0 | 242,341 | 242,341 | 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 | | | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 286,038 | 0 | 286,038 | 0 | 286,038 | 286,038 | 100.0% |
| A | TOTAL STRUCTURE | | | 5 | 90% | | | | | 0 | 57,352 | 120,780 | 0 | 181,171 | 0 | 0 | 0 | 0 | 1,555,129 | 2,257,823 | 1,914,433 | 286,038 | 57,352 | 2,257,823 | 2,200,471 | 102.6% |
| 8.00 | Stairs, Balustrades & Handrails | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 8.01 | Pre-cast/Insitu Reinforced Concrete Stairs | Evidence of spalling concrete, cracking, corrosion, poor workmanship, etc | Repair | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30,000 | 0 | 0 | 30,000 | 30,000 | 30,000 | 100.0% |
| 8.02 | Metal Framed Balustrades (with Metal Infill Panels or Balusters) | Evidence of flaking protective coating or corrosion, poor workmanship, etc | Wash, Repair, Repaint | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20,000 | 0 | 20,000 | 0 | 20,000 | 20,000 | 100.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

J - UB & TSP (K - VOCATIONAL CLASSROOMS, TSP, UB, CES)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | | Condition Gauge | • |] | | | | | | | | | | | | | | | | |
|---------|--|---|--|--------------------|--------------------|--------------|-----------------------|-----------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|
| | | Condition | Assessment | Condi | tion Grading | VG | G A F | 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 % | 0-40 40-60 60- % % | 80 <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 Total | Full Replace | % Full Replace |
| 8.00 | Total Stairs Balustrades & Handrails | | | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50,000 | 0 | 20,000 | 30,000 | 50,000 | 50,000 | 100.0% |
| 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 | None - See Structural Walls | | | 0 | 0% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 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 impact damage, marks, etc | Repair & Repaint | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30,360 | 0 | 30,360 | 0 | 30,360 | 30,360 | 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 | 30,360 | 0 | 30,360 | 0 | 30,360 | 30,360 | 100.0% |
| 11.00 | Floor Finishes | | | 1 | | | | | 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 water stains, lifting, marks, tears, worn through, | Replace | 5 | 90% | | | | 0 | 93,309 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 186,618 | 93,309 | 0 | 93,309 | 186,618 | 93,309 | 200.0% |
| 11.02 | Tiled Floor Finishes | Evidence of impact damage, lifting tiles, loose grout, marks, noor workmanship, etc. | Replace | 5 | 90% | | | | 0 | 0 | 52,486 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 52,486 | 52,486 | 0 | 0 | 52,486 | 52,486 | 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 | 93,309 | 52,486 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 239,104 | 145,795 | 0 | 93,309 | 239,104 | 145,795 | 164.0% |
| 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 | Evidence of impact damage, cracks, water damage, poor | Replace | 5 | 90% | | | | 0 | 0 | 305,609 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 305,609 | 305,609 | 0 | 0 | 305,609 | 305,609 | 100.0% |
| 12.02 | Tiled Wall Finishes | Evidence of impact damage, lifting tiles, loose grout, marks, | Replace | 5 | 90% | | | | 0 | 0 | 22,770 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22,770 | 22,770 | 0 | 0 | 22,770 | 22,770 | 100.0% |
| | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 12.00 | Total Wall Finishes | | | 5 | 90% | | | | 0 | 0 | 328,379 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 328,379 | 328,379 | 0 | 0 | 328,379 | 328,379 | 100.0% |
| 13.00 | Ceiling Finishes | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 12.04 | Solid Plaster Ceiling Lining with Painted Finishes | Evidence of leaks internally, cracks, poor workmanship, etc | Replace | 5 | 90% | | | | 0 | 0 | 123,926 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 123,926 | 123,926 | 0 | 0 | 123,926 | 123,926 | 100.0% |
| | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 13.00 | Total Ceiling Finishes | | | 5 | 90% | | | | 0 | 0 | 123,926 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 123,926 | 123,926 | 0 | 0 | 123,926 | 123,926 | 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 | White Boards | Evidence of general wear & tear | Repair, Replace | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,036 | 0 | 3,036 | 3,036 | 0 | 0 | 3,036 | 3,036 | 100.0% |
| 14.03 | Mirrors | Evidence of general wear & tear | Repair, Replace | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,518 | 0 | 1,518 | 1,518 | 0 | 0 | 1,518 | 1,518 | 100.0% |
| 14.04 | Built-in Joinery - Bench Unit | Evidence of general wear & tear | Repair, Replace | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18,975 | 0 | 18,975 | 18,975 | 0 | 0 | 18,975 | 18,975 | 100.0% |
| 14.05 | Built-in Joinery - Shelving Unit | Evidence of general wear & tear | Repair, Replace | 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% |
| | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 14.00 | Total Fixed Joinery Units | | | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26,059 | 0 | 26,059 | 26,059 | 0 | 0 | 26,059 | 26,059 | 100.0% |
| В | TOTAL INTERNAL FIT-OUT | | | 5 | 90% | | | | 0 | 93,309 | 504,791 | 0 | 0 | 0 | 0 | 0 | 26,059 | 0 | 797,828 | 624,159 | 50,360 | 123,309 | 797,828 | 704,519 | 113.2% |
| 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 | Evidence of general wear & tear, impact damage, poor | Replace | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,650 | 0 | 12,650 | 12,650 | 0 | 0 | 12,650 | 12,650 | 100.0% |
| 15.02 | Urinal (Stall) | Evidence of general wear & tear, impact damage, poor | Replace | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,108 | 0 | 9,108 | 9,108 | 0 | 0 | 9,108 | 9,108 | 100.0% |
| 15.03 | WHB (Single) | Evidence of general wear & tear, impact damage, poor | Replace | 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% |
| 15.04 | Shower | Evidence of general wear & tear, impact damage, poor | Replace | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,325 | 0 | 6,325 | 6,325 | 0 | 0 | 6,325 | 6,325 | 100.0% |
| | | workmanship, etc | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 15.00 | Total Sanitary Plumbing | | 1 | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 35,673 | 0 | 35,673 | 35,673 | 0 | 0 | 35,673 | 35,673 | 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 | Unsure if in operation | Repair, Replace, Service, Clean | 4 | 70% | | | | 0 | 0 | 44,275 | 0 | 0 | 0 | 0 | 0 | 0 | 44,275 | 177,100 | 88,550 | 44,275 | 44,275 | 177,100 | 44,275 | 400.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

J - UB & TSP (K - VOCATIONAL CLASSROOMS, TSP, UB, CES)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

| | | | | | | Co | ondition Gauge | | | | | | | | | | | | | | | | | | |
|--------|------------------------------------|------------------------|--|--------------------|--------------------|------------------|-------------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|
| | | | Condition Assessment | Condit | ion Grading | VG G | A | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 1 | | Asset Rer | newal Cost | |] | |
| D Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | 0-20 20-4 % % | 0 40-60 60 % % | 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 |
| | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 6.00 | Total Mechanical Services | | | 4 | 70% | | | | 0 | 0 | 44,275 | 0 | 0 | 0 | 0 | 0 | 0 | 44,275 | 177,100 | 88,550 | 44,275 | 44,275 | 177,100 | 44,275 | 400.0% |
| 7.00 | 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 | Unsure if in operation | Repair, Replace, Service | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 10,935 | 0 | 0 | 0 | 0 | 21,869 | 10,935 | 0 | 10,935 | 21,869 | 10,935 | 200.0% |
| | | | | | | | | | 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 | 0 | 10,935 | 0 | 0 | 0 | 0 | 21,869 | 10,935 | 0 | 10,935 | 21,869 | 10,935 | 200.0% |
| 18.00 | Electrical Services | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 18.01 | Main Distribution Boards | Operating | Repair, Replace | 4 | 70% | | | | 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 | Operating | Repair, Replace | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13,283 | 0 | 13,283 | 0 | 13,283 | 13,283 | 100.0% |
| 8.03 | Electrical Wiring/Reticulation | Operating | Repair, Replace | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 43,738 | 0 | 43,738 | 0 | 43,738 | 43,738 | 100.0% |
| 18.04 | General Power Outlet | Operating | Repair, Replace | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 58,318 | 0 | 58,318 | 0 | 58,318 | 58,318 | 100.0% |
| 18.05 | 3 Phase Power Outlet | Operating | Repair, Replace | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 72,897 | 0 | 72,897 | 0 | 72,897 | 72,897 | 100.0% |
| 18.06 | Lighting (External) - Fluorescant | Operating | Repair, Replace | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 31,625 | 0 | 31,625 | 0 | 31,625 | 31,625 | 100.0% |
| 18.07 | Lighting (Internal) - Incandescent | Operating | Repair, Replace | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,813 | 0 | 15,813 | 0 | 15,813 | 15,813 | 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 | 245,161 | 0 | 245,161 | 0 | 245,161 | 245,161 | 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 | Not inspected | | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11,664 | 23,327 | 11,664 | 0 | 11,664 | 23,327 | 11,664 | 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 | 11,664 | 23,327 | 11,664 | 0 | 11,664 | 23,327 | 11,664 | 200.0% |
| 0 | TOTAL BUILDING SERVICES | | | 4 | 70% | | | | 0 | 0 | 44,275 | 0 | 0 | 10,935 | 0 | 0 | 35,673 | 55,939 | 503,131 | 146,821 | 289,436 | 66,873 | 503,131 | 347,708 | 144.7% |
| _ | | | | 5 | 90% | | | | 0 | 150 661 | 669 847 | 0 | 181 171 | 10.935 | 0 | 0 | 61 732 | 1 611 068 | 3 558 782 | 2 685 413 | 625 835 | 247 534 | 3.558.782 | 3 252 698 | 109.4% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

K - PSBDC BUILDING (O - PSBDC BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | c | Condition | Gauge | | | | | | | | | | | | | | | | | | |
|---------|--|--|---|--------------------|--------------------|-----------------|---------------|--------------|-------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | Assessment | Condi | tion Grading | VG G | 6 A | Р | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | | Asset Rer | newal Cost | | | |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | 0-20 20- % % | 40 40-60 % | 60-80 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 | l otal 0 | 0 | 0.0% |
| 1.01 | Reinforced Concrete Foundations Beams | Not inspected but assumed ok | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 86,043 | 0.0% |
| 1.02 | Reinforced Concrete Block Foundation Walls | Evidence of worn plaster/scorued wall face at rear corner of building near Agriculture lab | Install drainage channel at Northern end of building to prevent scour and undermining of foundations. Inspect exposed | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16,569 | 0.0% |
| 1.03 | Reinforced Concrete Slab on Grade | Appears ok, generally floor coverings so unable to inspect. This | foundation wall corner, replaster and paint finish. Monitor | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 89,548 | 0.0% |
| | | building is a recent construction. | | | | | | | | 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 | 192,160 | 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 (Trusses and roof framing) | Evidence of rust to fixings, otherwise ok | Replace rusted fixings and re-galvanise pot rusting around fixings | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 253,227 | 0.0% |
| 2.02 | Reinforced Concrete Columns & Beams | Ok, recent construction | Wash down and repaint | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 385,773 | 0.0% |
| 2.03 | Reinforced Concrete Columns supporting upper Ground floor walkways to stairwells | Ok, recent construction | Wash down and paint/seal | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,985 | 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 | 642,984 | 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 | Evidence of cracking noticed in quite a few locations particularly around openings. Uncovered holes noticed near external AC unit and downnine | Review by Structural Engineer. Repair cracks and paint finish, Cover up open hole near AC unit and downpipe at lower level outside Agriculture lab. | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 231,596 | 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 | 231,596 | 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 | Appears ok | Monitor | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 395,657 | 0.0% |
| 4.02 | Cantilevered floor slabs to upper ground entrance and stairwell access | Some evidence of divets and chipped marks to entrance floor slab | Repair entrance floor slab and paint finish | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30,875 | 0.0% |
| 4.02 | Extra value to cantilevered floor slab to upper ground entrance for forming ramped and stair access | Appears all ok | Monitor | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,332 | 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 | 438,864 | 0.0% |
| 5.00 | Roof | Foded and ware costactive anotice posticularly to laws | Mash down the soughly and south finish | 2 | 20% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 5.01 | Profiled Metal Sneet Koor Cladding (Pre-Finished) | entrance roof canopies | Wash down thoroughly and paint finish | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 101,291 | 0 | 0 | 101,291 | 101,291 | 101,291 | 100.0% |
| 5.02 | Metal Gutters | Evidence of rusting, particularly to underside of outters | Wash down thoroughly remove rust and paint finish. Repair | 2 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26,336 | 0 | 26 205 | 28,336 | 26,336 | 26,330 | 100.0% |
| 5.00 | web outors | Damage to gutters to roof at double door entry into Agriculture labs | damage to guttering to roof over oduble doors to Agriculture lab | 5 | 5576 | | | | | Ū | Ŭ | Ŭ | Ŭ | Ŭ | ÿ | 5 | 5 | 0 | | 20,200 | Ŭ | 20,200 | Ŭ | 20,200 | 20,200 | 100.078 |
| | | | | | | | | | | 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 | 155,832 | 0 | 26,205 | 129,627 | 155,832 | 155,832 | 100.0% |
| 6.00 | External Walls & Finishes | | | | 1 | | | | | 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 | Mostly in good condition, some cracking observed. | Repair cracking. Wash down and paint finish | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 129,446 | 0.0% |
| 6.02 | Glassblock wall to Stairwell | Appears in good condition | Wash down regularly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,105 | 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 | 131,551 | 0.0% |
| 7.00 | Windows & Doors | | | | 0001 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 7.01 | Timber Loors (Solid/No Glazing) | Une door sealed shut due to previous leaks, other doors have marks | vvasn down and repaint. Kesolve drainage issue to outside of open area so that single door can be utilised | 2 | 30% | | | | | 0 | U | 0 | U | 0 | U | U | U | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17,078 | 0.0% |
| 7.02 | | | wash down and repaint | 2 | 30% | | | | | 0 | U | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 253 | 0.0% |
| 7.03 | Aluminium Framed Windows & Doors | condition | wash down | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 253 147 200 | 0.0% |
| 1.04 | Automatin Flattieu Willdows & DOOIS | | Wash duwit | 2 | 30% | | | | | 0 | J | 5 | U | 0 | U | U | U | U | U | U | Ů | Ū | v | U | 147,290 | 0.0 % |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

K - PSBDC BUILDING (O - PSBDC BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | Cor | ndition Gauge | • | 1 | | | | | | | | | | | | | | | | |
|---------|--|---|---|--------------------|--------------------|----------------------|---------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | Assessment | Condi | 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 % % | 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 |
| 7.05 | Aluminium Framed Windows Internally | Good condition, to middle level | Wash down | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26,205 | 0.0% |
| 7.06 | Timber framed windows internally | Good condition, to lower level offices | Wash down | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,722 | 0.0% |
| 7.07 | Metal Doors (Solid/No Glazing) - Double door | Steel double doors to Agriculture area. Evidence of marks,graffitti and minor impact damage. Doors do not seal | Install seal around doors to provide a sealed shut operation. Wash down and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,488 | 0.0% |
| 7.08 | Metal Doors (Solid/No Glazing) - Single door | Single door to open area fire exit. Ok condition | Wash down | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,530 | 0.0% |
| 7.09 | Steel bars over windows at lower level | Good condition generally. Some chipping of paint and marks evident. | Wash down thoroughly and paint finish | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30,002 | 0 | 15,001 | 15,001 | 30,002 | 15,001 | 200.0% |
| 7.00 | Total Windows & Dooro | | | 2 | 20% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20.002 | 0 | 15 001 | 15 001 | 20.002 | 220.910 | 0.0 % |
| A | | | | - 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 185 834 | 0 | 41 207 | 144 628 | 185.834 | 2 013 806 | 0.2% |
| A 00 | Staira Balustradas & Handraila | | | 3 | 50 % | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 105,054 | 0 | 41,207 | 144,626 | 105,034 | 2,013,000 | 5.2 % |
| 8.01 | Dra cast/Insitu Dainforcad Concrete Stairs | Ok generally, one location of exposed reinferring poticed | Expose rep, remove rust and plaster over. Monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 25 200 | 0.0% |
| 8.02 | Metal Framed Balustrades (with Metal Infill Panels or | Evidence of marks and flaking paint | Wash down and renaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 15 257 | 0.0% |
| 8.03 | Balusters) to top level classroom Matal Framed Balustrades (with Metal Infill Panels or | Fixed processing the starting paint | Wash down and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 30 573 | 0.0% |
| 8.04 | Balusters) -to upper ground floor level | | Wash down | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ů | 0 | | 5 693 | 0.0% |
| 0.04 | | | | 2 | 50 % | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Ū | 0 | 0 | 0 | ů | 0 | | 3,033 | 0.0% |
| | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ů | 0 | | 0 | 0.0% |
| 8.00 | Total Staire Baluetrados & Handraile | | | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ů | 0 | | 76 823 | 0.0% |
| 0.00 | | | | 2 | 30 % | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 10,023 | 0.0% |
| 9.00 | Steel Framed Partition Walls | Cood condition in concret. Top lovel counds your bellow | Inject form insulation into wall or install accountin papels anto | 2 | 20% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 42.256 | 0.0% |
| 9.01 | Reinforced Concrete Brick/Block Macoony Walls | however for classroom use. | wall to aid with improving the accoustic rating of the wall | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | | 42,250 | 0.0% |
| 5.02 | Paritions to WCs and Agriculture Lab | | | 2 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | 4,594 | 0.0% |
| 0.00 | Tatal Internal Malla Destitions | | | | 20% | | | | 0 | 0 | 0 | ů | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | | | 40.054 | 0.0% |
| 9.00 | I otal internal Walls/Partitions | | | Z | 30% | | | | Ű | Ů | U | U | 0 | U | U | U | Ű | 0 | 0 | 0 | U | 0 | 0 | 46,851 | 0.0% |
| 10.00 | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | U | U | U | U | 0 | 0 | 0.0% |
| 10.01 | Timber Door - Single | Generally ok, some minor marks evident | Clean thoroughly and wash down. Install doors stops, kickplates and push plates where appropriate and where not present | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40,986 | 0.0% |
| 10.02 | Timber Door - Double | Evidence of marks and impact damage at base of doors | Wash down and paint finish. Install kickplates to base of door | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,277 | 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 | 43,263 | 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 wear and tear and marks, some chipped tiles. | Uplift and remove damaged tiles. | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 31,929 | 0 | 31,929 | 0 | 31,929 | 31,929 | 100.0% |
| 11.02 | Tiled Floor Finishes | Ok | Wash down and clean thoroughly | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 176,193 | 0 | 0 | 176,193 | 176,193 | 176,193 | 100.0% |
| 11.03 | Tiled Floor Finishes | Evidence of impact damage, lifting tiles, loose grout, marks, poor workmanship, etc | Remove and replace damaged tiles. Wash down and clean thoroughly | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 44,048 | 0 | 44,048 | 0 | 44,048 | 44,048 | 100.0% |
| 11.04 | Concrete Screed Floor Finish | Evidence of marks and natural aging of concrete screed | Wash and paint concrete screed recommended | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,966 | 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 | 0 | 252,170 | 0 | 75,977 | 176,193 | 252,170 | 259,136 | 97.3% |
| 12.00 | Wall Finishes | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 12.01 | Plasterboard Wall Linings with Painted Finishes | Some evidence of cracking at joins | Wash down, replaster at split joins and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 70,116 | 0 | 70,116 | 0 | 70,116 | 70,116 | 100.0% |
| 12.02 | Solid Plaster Wall Lining with Painted Finishes | Some evidence of cracking noticed particularly around openings | Repair cracks. Plaster and paint finish | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 163,247 | 0 | 163,247 | 0 | 163,247 | 163,247 | 100.0% |
| 12.03 | Tiled Wall Finishes | To Emergency shower stalls and WCs | Wash down thoroughly and monitor for any impact damage to tiles and grout | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,950 | 0 | 0 | 4,950 | 4,950 | 4,950 | 100.0% |
| | | | | | | | | | 0 | U | 0 | U | 0 | U | 0 | U | U | U | 0 | , v | , v | 0 | Ů | , v | 0.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

K - PSBDC BUILDING (O - PSBDC BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | | Conditio | n Gauge | | | | | | | | | | | | | | | | | _ | |
|---------|---|--|--|--------------------|--------------------|-------------|------------------|------------------|-------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|
| | | Condition | Assessment | Cond | lition Grading | VG | G A | 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 2 % | 20-40 40- % % | -60 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 Total | Full Replace | % Full Replace |
| 12.00 | Total Wall Finishes | | | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 238,313 | 0 | 233,362 | 4,950 | 238,313 | 238,313 | 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 | Some evidence of popped sheets in several locations. | Make good and refix popped sheets. Wash and clean | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28,170 | 0 | 28,170 | 0 | 28,170 | 28,170 | 100.0% |
| 13.02 | Painted Ply ceiling | Assumed to Original Land grant area on Lower ground level. | Wash down thoroughly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,016 | 0 | 0 | 7,016 | 7,016 | 7,016 | 100.0% |
| 13.03 | Painted ply lowered feature ceiling to Conference | Ok, incorporates feature bulkhead lighting | Wash down thoroughly | 2 | 30% | - | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,165 | 0 | 0 | 4,165 | 4,165 | 4,165 | 100.0% |
| 13.04 | Proprietary Suspended Ceilings (Exposed Grid Suspension System) | Evidence of leaks internally in top level classrooms and some displaced and damaged tiles | Remove and replace water stained tiles. Refix displaced tiles. Repair roof leaks if not already fixed | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,220 | 0 | 3,220 | 0 | 3,220 | 3,220 | 100.0% |
| 13.05 | Proprietary Suspended Ceilings (Exposed Grid Suspension System) | Ok, some areas not inspected to middle floor occupied by Government tenants | Wash down and monitor | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 88,776 | 0 | 0 | 88,776 | 88,776 | 88,776 | 100.0% |
| 13.06 | Proprietary Suspended Ceilings (Exposed Grid Suspension System with assumed cement board | Some evidence of roof leaks and popped tiles | Refix popped and loose tiles. Repair roof leak if not already repaired. | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,533 | 0 | 0 | 8,533 | 8,533 | 8,533 | 100.0% |
| | panetoj | | | | | | | | | 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 | 139,879 | 0 | 31,389 | 108,489 | 139,879 | 139,879 | 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 Partition doors | Ok | Wash down. Install toilet partitions and toilet partition doors to | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 506 | 0 | 0 | 506 | 506 | 506 | 100.0% |
| 14.02 | Sliding Partition Walls | To cooking area at lower level and assumed in audio visual room to middle level. Not present to top level classroom. Ok | middle level toilets. Wash down regularly | 2 | 30% | - | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 44,417 | 0 | 0 | 44,417 | 44,417 | 44,417 | 100.0% |
| 14.03 | Pin Board | Ok | Wash frame | 2 | 30% | - | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 810 | 0 | 405 | 405 | 810 | 405 | 200.0% |
| 14.04 | White Boards | Ok | Wash down thoroughly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,036 | 0 | 0 | 3,036 | 3,036 | 3,036 | 100.0% |
| 14.05 | Chalk boards | Ok | Wash down thoroughly | 2 | 30% | | - | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,036 | 0 | 0 | 3,036 | 3,036 | 3,036 | 100.0% |
| 14.06 | Mirrors | Ok | Wash down regularly | 2 | 30% | - | _ | _ | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,518 | 0 | 0 | 1,518 | 1,518 | 1,518 | 100.0% |
| 14.07 | Built-in Joinery - Vanity Unit | Ok to WCs | Wash down thoroughly and regularly | 2 | 30% | - | | _ | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,590 | 0 | 0 | 7,590 | 7,590 | 7,590 | 100.0% |
| 14.08 | Built-in Joinery - Bench Unit | Ok to Agriculture lab | Wash down regularly | 2 | 30% | - | - | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22,134 | 0 | 0 | 22,134 | 22,134 | 22,134 | 100.0% |
| 14.09 | Built-in Joinery - Bench Unit | Ok to Lab, coats, shoes and bags room | Wash down bench top | 2 | 30% | | _ | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,495 | 0 | 0 | 7,495 | 7,495 | 7,495 | 100.0% |
| 14.10 | Built-in Joinery - Bench Unit | To Conference room ,lower ground floor | Wash down top | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,305 | 0 | 0 | 7,305 | 7,305 | 7,305 | 100.0% |
| 14.11 | Built-in Joinery - Kitchen (Small) | To middle level. Faulty tap fitting to kitchen sink. | Replace faulty tap fitting to kitchen sink | 3 | 50% | - | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,488 | 0 | 9,488 | 0 | 9,488 | 9,488 | 100.0% |
| 14.12 | Built-in Joinery - Kitchen (Large) | To Cooking area all in good condition | Wash down 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% |
| | | | | | | | | | | 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 | 145,285 | 0 | 9,892 | 135,392 | 145,285 | 144,880 | 100.3% |
| В | TOTAL INTERNAL FIT-OUT | | | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 775,646 | 0 | 350,621 | 425,025 | 775,646 | 949,144 | 81.7% |
| 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. One WC plumbed but no fixture to middle level female WC (Only 2 installed) | Wash down all units thoroughly. Install missing WC to womans toilet middle level | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22,138 | 0 | 0 | 22,138 | 22,138 | 22,138 | 100.0% |
| 15.02 | Urinal (Stall) | Some plimbing evident but no urinal in location as shown on the drawing provided to Male WC on middle level | Install Urinal to Male WC on middle level | 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) | Ok | Wash and clean thoroughly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13,283 | 0 | 0 | 13,283 | 13,283 | 13,283 | 100.0% |
| 15.04 | WHB (Single) -Chemical Clean type | Ok | Wash and clean thoroughly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,530 | 0 | 0 | 2,530 | 2,530 | 2,530 | 100.0% |
| 15.05 | WHB (Double) | To Cooking area | Wash and clean 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 | Emergency shower stall | To Agriculture labs. Labs not in use at time of visit but believed to be operational. | I Wash and clean thoroughly after each use | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,120 | 0 | 0 | 10,120 | 10,120 | 10,120 | 100.0% |
| 15.07 | Floor waste outlet | Modern grille to top and appears ok | Clean out pipe and clean and wash grille top | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 34,788 | 0 | 0 | 34,788 | 34,788 | 34,788 | 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 | 88,297 | 0 | 0 | 88,297 | 88,297 | 88,297 | 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 in general, rust present to supports brackets | Wash down, remove rust and repaint support brackets. Service and clean filters and units regularly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 70,840 | 0 | 0 | 0 | 0 | 0 | 283,360 | 70,840 | 141,680 | 70,840 | 283,360 | 70,840 | 400.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

K - PSBDC BUILDING (O - PSBDC BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | Cond | dition Gau | ge | 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 | % | 0-20 20-40 | 40-60 6 | 50-80 80-10 0 | 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) |) (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | (\$ USD) | Total | Total | Total | Renewal | Replace | Replace |
| 16.02 | Air-Conditioning - DX/Split System- Grey carrier type | e Ok | Wash down. Service and clean filters regularly. | 2 | 30% | | | | 0 | 0 | 0 | 0 | 22,770 | 0 | 0 | 0 | 0 | 0 | 91,080 | 22,770 | 45,540 | 22,770 | 91,080 | 22,770 | 400.0% |
| 16.03 | Ventilation - Kitchen Extract | Modern and ok to lower level cooking area | Wash down | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,120 | 0 | 10,120 | 0 | 10,120 | 10,120 | 100.0% |
| 16.04 | Ceiling Mounted Fan | Modern and ok | Clean blades regularly. Monitor operation. | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23,656 | 0 | 23,656 | 0 | 23,656 | 23,656 | 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 | 93,610 | 0 | 0 | 0 | 0 | 0 | 408,216 | 93,610 | 220,996 | 93,610 | 408,216 | 127,386 | 320.5% |
| 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 | Hard wired type, assumed in operation. | Test, service and monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26,240 | 0 | 26,240 | 0 | 26,240 | 26,240 | 100.0% |
| 17.02 | Fire Detection & Alarm Systems | Assumed in operation | Test, service and monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 52.480 | 0 | 52.480 | 0 | 52.480 | 52.480 | 100.0% |
| 17.03 | Fire Hose Reel | One noticed to bottom level and in good condition | Test and monitor | 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% |
| 17.00 | Total Fire Services | | | 0 | 30% | | | | 0 | | | | 0 | 0 | 0 | | 0 | 0 | 70.005 | - | 78 720 | 1 265 | 79.095 | 70.005 | 100.0% |
| 18.00 | | | | 2 | 30% | | | | ů A | Ŷ | 0 | | 0 | 0 | , , , , , , , , , , , , , , , , , , , | Ű | J | | / 9,905 | | 10,120 | 1,200 | 19,900 | 19,900 | 0.0% |
| 18.00 | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | U | 0 | 0 | U | 0 | 0.0% |
| 18.01 | Main Distribution Boards | 5No Main Distribution boards. 3No inspected and ok | Monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 47,438 | 0 | 0 | 47,438 | 47,438 | 47,438 | 100.0% |
| 18.03 | Electrical Wiring/Reticulation | Evidence of exposed and untidy wiring in the lower ground floor area hatched on plan provided as existing, including exposed and missing outlets | Tidy up loose and exposed wiring to the older part of the lower level | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16,097 | 0 | 16,097 | 0 | 16,097 | 16,097 | 100.0% |
| 18.03 | Electrical Wiring/Reticulation | Appears ok generally some exposed wiring evident in Kitchen | Cover up opening in wall and tidy up exposed wiring in Cooking are on lower ground level | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36,383 | 0 | 36,383 | 0 | 36,383 | 36,383 | 100.0% |
| 18.04 | General Power Outlet | As note above, evidence of missing face plates, exposed wiring outlets and empty outlet boxes | Tidy up exposed wiring. Install blank plates to empty boxes and new cover plates to exposed outlets. | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21,463 | 0 | 21,463 | 0 | 21,463 | 21,463 | 100.0% |
| 18.04 | General Power Outlet | Ok, generally, an exposed oulet box evident above stainless steel bench in Cooking area and Toilet to lower ground level. | Clean and wash face plates. Install blank cover plate to hole in wall in Kitchen and over switch in toilet. | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 48,510 | 0 | 48,510 | 0 | 48,510 | 48,510 | 100.0% |
| 18.05 | Lighting (External) - Security lamps wall mounted | Ok | Clean covers and monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,693 | 0 | 0 | 5,693 | 5,693 | 5,693 | 100.0% |
| 18.06 | Lighting (External) - Domed fitting soffit lights to middle level entrance | Ok | Clean covers | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 886 | 0 | 0 | 886 | 886 | 886 | 100.0% |
| 18.07 | Lighting (External) -Wall mounted lantern type | Ok | Clean covers | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,657 | 0 | 0 | 2,657 | 2,657 | 2,657 | 100.0% |
| 18.08 | Lighting (External) -Recessed energy saver type fitting | Ok | Clean bulbs | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,898 | 0 | 0 | 1,898 | 1,898 | 1,898 | 100.0% |
| 18.09 | Lighting (External) -Surface mounted fitting | Four fittings without bulbs, other with energy saver bulb | Clean bulb, install replacement bulbs and install protective covers/nrilles | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,056 | 0 | 2,056 | 0 | 2,056 | 2,056 | 100.0% |
| 18.10 | Lighting (External) - Assumed 600 x 600 Grid | Evidence of rust to metal fitting of external grid lights | Wash and repaint frame. Wash down tubes and diffusers. | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,934 | 0 | 0 | 4,934 | 4,934 | 4,934 | 100.0% |
| 18.11 | Lighting (Internal) - Assumed 600 x 600 Grid | Ok | Clean tubes and diffusers | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 90,448 | 0 | 0 | 90,448 | 90,448 | 90,448 | 100.0% |
| 18.12 | Lighting (Internal) - Double Flurescant light fittings | Ok | Clean tubes and diffusers | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23,403 | 0 | 0 | 23,403 | 23,403 | 23,403 | 100.0% |
| 18.13 | Lighting (Internal) - Incadescant | Single light bulb fitting either plain or energy saver type | Replace blown light bulbs, clean remainder | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,265 | 0 | 1,265 | 0 | 1,265 | 1,265 | 100.0% |
| 18.14 | Lighting (Internal) - Fluorescant -Recessed round | Single light bulb fitting with diffuser cover | Clean bulb and diffuser cover | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,657 | 0 | 0 | 2,657 | 2,657 | 2,657 | 100.0% |
| 18.15 | Lighting (Internal) - Fluorescant - Spot light fittings to | b Assumed all ok | Clean fittings and 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% |
| 18.16 | Emergency Lighting to building | Assumed all ok | Test battery backup and monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17,493 | 0 | 0 | 17,493 | 17,493 | 17,493 | 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 | 332,764 | 0 | 125,774 | 206,990 | 332,764 | 332,764 | 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 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 | | | I | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 20.01 | Telecommunication/Data Network | Evidence of exposed wiring and outlets to older end of lower | Tidy up messy and loose wiring and damaged outlets. Install | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21,463 | 42,926 | 21,463 | 0 | 21,463 | 42,926 | 21,463 | 200.0% |
| 20.02 | Telecommunication/Data Network | Generally ok | Tidy up any loose and untidy wiring with conduit where possible and appropriate | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 48,510 | 0 | 48,510 | 0 | 48,510 | 48,510 | 100.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

K - PSBDC BUILDING (O - PSBDC BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

| | | | | | | Cor | ndition Ga | luge | | | | | | | | | | | | | | | | | | |
|---------|-------------------------|------------------------|--|--------------------|--------------------|-----------------|------------|------------|----------------------------------|-----------------|--------------------|------------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|
| | | Condition | Assessment | Condi | tion Grading | VG G | Α | P V | P 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 % | 100 20 ⁷ 6 (\$ U\$ | 13 2 SD) (\$ | 2014 2 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 |
| | | | | | | | | | 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 | 21,463 | 91,436 | 21,463 | 48,510 | 21,463 | 91,436 | 69,973 | 130.7% |
| С | TOTAL BUILDING SERVICES | | | 3 | 50% | | | | 0 |) | 0 | 0 | 0 | 93,610 | 0 | 0 | 0 | 0 | 21,463 | 1,000,698 | 115,073 | 474,000 | 411,625 | 1,000,698 | 698,405 | 143.3% |
| | TOTAL BUILDING | | | 3 | 50% | | | | 0 |) | 0 | 0 | 0 | 93,610 | 0 | 0 | 0 | 0 | 21,463 | 1,962,178 | 115,073 | 865,827 | 981,278 | 1,962,178 | 3,661,355 | 53.6% |
| | | | | | | | | | | | | | | 115,0 | 073 | | | | | | | _ | | | | - |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

L - ELECTRICAL SHOP (E - ELECTRICAL BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | | Condition | Gauge | | | | | | | | | | | | | | | | | | |
|---------|---|--|--|--------------------|--------------------|--------------|------------------|--------------|-------------|------------------|---------------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | Assessment | Conditi | ion Grading | VG | G A | 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 % | -40 40-60 % % | 0 60-80 % | 80-100 % | 2013 (\$ USD) | 2014 (\$ USD) (3 | 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, assumed ok | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26,307 | 0.0% |
| 1.02 | Reinforced Concrete Block Foundation Walls | Spalled concrete and bow in wall below large double door to | Review by Structural Engineer. Repair spalled concrete and | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,841 | 0 | 0 | 12,841 | 12,841 | 12,841 | 100.0% |
| 1.03 | Reinforced Concrete Slab on Grade | workshop. Poor workmanship Ok | exposed reinforcing | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27,942 | 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 | 12,841 | 0 | 0 | 12,841 | 12,841 | 67,090 | 19.1% |
| 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 Framed roof | Evidence of corrosion and worn paint finish | Remove rust and repaint | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 73,551 | 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 | 73,551 | 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 | Bulging and poor workmanship around double door to | Review by Structural Engineer. Repair spalled and damaged | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 70,909 | 0.0% |
| | | worksnop. E-vidence of chipped and spalled concrete at openings. Holes apparent in walls from previous service protections | concrete and fill and seal holes. | | | | | | | | | | | | | | | | | | | | | | | |
| 3.02 | Timber Framed Walls | Timber framed wall to support Mezzanine floor appears to be | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,554 | 0.0% |
| | | ok. Unable to access Electrical classroom. Timber framed wall | | | | | | | | 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 | 77,463 | 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 | Unable to be inspected from below and appears ok from above | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,213 | 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 | 9,213 | 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 rust and corrosion at Apex flashing. Worn paint | Remove Apex flashing and replace with new. Wash thoroughly | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 29,421 | 0 | 29,421 | 29,421 | 0 | 0 | 29,421 | 29,421 | 100.0% |
| | | finish to room | and repaint | | | | | | | 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 29,421 | 0 | 29,421 | 29,421 | 0 | 0 | 29,421 | 29,421 | 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, flaking paint finish and chipped plaster noticed at several | Repair cracked and damaged plaster, provide even plaster to | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 38,786 | 0 | 0 | 38,786 | 38,786 | 38,786 | 100.0% |
| 6.02 | Plywood Wall Linings with Painted Finishes | Ok, staining, marks and dirty appearance | Wash down thoroughly and repaint | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,451 | 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 | 0 | 0 | 38,786 | 0 | 0 | 38,786 | 38,786 | 40,236 | 96.4% |
| 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 | Timber framed windows to upper level. | Wash and clean glazing. Wash and paint framing | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,731 | 0 | 0 | 4,731 | 4,731 | 4,731 | 100.0% |
| 7.02 | Timber Doors (Solid/No Glazing) | To main entry. Rusted hinges and hardware. Door frame | Repair door frame. Replace corroded hardware. Wash and repaint door | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,898 | 0 | 1,898 | 0 | 1,898 | 1,898 | 100.0% |
| 7.03 | Timber Louvre Screens | To Toilets. Seal around timber/blockwork needs attention | Seal around timber and blockwork. Wash down and repaint | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 162 | 0.0% |
| 7.04 | Timber louvre screen to gable ends | Not present to upper level gable end only to workshop end | Clean and wash thoroughly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 248 | 0.0% |
| 7.05 | Aluminium Framed Windows & Doors -External | Aluminium framed glazed louvre type. Some missing panels of alass noticed | Replace missing panels of glass, Wash down and clean | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11,537 | 0 | 0 | 11,537 | 11,537 | 11,537 | 100.0% |
| 7.06 | Aluminium Framed Windows & Doors - Internal | Ok. | Wash and remove dirt and grime | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 911 | 0.0% |
| 7.07 | Metal Garage Door | On a lean (poor workmanship and/or misuse) and does not close properly | Take down doors and repair. Wash down and repaint steel lining | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,428 | 0 | 0 | 4,428 | 4,428 | 4,428 | 100.0% |
| 7.08 | Timber framed, plastic mesh screen lined over | Evidence of rusted fixings, flaking paint to timber frame and dust buildup on mesh | Remove and replace rusted fixings, wash down thoroughly and renaint | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 615 | 0 | 0 | 1,231 | 615 | 0 | 615 | 1,231 | 615 | 200.0% |
| | opoiningo | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

L - ELECTRICAL SHOP (E - ELECTRICAL BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | С | ondition Gau | le | 1 | | | | | | | | | | | | | | | | |
|---------|--|--|--|--------------------|--------------------|----------------|-------------------------|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | Assessment | Condit | ion Grading | VG G | A | P VP | 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 % | 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 |
| 7.00 | Total Windows & Doors | | | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 615 | 0 | 0 | 23,823 | 615 | 1,898 | 21,311 | 23,823 | 24,529 | 97.1% |
| Α | TOTAL STRUCTURE | | | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 615 | 29,421 | 0 | 104,871 | 30,036 | 1,898 | 72,938 | 104,871 | 321,503 | 32.6% |
| 8.00 | Stairs, Balustrades & Handrails | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 8.01 | Timber Framed Stairs | Reasonably steep incline but otherwise ok | Wash and paint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,488 | 0.0% |
| 8.02 | Timber Framed Balustrades | Evidence of marks but ok | Wash down and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,238 | 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 | 12,725 | 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 | Ok | Monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,526 | 0.0% |
| 9.02 | Timber Framed Partition Walls - Training Walls | Ok, suitable for training purposes | Monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,412 | 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 | 4,938 | 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 marks and impact damage | Wash down, clean and paint doors. Recommend to install kick plates and door stops where possible | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,072 | 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 | 6,072 | 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 | Plywood floor lining | Appears ok | Monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,948 | 0.0% |
| 11.02 | Vinyl Floor Finishes | Appears to be ok with general wear and tear and marks. Not | Wash and polish floor | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,007 | 10,015 | 5,007 | 0 | 5,007 | 10,015 | 5,007 | 200.0% |
| 11.03 | Vinyl Floor Finishes | Chipped and damaged to entry to upper floor office | Remove and replace | 5 | 90% | | | | 0 | 556 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,113 | 556 | 0 | 556 | 1,113 | 556 | 200.0% |
| 11.04 | Concrete Screed Floor Finish | Dirty and to falls but otherwise ok | Wash down and paint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,379 | 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 | 556 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,007 | 11,127 | 5,564 | 0 | 5,564 | 11,127 | 16,891 | 65.9% |
| 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 | Unpainted to lower level and evidence of impact damage | Clean and paint | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,106 | 0 | 0 | 9,106 | 9,106 | 9,106 | 100.0% |
| 12.02 | Solid Plaster Wall Lining with Painted Finishes | Evidence of marks and damage to plaster in toilet area | Wash down, make good plaster damage and repaint | 5 | 90% | | | | 0 | 0 | 4,862 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,862 | 4,862 | 0 | 0 | 4,862 | 4,862 | 100.0% |
| 12.03 | Solid Plaster Wall Lining with Painted Finishes | Evidence of marks and minor damamge | Wash and paint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18,808 | 0 | 0 | 18,808 | 18,808 | 18,808 | 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 | 4,862 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32,775 | 4,862 | 0 | 27,914 | 32,775 | 32,775 | 100.0% |
| 13.00 | Ceiling Finishes | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 13.01 | Plywood Ceiling linings with Painted Finishes | No leaks evident but some popping noticed at joins | Clean and wash and refix popped sheets | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,176 | 0 | 0 | 14,176 | 14,176 | 14,176 | 100.0% |
| 13.02 | Plastic mesh screen | Ok, dirty appearance | Clean and wash | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,321 | 0.0% |
| 13.03 | Painted exposed floor framing to underside of mezzanine | Not inspected but appears ok | Clean and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,349 | 0 | 0 | 1,349 | 1,349 | 1,349 | 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 | 15,526 | 0 | 0 | 15,526 | 15,526 | 19,846 | 78.2% |
| 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 | Not inspected but present to Classroom. Appears ok | Wash and clean thoroughly | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 380 | 0 | 0 | 380 | 380 | 380 | 100.0% |
| 14.02 | Built-in Joinery - Bench Unit | To Training room. Assume ok | Clean desktop | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,013 | 0 | 0 | 9,013 | 9,013 | 9,013 | 100.0% |
| 14.03 | Built-in Joinery - Shelving Unit | To upper level office and WC, both in good condition | Wash down and clean | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 772 | 0 | 0 | 772 | 772 | 772 | 100.0% |
| | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

L - ELECTRICAL SHOP (E - ELECTRICAL BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | | Conditi | ion 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 | | | |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | 0-20 % | 20-40 % | 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 | Full Replace | % Full Replace |
| 14.00 | Total Fixed Joinery Units | | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,164 | 0 | 0 | 10,164 | 10,164 | 10,164 | 100.0% |
| В | TOTAL INTERNAL FIT-OUT | | | 3 | 50% | | | | | 0 | 556 | 4,862 | 0 | 0 | 0 | 0 | 0 | 0 | 5,007 | 69,593 | 10,425 | 0 | 59,167 | 69,593 | 103,412 | 67.3% |
| 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 | Ok. Wall penetrations have not been sealed adequately | Clean and wash thoroughly and seal around pipe at wall penetrations | 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 | Cleaners Sink | Well used but OK | 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% |
| 15.03 | External cold water tap | Well used but OK. Used for cleaning cars at front of Mechanic | Clean regularly, monitor use. | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,581 | 0 | 0 | 1,581 | 1,581 | 1,581 | 100.0% |
| 15.04 | Bathroom floor waste | Appears ok | Clean out floor drain thoroughly and regularly | 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% |
| 15.00 | Total Sanitary Plumbing | | | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16,129 | 0 | 6,325 | 9,804 | 16,129 | 16,129 | 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 | Rusty exterior units and the upper floor internal unit inspected | Remove and replace units | 5 | 90% | | | | | 8,855 | 0 | 0 | 0 | 0 | 0 | 0 | 8,855 | 0 | 0 | 44,275 | 17,710 | 8,855 | 17,710 | 44,275 | 8,855 | 500.0% |
| | | spat water | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 16.00 | Total Mechanical Services | | | 5 | 90% | | | | | 8,855 | 0 | 0 | 0 | 0 | 0 | 0 | 8,855 | 0 | 0 | 44,275 | 17,710 | 8,855 | 17,710 | 44,275 | 8,855 | 500.0% |
| 17.00 | Fire Services | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.01 | Fire Extinguishers | Wall mounted | Monitor charge levels and recharge or replace as required. Recommended to install additional Fire extinguishers to building | 2 | 30% | | | | | 0 | 0 | 0 | 316 | 0 | 0 | 0 | 0 | 316 | 0 | 1,581 | 633 | 633 | 316 | 1,581 | 316 | 500.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.00 | Total Fire Services | | | 2 | 30% | | | | | 0 | 0 | 0 | 316 | 0 | 0 | 0 | 0 | 316 | 0 | 1,581 | 633 | 633 | 316 | 1,581 | 316 | 500.0% |
| 18.00 | Electrical Services | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 18.01 | Main Distribution Boards | Unable to be inspected internally as in locked classroom, | | 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 | Operating but some messy and untidy wiring noticed to | Tidy up loose and untidy wiring | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,448 | 0 | 6,448 | 0 | 6,448 | 6,448 | 100.0% |
| 18.03 | General Power Outlet | Missing facing plate to external outlet. External outlet not | Service outlet. Clean cover plates | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,597 | 0 | 8,597 | 0 | 8,597 | 8,597 | 100.0% |
| 18.04 | Lighting (External) - Incandescent | Energy saver type | Clean bulbs and install protective grille/cover | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 633 | 0 | 0 | 633 | 633 | 633 | 100.0% |
| 18.05 | Lighting (External) - Fluorescant | Single flurescent tube is ok | Clean tube, install protective grille/cover | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 633 | 0 | 0 | 633 | 633 | 633 | 100.0% |
| 18.06 | Lighting (Internal) - Incandescent | Faulty bulb to toilet and others do not turn on | Service wiring and replace bulbs | 5 | 90% | | | | | 0 | 0 | 0 | 949 | 0 | 0 | 0 | 0 | 0 | 0 | 949 | 949 | 0 | 0 | 949 | 949 | 100.0% |
| 18.07 | Lighting (Internal) - Fluorescant - Single Tube | Assume operating to classroom - unable to inspect | None | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 886 | 0 | 886 | 0 | 886 | 886 | 100.0% |
| 18.08 | Lighting (Internal) - Fluorescant - Twin Tube | Operating but diffusers missing | Clean tubes and install 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 | 949 | 0 | 0 | 0 | 0 | 0 | 0 | 33,957 | 949 | 22,256 | 10,753 | 33,957 | 33,957 | 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 lifts to this building | In Operation (Y/N) | Repair, Replace, Service | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| | | Condition. | | | | | | | | 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 but loose and untidy wiring | Service and tidy loose wiring | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,597 | 0 | 8,597 | 0 | 8,597 | 8,597 | 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 | İ | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,597 | 0 | 8,597 | 0 | 8,597 | 8,597 | 100.0% |
| с | TOTAL BUILDING SERVICES | | | 3 | 50% | | | | | 8,855 | 0 | 0 | 1,265 | 0 | 0 | 0 | 8,855 | 316 | 0 | 104,540 | 19,291 | 46,666 | 38,583 | 104,540 | 67,855 | 154.1% |
| | TOTAL BUILDING | | | 3 | 50% | | | | | 8,855 | 556 | 4,862 | 1,265 | 0 | 0 | 0 | 9,470 | 29,737 | 5,007 | 279,003 | 59,752 | 48,563 | 170,687 | 279,003 | 492,770 | 56.6% |
| | | | | | | | | | | | | | | 59,7 | 52 | | | | | | | | | | | |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

L - ELECTRICAL SHOP (E - ELECTRICAL BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | | Cond | ition Gau | ige | ٦ | | | | | | | | | | | | | | | | |
|---------|---------|------------------------|--|--------------------|--------------------|-----------|------------|--------------|-----------------|---|-----------------|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|
| | | tion Grading | VG | G | Α | P VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | | Asset Rer | newal Cost | | 1 | | | | |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | 0-20 % | 20-40 % | 40-60 6 % | 60-80 % % | 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 Total | Full Replace | % Full Replace |
| | - | | - | | - | | | - | - | Year 1 - 10 Consolidated Capital Replacement Cost | | | | | | | | | | | | | | | | - |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

M - MAINTENANCE SHOP (R - MAINTENANCE BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | Co | ondition Ga | auge | | | | | | | | | | | | | | | | | |
|---------|--|---|---|--------------------|--------------------|------------------|--------------|------------|-------------------|--------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|-------------------|-----------------|-------------------|
| | | Condition | Assessment | Condi | tion Grading | VG G | Α | PV | (P 1 | 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 Grade | % Deterioration | 0-20 20-4 % % | 0 40-60 % | 60-80 % | 100 20 % (\$ U | 13 2014 ISD) (\$ 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 | <u>Total</u> 0 | 0 | 0.0% |
| 1.01 | Reinforced Concrete Foundations Beams | Not inspected, assume ok | Monitor | 2 | 30% | | | | (| 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,848 | 0.0% |
| 1.02 | Reinforced Concrete Block Foundation Walls | Evidence of cracking to rear of building adjacent access road | Repair cracks, plaster top of wall where blocks exposed. Paint | 3 | 50% | | | | (| 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,678 | 0.0% |
| 1.03 | Reinforced Concrete Slab on Grade | Evidence of spalling concrete, cracking and deterioration. Does not appear to be present to underside of large container | Remove and replace slab | 4 | 70% | | | | (| 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17,415 | 0 | 0 | 17,415 | 17,415 | 17,415 | 100.0% |
| | | | | | | | | | (| 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 1.00 | Total Sub-Structure | | | 3 | 50% | | | | C | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17,415 | 0 | 0 | 17,415 | 17,415 | 45,941 | 37.9% |
| 2.00 | Frame | | | | | | | | (| 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 2.01 | Small Container | Evidence of rust and corrosion, advanced near base of walls | Remove and replace | 4 | 70% | | | | (| 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,002 | 0 | 0 | 8,002 | 8,002 | 8,002 | 100.0% |
| 2.02 | Large Container | Evidence of rust and corrosion, advanced near base of walls and to underside of floor | Remove and replace | 4 | 70% | | | | (| 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16,004 | 0 | 0 | 16,004 | 16,004 | 16,004 | 100.0% |
| 2.03 | Timber Frame (Roof Trusses) | Evidence of decay and rot as exposed to the elements | Replace damaged timber and enclose to protect timber framing | 4 | 70% | | | | (| 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28,039 | 0 | 28,039 | 0 | 28,039 | 28,039 | 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 | 52,045 | 0 | 28,039 | 24,006 | 52,045 | 52,045 | 100.0% |
| 3.00 | Structural Walls | | | | | | | | (| 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 3.01 | Reinforced Concrete Brick/Block Masonry Walls | Evidence of discoloration to paint finish | Wash down and paint finish. Folowing this continue to wash down regularly. | 3 | 50% | | | | (| 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,401 | 0.0% |
| 3.02 | Timber Framed Walls | Timber framed wall to rear of large container, not inspected bu assumed ok | Monitor | 2 | 30% | | | | (| 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,184 | 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 | 3,585 | 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) | Galvanized steel iron -Evidence of rust and deterioration in several locations | Remove and replace (say 15% of area) | 5 | 90% | | | | (| 0 0 | 2,804 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,804 | 2,804 | 0 | 0 | 2,804 | 2,804 | 100.0% |
| 5.02 | Profiled Metal Sheet Roof Cladding (Pre-Finished) | Evidence of rust and deterioration in several locations | Wash down thoroughly and paint finish | 2 | 30% | | | | (| 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,889 | 0 | 0 | 15,889 | 15,889 | 15,889 | 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 | 2,804 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18,693 | 2,804 | 0 | 15,889 | 18,693 | 18,693 | 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 | Chainlink type fencing to front and side of building | Ok | Wash down and monitor | 2 | 30% | | | | (| 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,410 | 0.0% |
| 6.02 | Chainlink type fencing to storage lockup | Ok | Wash down and monitor | 2 | 30% | | | | (| 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,113 | 0.0% |
| 6.03 | Solid Plaster Cladding with Painted Finishes | Evidence of hairline cracking and uneven finish | Repair cracks, apply an even plaster finish and paint | 3 | 50% | | | | C | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,761 | 0 | 0 | 2,761 | 2,761 | 2,761 | 100.0% |
| 6.04 | Plywood wall lining to rear of large container | Evidence of dirt and grime buildup and weathering plus delamination at join | Remove and replace | 4 | 70% | | | | (| 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 671 | 0 | 671 | 0 | 671 | 671 | 100.0% |
| 6.05 | Plywood wall linings with Painted Finishes | To trusses. Only partially clad at rear of building. Cladding present is water damaged and delaminating | Remove and replace. Reclad to all sides | 5 | 90% | | | | (| 0 0 | 0 | 0 | 1,129 | 0 | 0 | 0 | 0 | 0 | 1,129 | 1,129 | 0 | 0 | 1,129 | 1,129 | 100.0% |
| 6.06 | Paint finish to metal cladding | Evidence of rust, marks, and staining | Wash down and repaint | 5 | 90% | | | | (| 0 0 | 4,528 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,528 | 4,528 | 0 | 0 | 4,528 | 4,528 | 100.0% |
| | | | | | | | | | (| 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 | 4,528 | 0 | 1,129 | 0 | 0 | 0 | 0 | 0 | 9,089 | 5,657 | 671 | 2,761 | 9,089 | 14,613 | 62.2% |
| 7.00 | Windows & Doors | | | | | | | | (| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 7.01 | Timber Framed Windows & Doors | No head flashings evident,. Chipped and worn paint finish. Large window has two panels lined with painted ply | Remove units and install flashings to windows. Wash and repaint | 3 | 50% | | | | (| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,935 | 0 | 0 | 5,935 | 5,935 | 5,935 | 100.0% |
| 7.02 | Timber Doors (Solid/No Glazing) | Evidence of wear and tear, staining and corroded HINGES | Replace corroded hinges, Wash down thoroughly and paint door. Install push plates, kick plates and door closer if possible | 3 | 50% | | | | (| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,898 | 0 | 0 | 1,898 | 1,898 | 1,898 | 100.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

M - MAINTENANCE SHOP (R - MAINTENANCE BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | Co | ondition Gauge | | Ì | | | | | | | | | | | | | | | | |
|---------|---|---|---|--------------------|--------------------|-------------------|----------------------|---------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------------|----------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | Assessment | Condit | ion 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 % % | 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 5 USD) | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal | Full Replace | % Full Replace |
| 7.03 | Timber external framed and Aluminium, glazed louvre type windows | Flashings inadequate to windows and timber framing requires attention | Remove units, wash down thoroughly. Install flashings and paint timber framing. Replace any damaged elements of framing | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,554 | 0 | 0 | 4,554 | 4,554 | 4,554 | 100.0% |
| 7.04 | Double Metal Gate to Main Entrance | Ok | Wash down | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,898 | 0.0% |
| 7.05 | Single gate to side storage | Ok | Wash down | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 633 | 0.0% |
| 7.06 | Mesh screens to Aluminium louvre type windows | Damaged and deteriorated mesh screen. Worn or flaking paint | Replace damaged mesh screen. Wash down and repaint | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 171 | 0 | 0 | 342 | 171 | 0 | 171 | 342 | 171 | 200.0% |
| 7.07 | Corrugated lined, metal framed door | Evidence of rust to cladding | Replace corrugated cladding to door | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 949 | 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 | 171 | 0 | 0 | 12,729 | 171 | 0 | 12,558 | 12,729 | 16,037 | 79.4% |
| A | TOTAL STRUCTURE | | | 3 | 50% | | | | 0 | 0 | 7,332 | 0 | 1,129 | 0 | 0 | 171 | 0 | 0 | 109,970 | 8,632 | 28,710 | 72,628 | 109,970 | 150,913 | 72.9% |
| 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 | No stairs, balustrades or handrails 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 | Timber Framed Partition Walls | To Large container. Not inspected but assumed in good condition. | Monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,935 | 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 | 5,935 | 0.0% |
| 10.00 | Internal Doors | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 10.01 | Timber Door - Single | Impact damage, marks and staining evident | Wash down and repaint doors. Refix loose timber framing. Install door stops, push plates and kick plates if possible | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,036 | 0 | 0 | 3,036 | 3,036 | 3,036 | 100.0% |
| | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 10.00 | Total Internal Doors | | | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,036 | 0 | 0 | 3,036 | 3,036 | 3,036 | 100.0% |
| 11.00 | Floor Finishes | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 11.01 | Vinyl Floor Finishes | Staining, marks and wear and tear. No threshold strip at doorway | Uplift and remove. Install threshold strip at doorway | 5 | 90% | | | | 0 | 2,017 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,035 | 2,017 | 0 | 2,017 | 4,035 | 2,017 | 200.0% |
| 11.02 | Concrete Screed Floor Finish | To Containers. Some hairline cracking evident. | Repair cracks and wash down regularly | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,066 | 0.0% |
| 11.00 | | | | | 700/ | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 11.00 | | | | 4 | 70% | | | | 0 | 2,017 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,035 | 2,017 | 0 | 2,017 | 4,035 | 5,083 | 79.4% |
| 12.00 | Wall Finished timber veneer papelling | Evidence of holes in well and impact damage | Remove and replace (any 20%) | 5 | 0.0% | | | | 0 | 0 | 0 | 0 | 4.064 | 0 | 0 | 0 | 0 | 0 | 4 064 | 4 064 | 0 | 0 | 1 064 | 4 064 | 0.0% |
| 12.01 | Prefinished timber veneer panelling | Evidence of noises in wair and impact damage | Remove and replace (say 20%) | 5 | 90% | | | | 0 | 0 | 0 | 0 | 4,064 | 0 | 0 | 0 | 0 | 0 | 4,064 | 4,064 | 0 | 6.006 | 4,064 | 4,064 | 100.0% |
| 12.02 | Painted teal walls to inside of large container | Some chipped and damaged paint finish evident | Wash down and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 785 | 0 | 0 | 1 785 | 1 785 | 1 785 | 100.0% |
| 12.05 | | | | 2 | 3070 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,703 | 1,705 | 0.0% |
| 12 00 | Total Wall Finishes | | | 4 | 70% | | | | 0 | ů | 0 | 0 | 4 064 | 0 | 0 | 0 | 0 | ů | 11 945 | 4 064 | 0 | 7 881 | 11 945 | 11 945 | 100.0% |
| 13.00 | Ceiling Finishes | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 13.01 | Plywood ceiling Lining with painted finish to offices | Marks around joins and uneven fixings at butt joins/dropping of | Refix at joins, plaster and paint finish | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8.491 | 0 | 8.491 | 0 | 8.491 | 8.491 | 100.0% |
| | , | ply. | | | | | | | 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 | 8,491 | 0 | 8,491 | 0 | 8,491 | 8,491 | 100.0% |
| 14.00 | Fixed Joinery Units | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 14.01 | Pin Board | General wear and tear but ok | | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 304 | 0 | 152 | 152 | 304 | 152 | 200.0% |
| 14.02 | Built-in Joinery - Bench Unit | L shaped desk to office. Ok | Wash down and clean benchtop | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,846 | 0 | 0 | 2,846 | 2,846 | 2,846 | 100.0% |
| | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| I | | | | 1 | 1 | | | | | | | | | | | | | | | | | | | | 1 |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

M - MAINTENANCE SHOP (R - MAINTENANCE BUILDING)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | Co | ndition Gau | je | ר | | | | | | | | | | | | | | | | |
|---------|---|---|---|--------------------|--------------------|-----------------|----------------|---------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | Assessment | Condi | ition 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 % | 0 40-60 6 % | 0-80 <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 |
| 14.00 | Total Fixed Joinery Units | | | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,150 | 0 | 152 | 2,998 | 3,150 | 2,998 | 105.1% |
| в | TOTAL INTERNAL FIT-OUT | | | 3 | 50% | | | | 0 | 2,017 | 0 | 0 | 4,064 | 0 | 0 | 0 | 0 | 0 | 30,657 | 6,081 | 8,643 | 15,933 | 30,657 | 37,489 | 81.8% |
| 15.00 | Sanitary Plumbing | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 15.01 | External cold water tap | Assumed used for cleaning cars at front of Mechanic Shop. | Clean regularly, monitor use. | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,581 | 0 | 0 | 1,581 | 1,581 | 1,581 | 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 | 1,581 | 0 | 0 | 1,581 | 1,581 | 1,581 | 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) | Ok | Service and clean units regularly | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 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 | | | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 0 | 0 | 0 | 11,385 | 3,795 | 3,795 | 3,795 | 11,385 | 3,795 | 300.0% |
| 17.00 | Fire Services | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.01 | Fire Extinguishers | No Fire services identified to this building or fire extinguishers | Install Fire extinguishers and have spares available in the | 0 | 0% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.00 | Total Fire Services | | | 0 | 0% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 18.00 | Electrical Services | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 18.01 | Main Distribution Boards | Good condtion, mounted on blockwall | 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 | Electrical Wiring/Reticulation | Ok | Tie up and tidy loose and messy wiring particularly in the open area external to containers | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,019 | 0 | 0 | 4,019 | 4,019 | 4,019 | 100.0% |
| 18.03 | General Power Outlet | Most ok, one exposed outlet missing the cover | Replace missing cover. Clean and service | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,358 | 0 | 0 | 5,358 | 5,358 | 5,358 | 100.0% |
| 18.04 | Lighting (External) - Incandescent | 4No fittings, One missing bulb rest are energy saver bulbs. Dirty appearance | Replace missing bulb. Clean remaining bulb. Install protective covers/grilles | 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 | Energy saver in office lobby. Dirty appearance | Clean bulb | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 316 | 0 | 316 | 0 | 316 | 316 | 100.0% |
| 18.06 | Lighting (Internal) -Double Fluorescant | One unit not connected in main open area | Connect up light fitting. Clean tubes and install diffuser. | 5 | 90% | | | | 0 | 0 | 0 | 633 | 0 | 0 | 0 | 0 | 0 | 0 | 633 | 633 | 0 | 0 | 633 | 633 | 100.0% |
| 18.07 | Lighting (Internal) -Double Fluorescant | Operating but no diffusers present | Wash fitting and clean tubes. Install diffusers | 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% |
| 18.00 | Total Electrical Services | | | 3 | 50% | | | | 0 | 0 | 0 | 633 | 0 | 0 | 0 | 0 | 0 | 0 | 23,608 | 633 | 4,111 | 18,865 | 23,608 | 23,608 | 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 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 | Ok, cabling comes in from Gymnasium | Conduit cover external wiring and protect where possible | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,358 | 10,717 | 5,358 | 0 | 5,358 | 10,717 | 5,358 | 200.0% |
| 20.02 | Radio receiver | In operation | Repair, Replace, Service Comments: | 2 | 30% | | | | 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% |
| 20.00 | Total Special Services | | | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,358 | 13,247 | 5,358 | 2,530 | 5,358 | 13,247 | 7,888 | 167.9% |
| С | TOTAL BUILDING SERVICES | | | 3 | 50% | | | | 0 | 0 | 0 | 633 | 0 | 0 | 3,795 | 0 | 0 | 5,358 | 49,821 | 9,786 | 10,436 | 29,599 | 49,821 | 36,873 | 135.1% |
| | TOTAL BUILDING | 3 50% 0 3 50% 0 | | | | | | | | | | | | | 3,795 | 171 | 0 | 5,358 | 190,448 | 24,499 | 47,789 | 118,160 | 190,448 | 225,275 | 84.5% |
| | | | | | | | | 24 | ,499 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | Yea | r 1 - 10 Cor | nsolidated | Capital Re | placement (| Cost | | | | | | | | | |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

N - GYMNASIUM (G - GYMNASIUM)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | Con | dition Gau | ige | | | | | | | | | | | | | | | | _ | |
|---------|--|---|---|--------------------|--------------------|-------------------|------------|---------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | Assessment | Condi | ition Grading | VG G | A | P VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | | Asset Rer | newal Cost | | | <u>.</u> |
| 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 |
| 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 | Evidence of scour to outside perimeter edge adjacent access road | Review by Structural Engineer | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 61,748 | 0.0% |
| 1.02 | Reinforced Concrete Block Foundation Walls | Evidence of spalling and cracking noticed to outside edge adjacent access road | Review by Structural Engineer. Repair cracks and spalling and plaster finish | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16,466 | 0.0% |
| 1.03 | Reinforced Concrete Slab on Grade | Ok | | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 150,144 | 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 | 228,359 | 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/Truss/Columns/Beams, etc) | Ok | Wash down and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 428,601 | 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 | 428,601 | 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 - Nib wall to Gym | ок | Wash down and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18,722 | 0.0% |
| 3.02 | Reinforced Concrete Brick/Block Masonry Walls - Full height walls to WC | Marks and minor impact damamge | Wash down and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25,997 | 0.0% |
| 3.03 | Reinforced Concrete Brick/Block Masonry Walls - Partition walls to WC | Marks and minor impact damamge | Wash down and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,005 | 0.0% |
| 3.04 | Structural steel girts, columns and framing to external walls | Marks and minor impact damamge | Wash down and repaint where exposed | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 217,959 | 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 | 267,682 | 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 | | | Mark days the second second | - | 00% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | U | U | 0 | 0 | 0 | 0.0% |
| 5.01 | Profiled Metal Sheet Rool Cladding (Pre-Pinished) | Evidence of worn protective paint coating | Clean and week | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 151,659 | 0 | 0 | 151,659 | 151,659 | 151,659 | 100.0% |
| 5.02 | PVC Downpipes | | | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,016 | 0 | 0 | 14,016 | 14,016 | 14,016 | 100.0% |
| 5.05 | | | | 2 | 30 % | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,690 | 0 | 0 | 15,696 | 15,696 | 15,696 | 0.0% |
| 5.00 | Total Doof | | | 2 | 20% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | • | 191 571 | 0 | 0 | 194 574 | 194 574 | 191 571 | 100.0% |
| 6.00 | External Walls & Finishes | | | | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 01,571 | 0 | 0 | 0.0% |
| 6.01 | Solid Plaster Cladding with Painted Finishes | Evidence of marks and worn paint | Wash down and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,948 | 0.0% |
| 6.02 | Profiled Metal Sheet Wall Cladding (Pre-Finished) | Evidence of rust at base of sheets marks and worn paint finish | Wash down thoroughly and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 147.752 | 0 | 0 | 147.752 | 147.752 | 147.752 | 100.0% |
| 6.03 | Metal Cage / bar cladding | Marks, rust and staining | Wash down and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 34,440 | 0 | 0 | 34,440 | 34,440 | 34.440 | 100.0% |
| 6.04 | Plywood Wall Linings with Painted Finishes | Ok, staining, marks and dirty appearance | Wash down thoroughly and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,967 | 0.0% |
| | (assumed to wall to Student services building) | | | | | | | | 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 | 182,192 | 0 | 0 | 182,192 | 182,192 | 213,108 | 85.5% |
| 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 & Doors | Ok | Wash and repaint frames | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,903 | 0.0% |
| 7.02 | Timber Doors (Solid/No Glazing) | General wear and tear | Wash down and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,898 | 0.0% |
| 7.03 | Aluminium Framed Windows & Doors | General wear and tear | Wash and clean thoroughly | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,846 | 0.0% |
| 7.04 | Metal Cage type doors | Evidence of worn paint, rust marks and impact damage | Wash down thoroughly and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,590 | 0.0% |
| | - ** | | | | | | | | | | | | | | | | | | | | | | | | |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

N - GYMNASIUM (G - GYMNASIUM)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | |] | Con | dition Gauge | | | | | | | | | | | | | | | | | | |
|---------|--|--|--|--------------------|--------------------|-----------------|-----------------------|-------------|------------------|------------------|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | Assessment | Condit | ion 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 % 60-80 % | 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 |
| 7.05 | Plastic Mesh screen over windows | Evidence of damage | Repair damage, wash and clean | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 152 | 0 | 0 | 304 | 152 | 0 | 152 | 304 | 152 | 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 | 152 | 0 | 0 | 304 | 152 | 0 | 152 | 304 | 25,389 | 1.2% |
| A | TOTAL STRUCTURE | | | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 152 | 0 | 0 | 364,067 | 152 | 0 | 363,915 | 364,067 | 1,344,709 | 27.1% |
| 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 Stairs, balustrades or handrails 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 | Steel framing in between portal framing | Evidence of rust, worn paint and impact damamge where | Wash down and repaint exposed steel work | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 77,069 | 0.0% |
| | | exposted | | | | | | | 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 | 77,069 | 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 | Marks, general wear and tear | Wash and repaint. Recommend installing kickplates and door | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,072 | 0.0% |
| 10.02 | Timber Door - Double | Evidence of impact damage, jamming of doors and wear and | stops where possible Ease and adjust doors. Clean and repaint. Recommend | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,554 | 0 | 0 | 4,554 | 4,554 | 4,554 | 100.0% |
| | | tear | installing kick plates to protect door | | | | | | 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 | 4,554 | 0 | 0 | 4,554 | 4,554 | 10,626 | 42.9% |
| 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 Eloor Finishes | Evidence of chipping and wear and tear | Wash down thoroughly, remove chipped and damamged floor | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 530 | 7 060 | 3 530 | 0 | 3 530 | 7 060 | 3 530 | 200.0% |
| 11.02 | Tiled Eloor Einishes | Dirty and unclean appearance, evidence of spread of tiles in | tiles and install threshold strip at door junction | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 678 | 0,000 | 4 678 | 0 | 4 678 | 4 678 | 100.0% |
| 11.02 | Concrete Screed Eloor Einish | some areas | Monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,070 | 0 | -,070 | ° | 4,010 | 4,010 E0.666 | 0.0% |
| 11.03 | Extra over to concrete floor for ourface to Bookethall | Constraints and solutions evident to large store but office wise or | Work and clean theraughly and monitor | 2 | 20% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 55,000 | 0.0% |
| 11.04 | Court | | | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 55,009 | 0.0% |
| | | | | • | | | | | U | 0 | U | 0 | 0 | U | U | 0 | U | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 11.00 | | | | 3 | 50% | | | | U | U | 0 | 0 | 0 | U | 0 | 0 | U | 3,530 | 11,737 | 3,530 | 4,678 | 3,530 | 11,737 | 123,543 | 9.5% |
| 12.00 | Wall Finishes | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 12.01 | Plywood Wall Linings with Painted Finishes | Assumed to shared wall between Gym and Student services. Is in ok condition | Wash and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 33,813 | 0.0% |
| 12.02 | Solid Plaster Wall Lining with Painted Finishes | Marks and unclean appearance in toilets | Clean and wash thoroughly | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18,162 | 0 | 0 | 18,162 | 18,162 | 18,162 | 100.0% |
| 12.03 | Profiled Metal Sheet Wall Cladding (Pre-Finished) | Evidence of flaking paint, impact damage and general wear and teare | Wash down thoroughly and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 107,399 | 0 | 0 | 107,399 | 107,399 | 107,399 | 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 | 125,560 | 0 | 0 | 125,560 | 125,560 | 159,373 | 78.8% |
| 13.00 | Ceiling Finishes | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 13.01 | Insulated Panel to high level roof (internally) | Appears ok | Clean and wash down thoroughly | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 126,179 | 0 | 126,179 | 0 | 126,179 | 126,179 | 100.0% |
| 13.02 | Insulated Panel to high level roof (soffit- externally) | Evidence of water damamge, staining and marks | Clean to underside thoroughly. Consider replacing more extensively damaged panels | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17,897 | 0 | 17,897 | 0 | 17,897 | 17,897 | 100.0% |
| 13.03 | Plywood ceiling Lining with painted Finish - Female WC | Evidence of water staining and marks evident to Female WC | Replace water damamged ply to Female WC | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 930 | 0 | 930 | 0 | 930 | 930 | 100.0% |
| 13.04 | Plywood ceiling Lining with painted Finish - Stores and Male WC | Evidence of water staining and marks evident to Female WC | Replace water damamged ply to Female WC | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,117 | 0.0% |
| | | | | | | | | | 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 | 145,006 | 0 | 145,006 | 0 | 145,006 | 148,123 | 97.9% |
| 14.00 | Fixed Joinery Units | 1 | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 14.01 | Toilet Partitions (front face only) | Evidence of impact damage and nails fixed into partitions to | Remove nails and fill holes. Repair impact damage. Wash and | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,312 | 0 | 2,312 | 0 | 2,312 | 2,312 | 100.0% |
| 14.02 | Toilet Parition doors | Evidence of impact damamge and misuse. Nails fixed through doors | Remove nails and fill holes. Repair impact damage. Wash and repaint. | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,163 | 0 | 3,163 | 0 | 3,163 | 3,163 | 100.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

N - GYMNASIUM (G - GYMNASIUM)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

| | | | | | | <u> </u> | ndition Gaugo | | | | | | | | | | | | | | | | | | |
|---------|--|---|--|-----------|---------------|------------|---------------|--------|-----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|-------------|------------|------------------|-------------|---------|
| | | Condition | Assessment | Condit | tion Grading | VG G | | 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 | % | 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) (| (\$ USD) | Total | Total | Total | Renewal Total | Replace | Replace |
| | | | | | | | | | 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 | 5,475 | 0 | 5,475 | 0 | 5,475 | 5,475 | 100.0% |
| В | TOTAL INTERNAL FIT-OUT | | | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,530 | 292,332 | 3,530 | 155,158 | 133,644 | 292,332 | 524,209 | 55.8% |
| 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 but otherwise ok | Wash and clean thoroughly | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,813 | 0 | 0 | 15,813 | 15,813 | 15,813 | 100.0% |
| 15.02 | Urinal (Stall) | General wear and tear but otherwise ok | Wash and clean thoroughly | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,554 | 0 | 0 | 4,554 | 4,554 | 4,554 | 100.0% |
| 15.03 | WHB (Single) | Some marks and cleaning brushes hanging below | Remove hanging cleaning brushes and put in Janitors room. | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11,385 | 0 | 0 | 11,385 | 11,385 | 11,385 | 100.0% |
| 15.04 | Bathroom floor waste | One blocked up without a grille, the other appears ok | Clean out both floor wastes throughly and install missing grille | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,325 | 0 | 6,325 | 6,325 | 0 | 0 | 6,325 | 6,325 | 100.0% |
| | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 15.00 | Total Sanitary Plumbing | | | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,325 | 0 | 38,077 | 6,325 | 0 | 31,752 | 38,077 | 38,077 | 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) | Only inspected from outsite. Rust apparent externally but | Service and clean filters. | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 1,898 | 0 | 0 | 0 | 5,693 | 1,898 | 1,898 | 1,898 | 5,693 | 1,898 | 300.0% |
| | | assumed operating | | | | | | | 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 | 0 | 0 | 1,898 | 0 | 0 | 0 | 5,693 | 1,898 | 1,898 | 1,898 | 5,693 | 1,898 | 300.0% |
| 17.00 | Fire Services | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.01 | No Fire services noticed to building | | Recommend install of Fire services to 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% |
| 17.00 | Total Fire Services | | | 0 | 0% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 18.00 | Electrical Services | | | | | _ | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 18.01 | Main Distribution Boards | Assumed ok, unable to be 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 | Some loose and untidy wiring externally. Connection into | Service and tidy up loose and unsafe wiring to and around | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 34,649 | 0 | 34,649 | 0 | 34,649 | 34,649 | 100.0% |
| 18.03 | General Power Outlet | building from Street appears to be a low clearance height Ok | building Wash and clean cover plates | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 46,198 | 0 | 0 | 46,198 | 46,198 | 46,198 | 100.0% |
| 18.04 | Lighting (External) - Incandescent | Energy saver type bulb to southern end | Clean bulb and install protective cover/grille | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 316 | 0 | 0 | 316 | 316 | 316 | 100.0% |
| 18.05 | Lighting (External) - Fluorescant | Circular type fitting. Appears ok | Clean tube. Install protective cover/grille | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 633 | 0 | 0 | 633 | 633 | 633 | 100.0% |
| 18.06 | Lighting (Internal) - Incandescent | Some bulbs blown. Maiority are energy saver type | Clean bulbs, Replace blown bulbs, Install cover grilles and | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3.795 | 0 | 0 | 3.795 | 3.795 | 3.795 | 100.0% |
| 18.07 | Lighting (Internal) - Large Lamps to Gympasium | Assumed all ok | covers particularly in wet areas. | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 300 | 0 | 0 | 25 300 | 25 300 | 25 300 | 100.0% |
| 10.01 | | | | - | | | | | 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 | ů | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 120 378 | 0 | 34 649 | 85 729 | 120 378 | 120 378 | 100.0% |
| 19.00 | Vertical Transportation | | | ů | 00% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 00,720 | 0 | 0 | 0.0% |
| 19.00 | No lifts to this building | | | 0 | 0% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 13.01 | | | | 0 | 078 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | 0.0% |
| 10.00 | Total Variable Transportation | | | 0 | 0%/ | | | | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 19.00 | | | | U | 0% | | | | 0 | Û | Ů | Û | U | Ů | Û | 0 | Û | Û | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 20.00 | | Assumed present in room bausing Electrical Outlable and and | | 2 | 200/ | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40,400 | 0 | U 40.400 | 0 | 40.400 | U 40.400 | 0.0% |
| 20.01 | relecommunication/Data Network | operating | | 2 | 30% | | | | 0 | U | 0 | U | 0 | U | 0 | U | U | U | 46,198 | U | 46,198 | U | 46,198 | 46,198 | 100.0% |
| | | | | | | | | | 0 | U | 0 | U | 0 | U | 0 | U | U | U | 0 | U | 0 | 0 | 0 | 0 | 0.0% |
| 20.00 | | | | 2 | 30% | | | | U | U | U | U | U | U | U | U | U | U | 46,198 | U | 46,198 | U | 46,198 | 46,198 | 100.0% |
| C | | | | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 1,898 | 0 | 6,325 | 0 | 210,345 | 8,223 | 82,744 | 119,378 | 210,345 | 206,550 | 101.8% |
| | TOTAL BUILDING | | | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 1,898 | 152 | 6,325 | 3,530 | 866,744 | 11,904 | 237,903 | 616,937 | 866,744 | 2,075,468 | 41.8% |
| | | | | | | | | | | | | | 11,9 | 04 | | | | | | | | | | | |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

N - GYMNASIUM (G - GYMNASIUM)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | | Conditio | on Gauge | 9 | 1 | | | | | | | | | | | | | | | | |
|---------|---------|------------------------|--|--------------------|--------------------|-----------|---------------|-----------------|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|
| | | Condition | Assessment | Condi | tion Grading | VG | G | A P | 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 % | 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 |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

O - STUDENT SERVICES CENTRE (L - STUDENT SERVICES CENTRE)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | [| Con | dition Gauge | | | | | | | | | | | | | | | | | | |
|---------|--|---|---|--------------------|--------------------|-------------------|--------------|-------------|------------------|---------------------|-----------------|------------------|------------------------|----------------------|-------------------|----------------------|-----------------------|-------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | Assessment | Condi | tion Grading | VG G | A P | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 10 | | | | Asset Rene | 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) (1 | 2015 \$ USD) | 2016 (\$ USD) | 2017 2 (\$ USD) (\$ |)18 20 JSD) (\$ U |)19 2 JSD) (\$ | 020 20 USD) (\$ 0 | 21 202 ISD) (\$ US | 2 D) (\$ | 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 but assumed ok | | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | | 0 | 0 | 0 | 0 | 0 | 37,709 | 0.0% |
| 1.02 | Reinforced Concrete Slab on Grade | General wear and tear, marks and stains where exposed | Wash down thoroughly | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | | 0 | 0 | 0 | 0 | 0 | 78,864 | 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 | 116,573 | 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 (Roof framing) | Ok | Monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | | 0 | 0 | 0 | 0 | 0 | 169,688 | 0.0% |
| 2.02 | Reinforced Concrete Columns & Beams | Ok | Wash down and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | D | 0 | 0 0 | | 0 | 0 | 0 | 0 | 0 | 95,298 | 0.0% |
| | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | D | 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 | 264,986 | 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 | Evidence of cracking especially around window and door openings | Review by Structural Engineer. Repair cracks, plaster and paint | t 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | | 0 | 0 | 0 | 0 | 0 | 200,549 | 0.0% |
| | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | D | 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 | 200,549 | 0.0% |
| 4.00 | Upper Floors | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | D | 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 | D | 0 | 0 0 | | 0 | 0 | 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 in several locations and flaking/worn paint finish | Wash down thoroughly and repaint | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 8 | 86,039 | 0 | 86,039 | 0 | 86,039 | 86,039 | 100.0% |
| 5.02 | PVC Downpipes | Evidence of cracks/damaged sections, poor workmanship, etc Comments: | Repair, Replace, Clean, Wash Comments: | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | | 4,655 | 0 | 0 | 4,655 | 4,655 | 4,655 | 100.0% |
| 5.03 | Metal Gutters | Evidence of dirt and grime buildup and early stages of corrosion | Clean and wash thoroughly and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | | 7,512 | 0 | 0 | 7,512 | 7,512 | 7,512 | 100.0% |
| 5.00 | Tatal Daví | | | | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | U 00.000 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 5.00 | Fotal Root | | | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 8 | 98,206 | 0 | 00,039 | 12,167 | 98,206 | 98,206 | 100.0% |
| 6.01 | Solid Plaster Cladding with Painted Einiches | Evidence of cracks externally particularly around window | Wash down thoroughly. Papair cracks, plaster and paint finish | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | 0 | 0 | 0 | U 60.681 | 60 691 | 0.0% |
| 6.03 | Profiled Metal Sheet Wall Cladding (Pre-Einished) | openings Evidence of fading paint finish otherwise ok | Wash down thoroughly and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | n | 0 | | | 1 898 | 0 | 0 | 1 898 | 1 898 | 1 898 | 100.0% |
| 0.00 | France inclusion concervation addung (Free Illished) | | | | 5570 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | 0 | 0 | 1,090 | 0 | 1,090 | 0.0% |
| 6.00 | Total External Walls & Finishes | | | 3 | 50% | | | | Ŭ O | 0 | 0 | Ŭ O | 0 | 0 | 0 | 0 | 0 0 | 6 | 62.579 | <u> </u> | 0 | 62.579 | 62,579 | 62,579 | 100.0% |
| 7.00 | Windows & Doors | l | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 7.01 | Timber Doors (Solid/No Glazing) | Evidence of marks and impact damage | Wash down thoroughly and repaint. Consider installing | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | | 0 | 0 | 0 | 0 | 0 | 1,898 | 0.0% |
| 7.02 | Aluminium Framed Windows & Doors | One broken pane of glass spotted, otherwise in good condition | kickplates to door Wash down thoroughly., replace broken pane of glass, ease | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | D | 0 | 0 0 | | 0 | 0 | 0 | 0 | 0 | 36,705 | 0.0% |
| 7.03 | Window Glazing Treatments | Ok | and adjust opening sashes | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | : | 3,915 | 0 | 1,958 | 1,958 | 3,915 | 1,958 | 200.0% |
| 7.04 | Fibre Cement Cladding with Painted Finishes | Evidence of flaking paint where deterioration of panel where | Remove and replace and paint finish to match existing | 5 | 90% | | | | 0 | 0 | 266 | 0 | 0 | 0 | 0 | 0 | 0 0 | | 266 | 266 | 0 | 0 | 266 | 266 | 100.0% |
| | | window mounted AC removed | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 7.00 | Total Windows & Doors | | | 2 | 30% | | | | 0 | 0 | 266 | 0 | 0 | 0 | 0 | 0 | 0 0 | | 4,181 | 266 | 1,958 | 1,958 | 4,181 | 40,826 | 10.2% |
| A | TOTAL STRUCTURE | | | 3 | 50% | | | | 0 | 0 | 266 | 0 | 0 | 0 | 0 | 0 | 0 0 | 1 | 164,965 | 266 | 87,996 | 76,703 | 164,965 | 783,719 | 21.0% |
| 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 | No stairs, balustrades or handrails to this building | | | 0 | 0% | | | | 0 | 0 | 0 | 0 | 0 | 0 | D | 0 | 0 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| L | | | | 1 | | | | | | | | | | | | | | | | | | | | ' | <u> </u> |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

O - STUDENT SERVICES CENTRE (L - STUDENT SERVICES CENTRE)

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 | 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 % | 0-40 40-60 % % | 60-80 80 % | 0-100 % (i | 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 | | | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 9.00 | Internal Walls/Partitions | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 9.01 | Timber Framed Partition Walls | Good condition, used as internal 6ft high partition walls | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,027 | 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 | 1,027 | 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 termite attack to door frames. Impact damage and marks to doors | Replace door frames. Treat, wash and repaint doors. Recommend installing kickplates and door stops where not | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,554 | 0 | 4,554 | 0 | 4,554 | 4,554 | 100.0% |
| 10.02 | Timber Door - Single | Marks and impact damage | Wash down and repaint. Recommend installing kickplates and door stops where not present | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,626 | 0.0% |
| 10.03 | Timber Door - Sliding | Frame recently replaced as was termite damaged. New timber bifolding door installed | Wash down door | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,771 | 0.0% |
| 10.04 | Timber Door - Sliding | Marks and impact damage | Wash down door and repaint | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,771 | 0 | 0 | 1,771 | 1,771 | 1,771 | 100.0% |
| <u> </u> | | | | 1 | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 10.00 | Total Internal Doors | | | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,325 | 0 | 4,554 | 1,771 | 6,325 | 18,722 | 33.8% |
| 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 | Water stains, marks and wear and tear | Remove and replace (allowance for 20% of Vinyl tile area) | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 8,337 | 0 | 0 | 0 | 0 | 16,674 | 8,337 | 0 | 8,337 | 16,674 | 8,337 | 200.0% |
| 11.02 | Vinyl Floor Finishes | Marks and wear and tear | Wash and clean thoroughly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 33,349 | 0 | 33,349 | 0 | 33,349 | 33,349 | 100.0% |
| 11.03 | Tiled Floor Finishes | Evidence of marks but otherwise ok | Wash and clean thoroughly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,583 | 0 | 0 | 2,583 | 2,583 | 2,583 | 100.0% |
| 11.04 | Concrete Screed Floor Finish | Wear and tear | Clean and wash thoroughly, install threshold strips to adjacent surfaces | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,918 | 0 | 0 | 3,918 | 3,918 | 3,918 | 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 | 8,337 | 0 | 0 | 0 | 0 | 56,523 | 8,337 | 33,349 | 14,837 | 56,523 | 48,186 | 117.3% |
| 12.00 | Wall Finishes | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 12.01 | Solid Plaster Wall Lining with Painted Finishes | Evidence of cracking extensively throughout building | Review by Structural Engineer. Repair cracks, plaster and paint | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 99,335 | 0 | 99,335 | 99,335 | 0 | 0 | 99,335 | 99,335 | 100.0% |
| 12.02 | Tiled Wall Finishes | Tile skirting to toilets. Is in good condition | Wash regularly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,825 | 0 | 0 | 3,825 | 3,825 | 3,825 | 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 | 99,335 | 0 | 103,160 | 99,335 | 0 | 3,825 | 103,160 | 103,160 | 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 | Profiled Metal Sheet Wall Cladding (Pre-Finished) | Ok | Wash down and clean thoroughly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,412 | 0 | 0 | 10,412 | 10,412 | 10,412 | 100.0% |
| 13.02 | Fibre Cement Ceiling Lining with Painted Finishes | Evidence of leaks in the Multipurpose room and poor workmanship to the utility room | Remove and replace (allow 50% of Multipurpose area) | 5 | 90% | | | | | 0 | 0 | 3,317 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,317 | 3,317 | 0 | 0 | 3,317 | 3,317 | 100.0% |
| 13.03 | Fibre Cement Ceiling Lining with Painted Finishes | Evidence of marks and termite damage to support framing in ceiling space | Replace termite damaged ceiling framing with termite resistant framing | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 49,267 | 0 | 49,267 | 49,267 | 0 | 0 | 49,267 | 49,267 | 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 | 3,317 | 0 | 0 | 0 | 0 | 0 | 49,267 | 0 | 62,996 | 52,584 | 0 | 10,412 | 62,996 | 62,996 | 100.0% |
| 14.00 | Fixed Joinery Units | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 14.01 | Pin Board | Ok | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 202 | 0 | 101 | 101 | 202 | 101 | 200.0% |
| 14.02 | White Boards | General wear and tear and marks | Wash down thoroughly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,277 | 0 | 0 | 2,277 | 2,277 | 2,277 | 100.0% |
| 14.03 | Portable Whiteboard | General wear and tear and marks | Wash down thoroughly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 633 | 0 | 0 | 633 | 633 | 633 | 100.0% |
| 14.04 | Mirrors | Ok | Clean and wash thoroughly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 759 | 0 | 0 | 759 | 759 | 759 | 100.0% |
| 14.05 | Built-in Joinery - Bench Unit to Treatment room | Ok | Wash down and clean benchtop | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,087 | 0 | 0 | 2,087 | 2,087 | 2,087 | 100.0% |
| 14.06 | Built-in Joinery - Bench Unit -Service couter | Impact damage and wear and tear with exposed wood finish partially on inside face | Clean and wash and repaint | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,989 | 0 | 2,989 | 0 | 2,989 | 2,989 | 100.0% |
| 14.07 | Built-in Joinery - Bench Unit Waiting area reception counter | Impact damage and general wear and tear | Wash down thoroughly and repaint | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,989 | 0 | 0 | 2,989 | 2,989 | 2,989 | 100.0% |
| 14.08 | Built-in Joinery - Bench Unit to computer room | Impact damage and general wear and tear | Wash down thoroughly and repaint | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,042 | 0 | 0 | 4,042 | 4,042 | 4,042 | 100.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

O - STUDENT SERVICES CENTRE (L - STUDENT SERVICES CENTRE)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | Co | ondition Gau | ge | ٦ | | | | | | | | | | | | | | | | |
|---------|--|--|---|-----------|---------------|------------|--------------|------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|---------------------------------------|------------|---|---------|---------|
| | | Condition | Assessment | Condi | tion Grading | VG G | A | P VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 1 | | Asset Ren | ewal Cost | ı | I | |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition | % | 0-20 20-40 | 0 40-60 6 | 0-80 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 | % % | % | % | (\$ USD) | Total | Total | Total | Renewal Total | Replace | Replace |
| 14.09 | Built-in Joinery - Shelving Unit -Service counter public face | Evidence of impact damage and wear and tear | Wash down thoroughly and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 569 | 0 | 0 | 569 | 569 | 569 | 100.0% |
| 14.10 | Built-in Joinery - Overhead Shelving Unit to | Ok | Wash down and clean regularly | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,107 | 0 | 0 | 1,107 | 1,107 | 1,107 | 100.0% |
| 14.11 | Built-in Joinery - Shelving Unit to Examination room | Ok | Wash down and clean regularly | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,309 | 0 | 0 | 2,309 | 2,309 | 2,309 | 100.0% |
| 14.12 | Built-in Joinery - Kitchen (Small) | Tidy and ok | Clean and wash thoroughly. Ease and adjust cabinetry | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,488 | 0 | 0 | 9,488 | 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 | 29,449 | 0 | 3,090 | 26,359 | 29,449 | 29,348 | 100.3% |
| в | TOTAL INTERNAL FIT-OUT | | | 3 | 50% | | | | 0 | 0 | 3,317 | 0 | 0 | 8,337 | 0 | 0 | 148,602 | 0 | 258,453 | 160,256 | 40,992 | 57,205 | 258,453 | 263,439 | 98.1% |
| 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 thoroughly, ensure cans on hold down holts are correctly | 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 | | | fitted | - | 20% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0,020 | , ° | 0 | 2,020 | 0,020 | 2,020 | 100.0% |
| 15.02 | | | | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,211 | | 0 | 2,277 | 2,211 | 2,211 | 100.0% |
| 15.03 | VVHB (Single) | To wes and Treatment room, all in good condition | | 2 | 30% | | | | U | U | 0 | 0 | 0 | U | 0 | 0 | U | U | 5,693 | 0 | U | 5,693 | 5,693 | 5,693 | 100.0% |
| 15.04 | WHB (Double) | To Kitchen, Ok | 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% |
| 15.05 | Cleaners Sink (Tap with concrete block nib wall and floor to falls) | Well used but OK | 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% |
| 15.06 | Bathroom floor waste | Appear ok | Clean out floor waste regularly | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,325 | 0 | 0 | 6,325 | 6,325 | 6,325 | 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 | 25,680 | 0 | 0 | 25,680 | 25,680 | 25,680 | 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 | Operating | Service and clean filters regularly | 2 | 30% | | | | 0 | 0 | 0 | 0 | 39,848 | 0 | 0 | 0 | 0 | 0 | 159,390 | 39,848 | 79,695 | 39,848 | 159,390 | 39,848 | 400.0% |
| | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 16.00 | Total Mechanical Services | | | 2 | 30% | | | | 0 | 0 | 0 | 0 | 39,848 | 0 | 0 | 0 | 0 | 0 | 159,390 | 39,848 | 79,695 | 39,848 | 159,390 | 39,848 | 400.0% |
| 17.00 | Fire Services | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.01 | Fire Extinguishers | Wall mounted | Monitor charge levels and recharge or replace as required. | 2 | 30% | | | | 0 | 0 | 0 | 316 | 0 | 0 | 0 | 0 | 316 | 0 | 1,581 | 633 | 633 | 316 | 1,581 | 316 | 500.0% |
| - | - | | Recommended to install additional Fire extinguishers to | | | | | | 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 | 316 | 0 | 0 | 0 | 0 | 316 | 0 | 1.581 | 633 | 633 | 316 | 1.581 | 316 | 500.0% |
| 18.00 | | | | - | 30 % | | | | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | | 1,001 | 0000 | 000 | 010 | 1,001 | 010 | 0.0% |
| 10.00 | | | A | | 000/ | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 400 | 0.0% |
| 18.01 | | Acceptable condition housed in electrical switchboard cupboard | | 2 | 30% | | | | U | U | 0 | 0 | 0 | 0 | 0 | 0 | U | 0 | 9,488 | Ű | U | 9,488 | 9,488 | 9,488 | 100.0% |
| 18.02 | Sub-Main Distribution Boards | Acceptable condition housed in electrical switchboard cupboard | Monitor | 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 and untidy wiring to offices but operating | Tiduy up loose and untidy wiring | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20,363 | 0 | 0 | 20,363 | 20,363 | 20,363 | 100.0% |
| 18.04 | General Power Outlet | Ok | Clean cover plates | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27,150 | 0 | 0 | 27,150 | 27,150 | 27,150 | 100.0% |
| 18.05 | Lighting (External) - Incandescent | Energy saver or ordinary bulb type fitting. Some fittings are without bulbs | Replace missing and blown bulbs. Clean remaining and install protective grille or cover is recommended | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,846 | 0 | 0 | 2,846 | 2,846 | 2,846 | 100.0% |
| 18.06 | Lighting (Internal) - Incandescent | Energy saver or ordinary bulb type fitting, operating ok | Clean bulbs. Install protective covers recommended for WCs | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,214 | 0 | 0 | 2,214 | 2,214 | 2,214 | 100.0% |
| 18.07 | Lighting (Internal) - Incandescent | Round spot light fitting to recreation area, only 2 bulbs | Service and replace blow bulbs | 5 | 90% | | | | 0 | 0 | 0 | 2,846 | 0 | 0 | 0 | 0 | 0 | 0 | 2,846 | 2,846 | 0 | 0 | 2,846 | 2,846 | 100.0% |
| 18.08 | Lighting (Internal) - Double Fluorescant | Operating and in use, some fittings without diffusers | Clean tubes and diffusers. Install diffusers where not present | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,813 | 0 | 0 | 15,813 | 15,813 | 15,813 | 100.0% |
| 18.09 | LCD Screen fixed on wall bracket | Operating and in good condition | Clean screen and monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,214 | 0 | 0 | 2,214 | 2,214 | 2,214 | 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 | 2,846 | 0 | 0 | 0 | 0 | 0 | 0 | 91,788 | 2,846 | 0 | 88,941 | 91,788 | 91,788 | 100.0% |
| 19.00 | Vertical Transportation | 4 | | ļ | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 19.01 | No 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 Vortical Transportation | | | • | 0% | | | | 0 | Ň | 0 | , v | 0 | | | | Ŭ, | 0 | 0 | , v | , , , , , , , , , , , , , , , , , , , | ° | · · | ~ | 0.0% |
| 13.00 | | | | Ů | 0% | | | | v | Ů | v | , v | , v | | U | 0 | Ű | U | U | l v | U | J | , in the second s | | 0.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

O - STUDENT SERVICES CENTRE (L - STUDENT SERVICES CENTRE)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

| | | | | | | | Conditio | n Gauge | 9 | ٦ | | | | | | | | | | | | | | | | |
|---------|--------------------------------|--|---|--------------------|--------------------|--------------|------------------|---------------|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|
| | | Condition | Assessment | Condi | tion Grading | VG | G A | P | P VP | 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 % | 1-40 40-1 % % | 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 |
| 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 use and operating, some untidy and loose wiring | Tidy up loose and untidy wiring. Fix phone ports to wall where possible | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24,266 | 0 | 24,266 | 0 | 24,266 | 24,266 | 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 | 24,266 | 0 | 24,266 | 0 | 24,266 | 24,266 | 100.0% |
| С | TOTAL BUILDING SERVICES | | | 3 | 50% | | | | | 0 | 0 | 0 | 3,163 | 39,848 | 0 | 0 | 0 | 316 | 0 | 302,704 | 43,326 | 104,593 | 154,785 | 302,704 | 181,897 | 166.4% |
| | TOTAL BUILDING | | | 3 | 50% | | | | | 0 | 0 | 3,582 | 3,163 | 39,848 | 8,337 | 0 | 0 | 148,918 | 0 | 726,123 | 203,848 | 233,582 | 288,693 | 726,123 | 1,229,054 | 59.1% |
| | | | | | | | | | | | | | | 203 | ,848 | | | | | | | | | | | |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

P - MECHANIC SHOP, MECHANIC STORE & AC TRAINING ROOM (M - MECHANIC SHOP)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | Co | ondition Gau | ıge | ٦ | | | | | | | | | | | | | | | | |
|--------------|---|---|---|--------------------|--------------------|------------------|--------------|--------------------|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|--------------------|------------------|-------------------|--------------------|---------------------|---------------------|-------------------|-----------------|-------------------|
| | | Condition | Assessment | Condi | ition Grading | VG G | Α | P VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | | Asset Rene | ewal Cost | | l | |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | 0-20 20-4 % % | 0 40-60 % | 60-80 80-10 % % | 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 |
| 1.00 | Sub-Structure | | | + | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | <u>Total</u> 0 | 0 | 0.0% |
| 1.01 | Reinforced Concrete Foundations Beams | Not inspected. Assumed ok. | | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 31,111 | 0.0% |
| 1.02 | Reinforced Concrete Slab on Grade | Generally ok. Evidence of impact damage to some areas but | Repair impact damage to slab. Monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40,997 | 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 | 72,109 | 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/Truss(Columns/Reams_etc) | To Mechanica Shop. Rust and corrosion evident. | Remove rust and repaint | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 74,320 | 0.0% |
| 2.02 | (Fortal Truss Columns Beams, etc) | To Store and AC Classroom. | Wash down and repaint steel columns | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30,374 | 0.0% |
| | (stantistic stanting sound, do) | | | | 1 | | | | 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 | 104,693 | 0.0% |
| 3.00 | Structural Walls | | | 1 | 1 | | | | 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 | As part wall and full height wall to Store and AC Training roo. Evidence of spalling noticed at corner and poor workmanship to plaster finish | Make good damaged corner to AC training room | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,255 | 0.0% |
| 3.02 | Timber Framed walls internally to WC and Office to support Mezzanine overhead storage | Ok | Wash and dust down exposed framing and monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13,712 | 0.0% |
| 3.03 | Timber framed walls to AC Classroom/Store | ок | Wash and dust down exposed framing and monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,387 | 0.0% |
| 3.04 | Timber framing fixed to steel columns/portals to Mechanic Shop | Rot and decay apparent around openings particularly windows | Remove and replace with new treated timber - exterior grade recommended | 5 | 90% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,313 | 7,313 | 7,313 | 0 | 0 | 7,313 | 7,313 | 100.0% |
| 3.05 | Timber framing fixed to steel columns/portals to Mechanic Shop | Ok, dust and marks to some areas | Wash down and monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 29,253 | 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 | 7,313 | 7,313 | 7,313 | 0 | 0 | 7,313 | 68,920 | 10.6% |
| 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 | Evidence of decay, insect attack (termites/borer), corroded fixings, poor workmanship, etc | Review by Structural Engineer, Repair, Replace 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% |
| 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) to Mechanic Shop and front canopy | Flaking of protective coating | Wash down thoroughly and repaint | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27,251 | 0 | 27,251 | 0 | 27,251 | 27,251 | 100.0% |
| 5.02 | Profiled Metal Sheet Roof Cladding (Pre-Finished) to Rear store and AC Training room | Worn protective coating and rust apparent in some areas | Wash down thoroughly and apply protective paint coating | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,677 | 0 | 14,677 | 0 | 14,677 | 14,677 | 100.0% |
| | | | | <u> </u> | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 5.00 | | | | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 41,928 | 0 | 41,928 | 0 | 41,928 | 41,928 | 100.0% |
| 6.00 6.01 | External Walls & Finishes | Intert and functioning ok | Wash down and manifer | | 200/ | | | | 0 | 0 | 0 | 0 | 0 | U | 0 | U | 0 | U | 0 | Ů | U | U | 0 | 0 | 0.0% |
| 0.01 | I imper framing wish plastic coated steel mesh infill | Initiact and functioning ok | wash down and monitor | 2 | 30% | | | | 0 | 0 | 0 | U | 0 | 0 | 0 | U | 0 | 0 | 0 | Ů | U | 0 | 0 | 2,813 | 0.0% |
| 0.02 | store | Evidence of marks, impact damage and rust | wash down and monitor | 3 | 50% | | | | 0 | 0 | 0 | U | 0 | 0 | 0 | 0 | 0 | 0 | 4,275 | U | U Q | 4,275 | 4,275 | 4,275 | 100.0% |
| 0.03 | Discond Mall Lipings to Ophia and to Structure | workmanship | Wake good to damaged plaster finish and poor workmanship | 3 | 20% | | | | 0 | 0 | 0 | U | 0 | 0 | 0 | 0 | 0 | 0 | 5,322 | U | U | 5,322 | 5,322 | 5,322 | 100.0% |
| 0.04 | Classroom | OK, staining, marks and dirty appearance | wash down thoroughly and repaint | 2 | 30% | | | | 0 | 0 | 0 | U | 0 | U | 0 | U | 0 | U | 0 | 0 | U | U | 0 | 15,967 | 0.0% |
| 0.05 | Profiled Metal Sheet Wall Cladding (Pre-Finished) | in walls apparent and corrosion | r in noies in wail linings. wash down thoroughly and repaint | 4 | /0% | | | | 0 | 0 | 0 | U | 0 | U | 0 | U | 38,318 | U | 38,318 | 38,318 | U Q | U | 38,318 | 38,318 | 100.0% |
| C 00 | Tatal Future Wells 9 Finish - | | | <u> </u> | F00/ | | | | 0 | 0 | 0 | U | 0 | U | 0 | U | 0 | U | 0 | 0 | U Q | 0.507 | 47.010 | | 0.0% |
| 6.00 | I OTAI External Walls & Finishes | | | 3 | 50% | | | | 0 | 0 | U | Ů | U | U | U | U | 38,318 | U | 47,916 | 38,318 | U | 9,597 | 47,916 | 66,696 | 71.8% |
| 7.00 | Timber formed and the state of | | Demous and realized deeps and that | | 00% | | | | 0 | 0 | 0 | U | 0 | U | 0 | U | 0 | U | 0 | 0 | U | U | 0 | 0 | 0.0% |
| 7.01 | i imper tramed, profiled metal sheet lined wall cladding | door locked shut inside, both single double doors. Une single door locked shut inside, both single doors are buckled. Holes in metal cladding to large doors and do not seal closed | remove and replace doors complete | 5 | 90% | | | | 0 | U | U | U | 21,596 | U | U | U | U | U | 21,596 | 21,596 | U | U | 21,596 | 21,596 | 100.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

P - MECHANIC SHOP, MECHANIC STORE & AC TRAINING ROOM (M - MECHANIC SHOP)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | | Conditio | n Gauge | | | | | | | | | | | | | | | | | |
|---------|--|---|---|--------------------|--------------------|--------------|-----------------|---------------------|----------------------|-----------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | Assessment | Condi | ion Grading | VG | G A | P V | P 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 % | 0-40 40- % % | 60 60-80 80- % % | 100 2013 6 (\$ 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 |
| 7.02 | Timber framed glazed louvres to Shower and WCs | Evidence of rot and decay and termite damamge | Remove and replace | 5 | 90% | | | | 0 | 0 | 0 | 0 | 854 | 0 | 0 | 0 | 0 | 0 | 854 | 854 | 0 | 0 | 854 | 854 | 100.0% |
| 7.03 | Aluminium Framed Windows & Doors - Sliding door/Fixed type | Not water tight. Dirt and grime buildup apparent on exterior of windows and poor workmanship on install | Remove, clean thoroughly, reinstate with adeqauate seals and flashings to ensure water tightness. Replace any damaged timber forming. | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,831 | 0 | 6,831 | 0 | 6,831 | 6,831 | 100.0% |
| 7.04 | Aluminium Framed Windows & Doors - Timber | Not water tight. Poor workmanship and and missing panes | Remove and replace | 5 | 90% | | | | 0 | 0 | 0 | 0 | 2,732 | 0 | 0 | 0 | 0 | 0 | 2,732 | 2,732 | 0 | 0 | 2,732 | 2,732 | 100.0% |
| 7.05 | Aluminium Framed Windows & Doors - Internal | To AC training room. | Wash down, ease and adjust opening mechanism | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,366 | 0.0% |
| 7.06 | Metal bar and mesh screen to windows | Bars corroded, mesh damaged | Remove and replace | 5 | 90% | | | | 0 | 0 | 0 | 0 | 1,275 | 0 | 0 | 0 | 0 | 0 | 1,275 | 1,275 | 0 | 0 | 1,275 | 1,275 | 100.0% |
| 7.07 | Metal bar to windows | Corroded and paint protection worn through | Remove and replace | 5 | 90% | | | | 0 | 0 | 0 | 0 | 2,937 | 0 | 0 | 0 | 0 | 0 | 2,937 | 2,937 | 0 | 0 | 2,937 | 2,937 | 100.0% |
| 7.08 | Timber Louvre windows at high level | Dirty appearance but otherwise ok | Clean and wash thoroughly and paint finish | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 506 | 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 | | | 5 | 90% | | | | 0 | 0 | 0 | 0 | 29,395 | 0 | 0 | 0 | 0 | 0 | 36,226 | 29,395 | 6,831 | 0 | 36,226 | 38,098 | 95.1% |
| A | TOTAL STRUCTURE | | | 4 | 70% | | | | 0 | 0 | 0 | 0 | 29,395 | 0 | 0 | 0 | 38,318 | 7,313 | 133,383 | 75,027 | 48,759 | 9,597 | 133,383 | 392,444 | 34.0% |
| 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 | No Stairs, balustrades or Handrails 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 to this building are considered as structural | | | 0 | 0% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| | walls | | | | | | | | 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 to WCs | Missing doors to WCs | Replace doors to WCs | 5 | 90% | | | | 0 | 0 | 0 | 0 | 1,645 | 0 | 0 | 0 | 0 | 0 | 1,645 | 1,645 | 0 | 0 | 1,645 | 1,645 | 100.0% |
| 10.02 | Timber Door - Single | Some impact damage and marks noticed | Clean and repaint. Consider installing door closers/door stops, | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6.072 | 0.0% |
| | | | push and kickplates where not present currently | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | 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 | 1,645 | 0 | 0 | 0 | 0 | 0 | 1,645 | 1,645 | 0 | 0 | 1,645 | 7,717 | 21.3% |
| 11.00 | Floor Finishes | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 11.01 | Structural ply sheet flooring to overhead store above restroom and office | Not inspected from above. Appears ok from underside | Protect from steam in shower by installing an extract fan and lowered ceiling to shower room | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,994 | 0.0% |
| 11.02 | Vinyl Floor Finishes | Stains, lifting and chipping of tiles | Remove and replace | 5 | 90% | | | | 0 | 743 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,486 | 743 | 0 | 743 | 1,486 | 743 | 200.0% |
| 11.03 | Tiled Floor Finishes | Missing tiles, very dirty appearance | Remove and replace tiles | 5 | 90% | | | | 0 | 0 | 276 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 276 | 276 | 0 | 0 | 276 | 276 | 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 | 743 | 276 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,761 | 1,018 | 0 | 743 | 1,761 | 5,012 | 35.1% |
| 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 to AC | Evidence of marks and impact damamge but otherwise ok | Wash down and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,610 | 0.0% |
| 12.02 | Plywood Wall Linings, natural finish to Store | Evidence of marks and water staining | Wash down and seal or paint finish | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,810 | 0 | 0 | 2,810 | 2,810 | 2,810 | 100.0% |
| 12.03 | Plywood Wall Linings with Painted Finishes to WCs/ | Staining, marks and water damage | Remove and replace | 5 | 90% | | | | 0 | 0 | 0 | 0 | 5,385 | 0 | 0 | 0 | 0 | 0 | 5,385 | 5,385 | 0 | 0 | 5,385 | 5,385 | 100.0% |
| 12.04 | Structural Ply sheet wall linings | Good condition | Wash down and monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,183 | 0.0% |
| 12.05 | Solid Plaster Wall Lining with Painted Finishes | Ok | Wash and clean | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,591 | 0 | 0 | 1,591 | 1,591 | 1,591 | 100.0% |
| 12.06 | Tiled Wall Finishes | To Shower. Very dirty appearance but intact | Clean and wash thoroughly and regrout tiles | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,366 | 0 | 1,366 | 0 | 1,366 | 1,366 | 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 | 5,385 | 0 | 0 | 0 | 0 | 0 | 11,152 | 5,385 | 1,366 | 4,401 | 11,152 | 19,945 | 55.9% |
| 13.00 | Ceiling Finishes | | | <u> </u> | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 1 | | | 1 | 1 | 1 | | | | | | | | | | | | | | | 1 | | | | | 1 |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

P - MECHANIC SHOP, MECHANIC STORE & AC TRAINING ROOM (M - MECHANIC SHOP)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | C | 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 | l | |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | 0-20 20-4 % % | 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 |
| 13.01 | Plywood ceiling Lining with painted Finish - | Ply sheet has poppsed off fixings and is sagging in areas | Refix loose and popped ply sheets. Wash, plaster joins and | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20,354 | 0 | 0 | 20,354 | 20,354 | 20,354 | 100.0% |
| 13.02 | Plywood ceiling Lining with painted Finish - AC | Evidence of marks and staining above AC units on external | Wash down, plaster and paint finish | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,820 | 0 | 0 | 1,820 | 1,820 | 1,820 | 100.0% |
| | | waii | | | | | | | 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 | 22,174 | 0 | 0 | 22,174 | 22,174 | 22,174 | 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 | Situated in the AC Training room, general wear and tear | Wash and clean thoroughly | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 380 | 0 | 0 | 380 | 380 | 380 | 100.0% |
| 14.02 | Built-in Joinery - Fixed to wall Storage Cupboard | Appear ok, inside of cupboard not inspected. | Wash down and paint or sealer coat finish. Ease and adjust doors | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 0 | 0 | 3,795 | 3,795 | 3,795 | 100.0% |
| 14.03 | Built-in Joinery - Bench Unit | Workers bench to Mechanic Shop office | Wash down benchtop | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,681 | 0 | 0 | 4,681 | 4,681 | 4,681 | 100.0% |
| 14.04 | Built-in Joinery - Lockers to WC | Appears ok however some doors missing | Replace missing doors. Ease and adjust remainder. Wash down and paint finish | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,163 | 0 | 3,163 | 0 | 3,163 | 3,163 | 100.0% |
| 14.05 | Built-in Joinery - Shelving Unit | Overhead Shelving to Mechanic Office. Marks evident and wel | Wash down thoroughly and seal or paint finish | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,594 | 0 | 0 | 1,594 | 1,594 | 1,594 | 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 | 13,611 | 0 | 3,163 | 10,449 | 13,611 | 13,611 | 100.0% |
| в | TOTAL INTERNAL FIT-OUT | | | 3 | 50% | | | | 0 | 743 | 276 | 0 | 7,030 | 0 | 0 | 0 | 0 | 0 | 50,344 | 8,048 | 4,529 | 37,767 | 50,344 | 68,459 | 73.5% |
| 15.00 | Sanitary Plumbing | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 15.01 | WC | Poor condition, one WCn ot working | Remove and replace | 5 | 90% | | | | 0 | 0 | 6,325 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,325 | 6,325 | 0 | 0 | 6,325 | 6,325 | 100.0% |
| 15.02 | Cleans Sink -Slef supporting | Eivdence of heavy use and dirty appearance but otherwise ok | Wash and clean thoroughly | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,325 | 0 | 0 | 6,325 | 6,325 | 6,325 | 100.0% |
| 15.03 | Shower | Operational and ok | Clean shower head 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% |
| 15.04 | Hot Water System | To Shower. Appears ok | Wash and clean 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% |
| 15.00 | Total Sanitary Plumbing | | | 3 | 50% | | | | 0 | 0 | 6,325 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18,343 | 6,325 | 0 | 12,018 | 18,343 | 18,343 | 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 | To Mechanic Office. Operating | Service and clean filters and unit regularly | 2 | 30% | | | | 0 | 0 | 0 | 0 | 4,428 | 0 | 0 | 0 | 0 | 0 | 17,710 | 4,428 | 8,855 | 4,428 | 17,710 | 4,428 | 400.0% |
| 16.02 | Air-Conditioning - DX/Split System | To AC training room. Appears ok however no power to room at time of visit so unable to check | Service and clean filters regularly. Check power supply to unit | 2 | 30% | | | | 0 | 0 | 0 | 0 | 4,428 | 0 | 0 | 0 | 0 | 0 | 17,710 | 4,428 | 8,855 | 4,428 | 17,710 | 4,428 | 400.0% |
| 16.03 | Air-Conditioning - DX/Split System | Used for AC training purposes | | 2 | 30% | | | | 0 | 0 | 0 | 0 | 8,855 | 0 | 0 | 0 | 0 | 0 | 35,420 | 8,855 | 17,710 | 8,855 | 35,420 | 8,855 | 400.0% |
| 16.04 | Air-Conditioning - VRF System | Used for AC training purposes | | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,650 | 0 | 6,325 | 6,325 | 12,650 | 6,325 | 200.0% |
| 16.05 | Air-Conditioning - Window Mounted Unit) | Used for AC training purposes | | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 0 | 0 | 0 | 11,385 | 3,795 | 3,795 | 3,795 | 11,385 | 3,795 | 300.0% |
| 16.06 | Roof Cowl units to Mechanic Shop. Unable to view from below due to lowered ply ceiling | Assume ok. Not inspected | Clean and service units to ensure all are operational | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22,138 | 44,275 | 22,138 | 0 | 22,138 | 44,275 | 22,138 | 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 | 17,710 | 0 | 3,795 | 0 | 0 | 22,138 | 139,150 | 43,643 | 45,540 | 49,968 | 139,150 | 49,968 | 278.5% |
| 17.00 | Fire Services | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.01 | Fire Extinguishers | 4No evident at time of visit. 3No wall mounted other sitting on floor in Mechanic store | Monitor charge levels and recharge or replace as required. Recommended to install additional Fire extinguishers to | 2 | 30% | | | | 0 | 0 | 0 | 1,265 | 0 | 0 | 0 | 0 | 1,265 | 0 | 6,325 | 2,530 | 2,530 | 1,265 | 6,325 | 1,265 | 500.0% |
| | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.00 | Total Fire Services | | | 2 | 30% | | | | 0 | 0 | 0 | 1,265 | 0 | 0 | 0 | 0 | 1,265 | 0 | 6,325 | 2,530 | 2,530 | 1,265 | 6,325 | 1,265 | 500.0% |
| 18.00 | Electrical Services | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 18.01 | Main Distribution Boards - Single phase to Mechanic Shop | Ok, timber box surround noticed internally | Tidy up wiring and replace distribution box | 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 | Main Distribution Boards - Single phase to AC training room and store | No power in AC training room - perhaps due to a blown fuse or tripped RCD? | Inspect and reinstate power supply to training room | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,488 | 0 | 9,488 | 0 | 9,488 | 9,488 | 100.0% |
| 18.03 | Main Distribution Boards - Three phase to Mechanic Shop | No cover, just exposed switches evident in AC store | Install cover box unit to enclose switches | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,488 | 0 | 9,488 | 0 | 9,488 | 9,488 | 100.0% |
| 18.04 | 3 Phase Power Outlet | Operating and in use, assumed only to Mechanic Shop | Monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,965 | 0 | 0 | 9,965 | 9,965 | 9,965 | 100.0% |
| 18.05 | Lighting (External) - Incandescent | 1 bulb to external canopy working at time of assessment. No cover present | Wash bulb and install protective cover/grille | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 316 | 0 | 0 | 316 | 316 | 316 | 100.0% |
| 18.06 | Lighting (Internal) - Incandescent | Oridnary bulbs to WC and Showers | Clean bulbs, install protective covers/grilles | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 949 | 0 | 949 | 0 | 949 | 949 | 100.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

P - MECHANIC SHOP, MECHANIC STORE & AC TRAINING ROOM (M - MECHANIC SHOP)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

| | | | | | | | Condit | tion Gaug | e | ו | | | | | | | | | | | | | | | | |
|---------|--|--|--|--------------------|--------------------|-----------|--------------|---------------|--------------------------------|-----------------|---------------------|------------------|-------------------|--------------------|--------------------|------------------|--------------------|----------------------|--------------------|---------------------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|
| | | Condition | Assessment | Condi | ition Grading | VG | G | A | P VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | | Asset Re | newal Cost | | | |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | 0-20 % | 20-40 4 % | 40-60 60 % | -80 <mark>80-100</mark> % % | 2013 (\$ USD | 2014 0) (\$ USD) | 2015 (\$ USD) | 2016) (\$ USE | 2017)) (\$ USI | 2018 0) (\$ USI | 201 D) (\$ US | 9 202 SD) (\$ U | 0 2021 D) (\$ USI | 2022)) (\$ USE | Total) (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Renewal Total | Full Replace | % Full Replace |
| 18.07 | Lighting (Internal) - Double Fluorescant | Not working in Training room - assumed due to shutff power supply | Reinstate power supply to light fittings. Replace any blown tubes. Clean tubes and install diffusers | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,265 | 0 | 1,265 | 0 | 1,265 | 1,265 | 100.0% |
| 18.08 | Lighting (Internal) - Double Fluorescant | To Mechanic office and rear store. Ok but no diffusers | Clean tubes and install diffusers | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,530 | 0 | 2,530 | 0 | 2,530 | 2,530 | 100.0% |
| 18.09 | Large Lamps to Mechanic Shop | 2No Lamps not working, other two on at time of visit. | Clean lamps, replace blown bulbs | 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 | 51,077 | 0 | 40,796 | 10,281 | 51,077 | 51,077 | 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 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 | Internet and phone line to office in Mechanic Shop is operating Phone line evident in AC training room also | . Service and tidy up wiring | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,757 | 0 | 12,757 | 0 | 12,757 | 12,757 | 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 | 12,757 | 0 | 12,757 | 0 | 12,757 | 12,757 | 100.0% |
| с | TOTAL BUILDING SERVICES | | | 3 | 50% | | | | | 0 | 0 | 6,325 | 1,265 | 17,71 | 0 0 | 3,79 | 95 0 | 1,265 | 22,13 | 227,652 | 52,498 | 101,624 | 73,531 | 227,652 | 133,410 | 170.6% |
| | TOTAL BUILDING | | | 3 | 50% | | | | | 0 | 743 | 6,601 | 1,265 | 54,13 | 5 0 | 3,79 | 95 0 | 39,58 | 3 29,45 | 411,379 | 135,572 | 154,911 | 120,895 | 411,379 | 594,313 | 69.2% |
| | • | · | • | | | | | | | | | | | | 35 572 | | | | | | | | | | | |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

Q - CARPENTRY SHOPS & CLASSROOMS (F - CARPENTRY SHOP)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | Con | 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 80-10 % % | 0 201: (\$ US | 13 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 | 0 | 0 | 0.0% |
| 1.01 | Reinforced Concrete Foundations Beams | Not inspected but assumed ok | Monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 38,951 | 0.0% |
| 1.02 | Reinforced Concrete Block Foundation Walls | Not inspected but assumed ok | Monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11,613 | 0.0% |
| 1.03 | Reinforced Concrete Slab on Grade | Some evidence of impact damage to floor due to use of | Clean floor thoroughly and seal surface | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32,170 | 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 | 82,733 | 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 (Timber Trusses and framing to roof) | Only inspected through a hole in the upper floor ceiling. Looks | Inspect further and monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 95,305 | 0.0% |
| 2.02 | Reinforced Concrete Columns & Beams | ok. Ok, no evident of cracking. Marks to columns on corrners | Wash and clean. Protect columns from impact damage | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 74,904 | 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 | 170,209 | 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 | Cracking below windows evident | Repair cracks around openings, plaster and paint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 83,233 | 0.0% |
| 3.02 | Timber Framed Walls | Not inspected but assumed ok | Monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,925 | 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 | 96,158 | 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 | Pre-cast/Insitu Reinforced Concrete Upper Floor | Evidence of cracking to the topping slab and water staining to | Repair cracks to floor and seal floor. Attention also required to | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 41,530 | 0.0% |
| 4.02 | Pre-cast/Insitu Reinforced Concrete to Soffit Canopy | Evidence of marks, staining and water damage | root and ceiling where leaking Wash down thoroughly and seal soffit slab | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,380 | 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 | 47,910 | 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 leak at bottom corner junction to upper level classroom. Damamge barge and eaves board also | Replace decayed and rotten barge and eaves board. Repair roof and seal where leaking. Wash down thoroughly and repaint roof | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36,533 | 0 | 36,533 | 36,533 | 0 | 0 | 36,533 | 36,533 | 100.0% |
| 5.02 | Membrane Roof Cladding | Evidence of marks, staining and water damage. Membrane | Wash down and seal soffit slab | 4 | 70% | | | | 0 | 0 | 0 | 0 | 0 | 2,370 | 0 | 0 | 0 | 0 | 4,739 | 2,370 | 0 | 2,370 | 4,739 | 2,370 | 200.0% |
| 5.03 | PVC Gutters | Buckled, damaged and missing end section and cap that is contributing to the roof leak | Remove and replace | 5 | 90% | | | | 0 | 0 | 2,046 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,046 | 2,046 | 0 | 0 | 2,046 | 2,046 | 100.0% |
| 5.04 | PVC Downpipes | Moss and grim buildup and not connected to damaged gutter at high level. Water does not drain adeqautely from low level roof away from the buildings | Replace loose and broken support brackets. Wash and clean thoroughly. Recommend install an extension to rainwater downpipes to discharge away from buildings | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,817 | 0 | 4,817 | 0 | 4,817 | 4,817 | 100.0% |
| 5.05 | Metal Gutters | To lower section of roof. Evidence of rust, and staining | Wash down thoroughly , remove rust and paint finish | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,558 | 0 | 2,558 | 0 | 2,558 | 2,558 | 100.0% |
| | | | | 1 | | | | | 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 | 0 | 2,046 | 0 | 0 | 2,370 | 0 | 0 | 36,533 | 0 | 50,694 | 40,949 | 7,375 | 2,370 | 50,694 | 48,324 | 104.9% |
| 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 | Marks and mould growth evident. Evidence of damaged paint finish. | Wash down thoroughly and repaint | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 29,728 | 0 | 0 | 29,728 | 29,728 | 29,728 | 100.0% |
| | | | | 1 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 6.00 | Total External Walls & Finishes | | | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 29,728 | 0 | 0 | 29,728 | 29,728 | 29,728 | 100.0% |
| 7.00 | Windows & Doors | | | 1 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 7.01 | Timber Doors (Solid/No Glazing) - Single Door | Marks and general wear and tear | Wash down and repaint door. Ease and adjust | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 0.0% |
| 7.02 | Timber Doors (Solid/No Glazing) - Double door | Marks and general wear and tear. Door also not shutting smoothly | Wash down and repaint. Ease and adjust doors. | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,846 | 0.0% |
| 7.03 | Aluminium Framed Windows & Doors - External | Timber framed, aluminium glazed louvre windows to building. Generally ok. One set to Classroom V5 does not open. Some panes broken. | Replace broken panes. Ease and adjust opening mechanism. Wash and clean thoroughly. Repaint frames. | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27,163 | 0 | 0 | 27,163 | 27,163 | 27,163 | 100.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

Q - CARPENTRY SHOPS & CLASSROOMS (F - CARPENTRY SHOP)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | | Condition | n Gauge | | | | | | | | | | | | | | | | | | |
|---------|---|---|---|-----------|---------------|------|-----------|-----------|---------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|------------|------------|---------|---------|---------|
| | | Condition | Assessment | Cond | ition Grading | VG | G A | Р | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | | Asset Rer | ewal Cost | | | |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition | % | 0-20 | 20-40 40- | -60 60-80 | 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 |
| | | | | Grade | Deterioration | 70 | 70 70 | o 70 | 70 | (\$ 050) | (\$ 030) | (\$ 050) | (\$ 050) | (\$ 050) | (\$ 050) | (\$ 050) | (\$ 050) | (\$ 050) | (\$ 050) | (\$ 050) | Total | Total | Iotai | Total | Replace | керіасе |
| 7.04 | Aluminium Framed Windows & Doors - Internal | Timber framed, aluminium glazed louvre windows to building. Generally ok. | Ease and adjust opening mechanism. Wash and clean thoroughly. Repaint timber frames. | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,527 | 0.0% |
| 7.05 | Metal Louvre Screens | Timber framed aluminium Louvre windows to WC. Mesh screen torn in parts. Otherwise ok | Wash and clean throughly. Repaint frame. Replace mesh screen | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,771 | 0 | 0 | 1,771 | 1,771 | 1,771 | 100.0% |
| 7.06 | Metal bar over Aluminium Louvre windows to rear entrance at lower level | Generally ok, some chipped paint evident | Wash down and repaint | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 992 | 0 | 496 | 496 | 992 | 496 | 200.0% |
| 7.07 | Timber framed, mesh screen lined treatment to windows | Generally ok, Timber framing damaged with worn paint in some areas. Plastic mesh in tact | Wash down thoroughly. Make good damaged timber frame. Paint finish. | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11,856 | 0 | 5,928 | 5,928 | 11,856 | 5,928 | 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 | 0 | 0 | 0 | 41,782 | 0 | 6,424 | 35,358 | 41,782 | 46,527 | 89.8% |
| A | TOTAL STRUCTURE | | | 3 | 50% | | | | | 0 | 0 | 2,046 | 0 | 0 | 2,370 | 0 | 0 | 36,533 | 0 | 122,204 | 40,949 | 13,799 | 67,456 | 122,204 | 521,590 | 23.4% |
| 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 | Timber Framed Stairs | Good condition generally. Requires fixing to top of stub post | Wash down thoroughly as plenty of dust buildup present. Install metal bracket and fixings from stub to stairwell and from stub | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,488 | 0.0% |
| 8.02 | Timber Framed Balustrades | Good condition, very dusty appearance from wood dust height is approximately 920mm above ground level. | Clean and wash down thoroughly and repaint framing | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,586 | 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 | 14,073 | 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 to this building have been treated as structural walls | | | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 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 | Impact damage and marks evident | Repair impact damage. Wash down and repaint. Consider installing Kickplates and push plates to doors | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,108 | 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 | 9,108 | 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 | Concrete Screed Floor Finish | Some cracks evident particularly to upper level classrooms but considered in reasonable condition considering use. | Repair cracks to floor. Wash down and seal floor | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20,124 | 0.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 11.00 | Total Floor Finishes | | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20,124 | 0.0% |
| 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 | Some impact damage and marks. Dusty appearance | Wash down thoroughly and repaint. Repair impact damamge. | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,921 | 0 | 0 | 12,921 | 12,921 | 12,921 | 100.0% |
| 12.02 | Solid Plaster Wall Lining with Painted Finishes to WCs | Evidence of marks, water damage and staining to WCs | Wash down thoroughly and repaint | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,952 | 0 | 6,952 | 6,952 | 0 | 0 | 6,952 | 6,952 | 100.0% |
| 12.03 | Solid Plaster Wall Lining with Painted Finishes | Evidence of cracking in several locations from windows and doors and impact damamge to corners | Repair cracks and impact damage. Wash down thoroughly and repaint | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 37,932 | 0 | 37,932 | 0 | 37,932 | 37,932 | 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 | 6,952 | 0 | 57,805 | 6,952 | 37,932 | 12,921 | 57,805 | 57,805 | 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 Ply with Painted finish to soffit of main roof | Mould and rot apparent to soffits to underside of main roof. Requires replacement | Remove and replace | 5 | 90% | | | | | 0 | 0 | 7,016 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,016 | 7,016 | 0 | 0 | 7,016 | 7,016 | 100.0% |
| 13.02 | Solid Plaster Ceiling lining with painted finish to underside of classrooms | Evidence of marks and dust buildup but otherwise ok | Wash down thoroughly and repaint | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11,995 | 0 | 11,995 | 0 | 11,995 | 11,995 | 100.0% |
| 13.03 | Solid Plaster ceiling lining with painted finish to soffit | Evidence of marks but otherwise appears ok | Wash down thoroughly and paint finish | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,549 | 0 | 1,549 | 0 | 1,549 | 1,549 | 100.0% |
| 13.04 | Plywood ceiling Lining with painted Finish -to Classrooms | Water damaged plysheet particularly at far corner in room V5 and above AC unit | Remove and replace to classrooms | 5 | 90% | | | | | 0 | 0 | 0 | 0 | 8,491 | 0 | 0 | 0 | 0 | 0 | 8,491 | 8,491 | 0 | 0 | 8,491 | 8,491 | 100.0% |
| 13.05 | Plywood ceiling Lining with painted Finish -To raking ceiling, WCs and above Stairwell | Plysheets has popposed in a few areas and parting at joins | Refix popped and parted sheets. Wash down thoroughly and repaint | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,061 | 0.0% |
| | | | | | | | | | | 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 | 7,016 | 0 | 8,491 | 0 | 0 | 0 | 0 | 0 | 29,051 | 15,507 | 13,544 | 0 | 29,051 | 44,112 | 65.9% |
| 14.00 | Fixed Joinery Units | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

Q - CARPENTRY SHOPS & CLASSROOMS (F - CARPENTRY SHOP)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

| | | | | | | C | Condition G | auge | ٦ | | | | | | | | | | | | | | | | |
|---------|---|---|---|--------------------|--------------------|-------------|----------------|--------------|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|------------------|-----------------|-------------------|
| | | Condition | Assessment | Condit | ion Grading | VG 0 | 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 % % | -40 40-60 % | 60-80 % % | 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 |
| 14.01 | White Boards | Damaged to Classroom V5 (Cut through) and heavily used to other classroom. Unable to get access to end classroom | 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% |
| 14.02 | Built-in Joinery - Double Cupboard tools storage unit | Well used but in good condition generally | Wash down and clean | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11,069 | 0 | 0 | 11,069 | 11,069 | 11,069 | 100.0% |
| 14.03 | Built-in Joinery - Shelving Storage Unit to Carpentry | Well used but ok. Some evidence of marks | Wash down thoroughly and repaint | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,163 | 0 | 0 | 3,163 | 3,163 | 3,163 | 100.0% |
| 14.04 | Built-in Joinery - Lockers Mounted on timber support | Well used but 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% |
| 14.05 | Built-in Joinery - Timber lockers | Well used but ok | Monitor | 1 | 10% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,163 | 0 | 0 | 3,163 | 3,163 | 3,163 | 100.0% |
| 14.06 | Built-in Joinery - Timber framed, mesh screen doors | Shelves overloaded and unit tired looking | Remove and replace with a more heavy duty joinery unit | 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% |
| 14.07 | Built-in Joinery - Rised floor, mock partitions and bathroom fittings to Plumbing training stand (including fittings) | Well used but suited to use | Wash down and monitor | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 29,601 | 0 | 0 | 29,601 | 29,601 | 29,601 | 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 | 4,301 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 55,723 | 4,301 | 0 | 51,422 | 55,723 | 55,723 | 100.0% |
| В | TOTAL INTERNAL FIT-OUT | | | 3 | 50% | | | | 0 | 0 | 11,317 | 0 | 8,491 | 0 | 0 | 0 | 6,952 | 0 | 142,579 | 26,760 | 51,476 | 64,343 | 142,579 | 200,945 | 71.0% |
| 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 | Female WC locked and unable to access but assumed ok. Male WC - General wear and tear. Well used and operating. | Wash and clean thoroughly | 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) | Well used, general wear and tear and dirty appearance | Wash and clean thoroughly and service | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 0 | 0 | 3,795 | 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 | | | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,120 | 0 | 0 | 10,120 | 10,120 | 10,120 | 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 | External unit to ground floor office is showing signs or deterioration to unit. Internal unit unable to be inspected | Clean and Service unit thoroughly | 4 | 70% | | | | 0 | 0 | 4,428 | 0 | 0 | 0 | 0 | 0 | 0 | 4,428 | 17,710 | 8,855 | 4,428 | 4,428 | 17,710 | 4,428 | 400.0% |
| 16.02 | Air-Conditioning - DX/Split System | Operating and Ok. Setting of 26 degrees is on the high side however. Unit to end classroom (V7) unable to be inspected. | Service and clean unit and filters regularly | 2 | 30% | | | | 0 | 0 | 0 | 0 | 13,283 | 0 | 0 | 0 | 0 | 0 | 53,130 | 13,283 | 26,565 | 13,283 | 53,130 | 13,283 | 400.0% |
| 16.03 | Ceiling Mounted Fan | Operating and in acceptable condition however are very dusty due to environment. | Clean parts and blades thoroughly and regularly | 2 | 30% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,566 | 0 | 5,566 | 0 | 5,566 | 5,566 | 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 | 4,428 | 0 | 13,283 | 0 | 0 | 0 | 0 | 4,428 | 76,406 | 22,138 | 36,559 | 17,710 | 76,406 | 23,276 | 328.3% |
| 17.00 | Fire Services | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.01 | Fire Extinguishers | Appear ok 2No of different types wall mounted | Monitor charge levels and recharge or replace as required. Recommended to install additional Fire extinguishers to | 2 | 30% | | | | 0 | 0 | 0 | 633 | 0 | 0 | 0 | 0 | 633 | 0 | 3,163 | 1,265 | 1,265 | 633 | 3,163 | 633 | 500.0% |
| 17.00 | | | | | 0.001 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 17.00 | | | | 2 | 30% | | | | 0 | 0 | 0 | 633 | 0 | 0 | 0 | 0 | 633 | 0 | 3,163 | 1,265 | 1,265 | 633 | 3,163 | 633 | 500.0% |
| 18.00 | Electrical Services | | | | 0.00/ | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 18.01 | | Not able to be inspected as located inside locked office 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 | | Evidence or exposed wining in Classroom V5 but otherwise ok | and untidy wiring. Monitor | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,977 | 0 | 10,977 | Ū | 10,977 | 10,977 | 100.0% |
| 18.03 | General Power Outlet | | and wash remainder | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,635 | 0 | 14,635 | Ū | 14,635 | 14,635 | 100.0% |
| 18.04 | Lighting (External) - incandescent | Operating but only one has a protective grille present. | Clean builds thorougnly and install protective cage. Wash protective cage for that present | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,265 | 0 | 1,265 | Ū | 1,265 | 1,265 | 100.0% |
| 18.05 | Lighting (Internal) - Incandescent | Significant amount of dust on light fittings particularly in workshop ceiling plus spiders webs over some. Some assumed to rooms unable to be inspected at time of visit. | Clean bulbs, install protective covers | 3 | 50% | | | | U | 0 | 0 | 0 | 0 | 0 | 0 | 0 | U | 0 | 14,864 | 0 | 14,864 | 0 | 14,864 | 14,864 | 100.0% |
| 18.06 | Lighting (Internal) - Circular tube Fluorescant | Operating and in use, no cover | Wash tube and install diffuser/cover | 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% |
| 18.00 | I otal Electrical Services | | | 3 | 50% | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 53,126 | 0 | 41,741 | 11,385 | 53,126 | 53,126 | 100.0% |
| 19.00 | Vertical Transportation | | | | 001 | | | | 0 | 0 | 0 | 0 | 0 | U | 0 | U | 0 | U | 0 | 0 | 0 | U | 0 | U | 0.0% |
| 19.01 | | | | U | U% | | | | 0 | 0 | 0 | 0 | 0 | U | 0 | U | 0 | U | 0 | 0 | 0 | U | U | U | 0.0% |
| 10.00 | Total Variant Transportation | | | | 09/ | | | | 0 | 0 | 0 | 0 | 0 | U | 0 | 0 | 0 | 0 | 0 | 0 | 0 | v | 0 | v | 0.0% |
| 19.00 | iotal vertical iransportation | | | U | 0% | | | | 0 | Ŭ | U | U | U | U | U | U | U | U | 0 | U | U | U | 0 | U | 0.0% |



Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

Q - CARPENTRY SHOPS & CLASSROOMS (F - CARPENTRY SHOP)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

| | | | | | | | Conditi | ion Gau | ige | ٦ | | | | | | | | | | | | | | | | |
|---------|--------------------------------|---|---|--------------------|--------------------|-----------|--------------|-----------|--------------------|-----------------|----------------------|--------------------|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|---------------------------|-----------------|-------------------|
| | | Cond | ition Assessment | Cond | lition Grading | VG | G | A | P VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | | Asset Re | newal Cost | |] | |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | % Deterioration | 0-20 % | 20-40 4 % | 0-60 % | 60-80 80-10 % % | 2013 (\$ USI | 3 2014 D) (\$ USD | 2015) (\$ USD) | 2016) (\$ USE | 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 | 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 | Assumed to Office but unable to access the room | Inspect and service. Tidy up and loose and untidy wiring using conduit where appropriate | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,635 | 0 | 14,635 | 0 | 14,635 | 14,635 | 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 | 14,635 | 0 | 14,635 | 0 | 14,635 | 14,635 | 100.0% |
| С | TOTAL BUILDING SERVICES | | | 3 | 50% | | | | | 0 | 0 | 4,428 | 633 | 13,283 | 0 | 0 | 0 | 633 | 4,428 | 157,450 | 23,403 | 94,200 | 39,848 | 157,450 | 101,790 | 154.7% |
| | TOTAL BUILDING | | | 3 | 50% | | | | | 0 | 0 | 17,791 | 633 | 21,773 | 2,370 | 0 | 0 | 44,118 | 4,428 | 422,233 | 91,112 | 159,474 | 171,647 | 422,233 | 824,324 | 51.2% |
| | | | | | | | | | | | | | | 91 | ,112 | | | | | | | | | | | |



Campus: POHNPEI CAMPUS, KOLONIA, 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 Ren | ewal Cost | |] | |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition | Notor | 0-20 % | 20-40 40-6 % | 60-80 % | 80-100 % | 2013 (\$ USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 | 2018 | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | Total | Year 1-10 | Year 11-20 | Year 21-30 | Grand | Full | % Full Boplace |
| 1.00 | Roading | | | Grade | Deter. | 76 | /6 /6 | 76 | 76 | 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 | Review by Civil Engineer, fill potholes and roll and fill to level | 4 | 70% | | | | | 0 | 7,275 | 0 | 0 | 0 | 0 | 7,275 | 0 | 0 | 0 | 36,376 | 14,550 | 14,550 | 7,275 | 36,376 | 7,275 | 500.0% |
| 1.02 | Reinforced Concrete Roads | To top level entrance. Appears ok | Install concrete ramp down at ends of accessway to prevent | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24,717 | 0.0% |
| | | | soour and employed of concrete stab | | | | | | | 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 | 7,275 | 0 | 0 | 0 | 0 | 7,275 | 0 | 0 | 0 | 36,376 | 14,550 | 14,550 | 7,275 | 36,376 | 31,992 | 113.7% |
| 2.00 | Car Parks | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 2.01 | Gravel Car Parks | Evidence of rutting, scour and potholes | Review by Civil Engineer, fill potholes and roll and fill to level | 4 | 70% | | | | | 0 | 3,783 | 0 | 0 | 0 | 0 | 3,783 | 0 | 0 | 0 | 18,916 | 7,566 | 7,566 | 3,783 | 18,916 | 3,783 | 500.0% |
| 2.02 | Reinforced Concrete Car Parks - To front of IT | Broken up slab | Remove and replace | 5 | 90% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,887 | 2,887 | 2,887 | 0 | 0 | 2,887 | 2,887 | 100.0% |
| 2.03 | Reinforced Concrete Car Pad | To entrance into Mechanic Shop. Well used and travelled on | Wash down | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,247 | 0.0% |
| 2.04 | Reinforced Concrete Car Parks | With line markings to front of Administration building. Dirt and arime layer but ok | Wash down thoroughly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,838 | 0.0% |
| 2.05 | Reinforced Concrete Slab retained to Old Land gran | t Evidence of cracks, uneven slab finish and deterioration of | Demolish and replace including foundation wall | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21,011 | 0 | 0 | 21,011 | 21,011 | 21,011 | 100.0% |
| 2.06 | Reinforced Concrete Kerbs & Channels | As extension to retaining wall terminating around large | Monitor | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,479 | 0.0% |
| | | Stornwater mannole to upper level carpaix. Good condition | | | | | | | | | | • | | | | 0 | | | | | | | | | ل' | 0.0% |
| 2.00 | Total Car Darka | | | | 70% | | | | | 0 | 2 702 | 0 | 0 | 0 | 0 | 2 702 | 0 | 0 | 0 | 42.844 | 40.452 | 7.500 | 0 | 42.944 | 28.245 | 0.0% |
| 2.00 | | | | 4 | 70% | | | | | U | 3,783 | U | U | U | U | 3,783 | U | U | 2,887 | 42,814 | 10,453 | 7,566 | 24,795 | 42,814 | 38,245 | 111.9% |
| 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 | Rutting, scour and potholes evident. Some pathways require attention particularly those on the slope | Fill potholes and detrioration from scour and water courses on footpaths. Level and compact | 3 | 50% | | | | | 0 | 0 | 1,628 | 0 | 0 | 0 | 0 | 1,628 | 0 | 0 | 8,140 | 3,256 | 3,256 | 1,628 | 8,140 | 1,628 | 500.0% |
| 3.02 | Reinforced Concrete Foot Paths & Circulation Areas | Evidence of cracks, sappling concrete and settlement | Remove and replace cracked, damaged and settled sections of footpath | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 145,465 | 0 | 0 | 145,465 | 145,465 | 145,465 | 100.0% |
| 3.03 | Reinforced Concrete Kerbs & Channels | As low level nib kerb to walkway near NAHS building. OK | Monitor | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,012 | 0.0% |
| 3.04 | Reinforced concrete blockwork balustrades | Natural plaster finish, ok | Wash down | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,171 | 0.0% |
| 3.05 | Concrete block edging to link walkway between levels | Heavily trafficked and weathered but ok | Wash and monitor | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,338 | 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 | 1,628 | 0 | 0 | 0 | 0 | 1,628 | 0 | 0 | 153,605 | 3,256 | 3,256 | 147,093 | 153,605 | 172,614 | 89.0% |
| 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 | Evidence of deterioration and damage. Failure of post footings, detaching of top member rail, buckled in places also Only present to part of the site boundary. | Replace damaged sections and missing sections of boundary fence | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 74,863 | 0 | 0 | 74,863 | 74,863 | 74,863 | 100.0% |
| 4.02 | Metal Framed Fences / Gate | Double gate to top entry, double gate to bottom entry, pedectrian gate to bottom entry, and half gate to mid level | Ease and adjust doors and gates. Replace rusted fixings and | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,175 | 0 | 0 | 4,175 | 4,175 | 4,175 | 100.0% |
| 4.03 | Metal Framed Fences / Gate | Missing fence gate between the two levels and section of | Replace missing gate to walkway | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,518 | 0 | 1,518 | 0 | 1,518 | 1,518 | 100.0% |
| 4.04 | Metal Framed Fences / Gate | What appears to be reclaimed steel from when the Student Services Center was built. Evidence of rust and impact damage. | Wash down, remove rust and apply a paint finish | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,503 | 0 | 0 | 1,503 | 1,503 | 1,503 | 100.0% |
| - | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 4.00 | Total Fences & Gates | | | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 82,059 | 0 | 1,518 | 80,541 | 82,059 | 82,059 | 100.0% |
| 5.00 | Structures | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 5.02 | AC Store (Reinforced concrete slab floor and foundation walls, timber framed plywood lined wall, Cage entry door and over window opening, | Evidence of spalled concrete to foundation wall/poor workmanship, water staining to plywood cladding | Plaster and paint finish foundation wall. Wash and seal/apint ply cladding., install grille to rear window opening | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27,796 | 0 | 0 | 27,796 | 27,796 | 27,796 | 100.0% |
| 5.03 | Recreation canopy opposite AC store (timber trusses with corrugated iron roof, recycled aluminiun posts, beams and cleats | Open ends to roof, exposed sheet roof, worn paint finish to n barge and eaves board. | Wash down and paint roof and timber boards, install painted ply to end trusses to enclose. Install concrete surround to post footing | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,494 | 0 | 0 | 12,494 | 12,494 | 12,494 | 100.0% |
| 5.04 | Domed Greenhouse next to buidling J UB/TSP offices | Evidence of deterioration and damage with framing buckled and green mesh cover partially removed. Appears to be abandoned | Remove and replace | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40,443 | 0 | 40,443 | 0 | 40,443 | 40,443 | 100.0% |
| 5.05 | Carpentry project building (All constructed of timber with prefinished metal roof - timber piles, timber flooring, plywood lined timber framed walls, timber | Good condition and well constructed however appears in some caes at least that non-termite treated timber has been used which could become an issue | Treat untreated timber to prevent termite attack. Wash down roof cladding. Install steps up to door access | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 46,592 | 0.0% |


Project: COLLEGE OF MICRONESIA - FSM

Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

SITE INFRASTRUCTURE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

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|---------|--|--|--|--------------------|-------------|-----------------|---------------|---------------|--------------------|--------------|------------------|------------------|------------------|----------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|----------------|----------------------|-------------------|
| | | | | | | (| ondition Ga | auge | | | | | | | | | | | | I | | | | | | |
| | | Condition | Assessment | Conditio | n Grading | VG C | 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 | % Deter. | 0-20 20- % % | 40 40-60 % | 60-80 80 % | 0-100 2 % (\$ | 2013 USD) | 2014 (\$ USD) | 2015 (\$ USD) | 2016 (\$ USD) | 2017 (\$ USD) | 2018 (\$ USD) | 2019 (\$ USD) | 2020 (\$ USD) | 2021 (\$ USD) | 2022 (\$ USD) | Total (\$ USD) | Year 1-10 Total | Year 11-20 Total | Year 21-30 Total | Grand Total | Full Replace | % Full Replace |
| 5.06 | Old Land grant building - Concrete slab and floor with a foundation wall, concrete block walls, upper floor timber framing and plylining, | Deteriorated and damaged significantly in areas particularly parts of the upper floor and ceiling | Demolish and rebuild structure | 5 | 90% | | | | | 0 | 0 | 0 | 0 | Assumed Redundant | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Assumed Redundant | #VALUE! |
| 5.07 | Wood store of local construction comprising timber posts, timber roof framing and corrugated iron wall cladding (part) and roof cladding. Part concrete slaband footing | Evidence of holes in roof, rust and deterioration of metal cladding. | Replace corruagted iron cladding. | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,687 | 0 | 0 | 14,687 | 14,687 | 14,687 | 100.0% |
| 5.08 | Domed mesh cover enclosure to lower level Garden area | Appears in good condition, low ceiling height | Monitor | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,554 | 0.0% |
| 5.09 | Underground concrete structures/bunkers | Assumed to be relics of when this site was previously used during World War 2 era. Not entered or assessed as part of this condition assessment | Ensure underground enclosures are made safe and blocked off to the general public | 0 | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 5.10 | Garden lockup enclosure, covered nursery building constructed of reinforced concrete slab (part) reinforced concrete block wall. Chainlink fence type exterior wall with part corrugated iron cladding. Timber framed roof, corrugated iron lined. | Evidence of scour and settlement to foundation wall footing closest to bank. Rust and deterioration evident to part of wall cladding. | Replace rusted wall cladding. Wash down and paint finish. Wash down and paint finish to roof. Make good damamge to foundation wall caused by scour and settlement. | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 69,313 | 0 | 0 | 69,313 | 69,313 | 69,313 | 100.0% |
| 5.11 | Lower level Picnic shelter comprising tree stem columns, timber beams and trusses and corrugated iron roof | Unstable structure. Rotten and decaying timber evident. | Replace tree stem columns with treated timber or steel posts on concrete footings. Refix loose roofing and cut off decaying and rotten sections of timber to gable end. Wash down and paint roof cladding | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17,893 | 0 | 17,893 | 0 | 17,893 | 17,893 | 100.0% |
| 5.12 | Timber and Steel framed Covered Ways (Profiled Metal Roof) | Majority has been picked up under the buildings as is a building over hang. Remainder included here. Evidence of impact damage and poor workmanship. | Make good poorly built sections of covered walkway. Wash and paint profiled metal roof | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 132,048 | 0 | 0 | 132,048 | 132,048 | 132,048 | 100.0% |
| 5.13 | Reinforced concrete suspended slabs over concrete drainage channels | Ok | Monitor | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,515 | 0.0% |
| 5.14 | Metal Framed Balustrades | Some corrosion evident. | Strip paint and repaint where corrosion evident | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 67,364 | 0.0% |
| 5.15 | Metal Framed Balustrade with concrete supports to | Evidence of worn paint finish and ageing of concrete | Wash down, repaint steelwork | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25,743 | 0.0% |
| 5.16 | Concrete Stairs | Evidence of cracking and chipped surface | Repair cracks and chipped surface to tread | 3 | 50% | - | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 55,976 | 0.0% |
| 5.17 | Concrete Ramps | Evidence of cracking and settlment | Repair cracks, replace broken sections of ramp | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,813 | 0.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 5.00 | Total Structures | | | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 314,674 | 0 | 58,336 | 256,338 | 314,674 | 537,231 | 58.6% |
| 6.00 | Retaining Walls | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 6.01 | Rock retaining wall/ feature wall to assist with drainage (below bookstore and to two sides of Carpentry workshop) | Some fungal presence noticed but generally works and performs well | Wash down and removal fungal growth. Monitor | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,810 | 0.0% |
| 6.02 | Basalt rock and concrete formed retaining wall | Well established but appears ok generally, some dislodged | Wash down. Refix loose and dislodged rocks | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13,089 | 0 | 0 | 13,089 | 13,089 | 13,089 | 100.0% |
| 6.03 | Rock retaining wall above Maintenance building | Evidence of bweing partiallty demolished | Restack large stone blocks | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,732 | 0 | 0 | 2,732 | 2,732 | 2,732 | 100.0% |
| 6.04 | Reinforced Block Masonry Retaining Walls | Below Green house near USB/Trio programs building. Front face is on a slight lean and parted at corner | Repair damamged blockwork retaining wall | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,501 | 0 | 0 | 8,501 | 8,501 | 8,501 | 100.0% |
| 6.05 | Reinforced Concrete Retaining Walls - Modern type with beams and columns and drainage weep holes | Minor Cracking evident. Wall behind New Land grant building appears to be on an inward lean at rear of building. Some drainage holes have been blocked | Wash down, unblock drainage holes and monitor. | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 217,661 | 0.0% |
| 6.06 | Reinforced Concrete Retaining Walls - Wall to front entrance adjacent NAHS | Grime and dirt appearance on face side but appears to be performing ok | Wash down and monitor | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30,765 | 0.0% |
| 6.07 | Reinforced Concrete Retaining Walls - Wallbelow Gynasium to Daini Baseball field stadium | Not inspected. Assumed ok | Wash down thoroughly and monitor. Install fall protection (steel balustrade or fence) onto retaining wall | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 142,479 | 0 | 0 | 142,479 | 142,479 | 142,479 | 100.0% |
| 6.08 | Reinforced Concrete Retaining Walls - Wall surrounding Bookstore outside seating area | Appears ok | Wash down and monitor | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25,381 | 0.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 6.00 | Total Retaining Walls | | | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 166,802 | 0 | 0 | 166,802 | 166,802 | 451,419 | 37.0% |
| 7.00 | Site Drainage | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 7.01 | Swales | Performing but could be shaped and formed better. Not enough swales also as water pooling and scour evident on-site | Reshape and form swales to assist with movement of watercourses. Clean out swales and entry and exit points. Inatalling additional swales to certain locations is also recommended. | 4 | 70% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,884 | 0 | 0 | 12,884 | 12,884 | 12,884 | 100.0% |
| 7.02 | Coral and concrete swale either side of Pedestrian walkway from top level down to Gymnasium | Performing wall. | Clean out and maintain shape and form at entry and exit points. | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,900 | 0.0% |



Project: COLLEGE OF MICRONESIA - FSM

Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

SITE INFRASTRUCTURE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

| | | | | | | Cor | dition Gau | 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 | | 1 | |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition | % Deter | 0-20 20-40 % | 40-60 | 60-80 <mark>80</mark> | -100 20 | 013 USD) // | 2014 | 2015 S 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 |
| 7.03 | Inground Piped Stormwater Drainage | Only to three of the buildings on campus. All three buildings | Service and clean out pipes and gutters and monitor | 2 | 30% | /0 /0 | 70 | 70 | /0 (¢ (| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18,975 | 0.0% |
| 7.04 | Inground Piped Stormwater Drainage | Note present to Carpentry workshop but should be as is not discharging adequately away from buildings. | Should be considered for the Carpentry Shop building due to water discharging from downpipes between this building and the Mechanic shop and not adequastely draining away | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 7.05 | Soak Pits | Assumed to terminating end of PE culvert. Appears ok | Repair and ensure is functioning as intended | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 6,325 | 0 | 0 | 0 | 0 | 0 | 18,975 | 6,325 | 6,325 | 6,325 | 18,975 | 6,325 | 300.0% |
| 7.06 | Dish channel to entrance | As dish channel to part of concrete entrance road. Overgrown and needs to be cleaned out | Make good and wash out | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,376 | 0 | 0 | 1,376 | 1,376 | 1,376 | 100.0% |
| 7.07 | Open Concrete Channels | Appears ok - part sections adjacent and to the rear of the Electrical shop and to the rear of the PSBDC building | Clean out throughly. Install missing grate to ramp below AC store for safety reasons. | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19,027 | 0.0% |
| 7.08 | Open Concrete Channels | Approx 700mm wide x 700mm deep (average) open concrete channel drain lined one side with plaster finish blockwork and otherside with basalt stone wall. Evidence of rubbish and waste and buildup of silt | Clean out drain thoroughly | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,180 | 0.0% |
| 7.09 | Concrete channel with metal grate top to front of Mechanic shop | Evidence of missing grates and chipped/damamged concrete | Repair chipped/damamged concrete, reinstate/install missing grates | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 0 | 0 | 3,795 | 3,795 | 3,795 | 100.0% |
| 7.10 | Concrete channel with metal grate top adjacent NAHS | Evidence of settlement, poor workmanship (hollow blocks) and displaced/missing top grates | Fill and make good to hollow block side. Reinstate/install grates to missing sections. Clean out thoroughly | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,108 | 0 | 0 | 9,108 | 9,108 | 9,108 | 100.0% |
| 7.11 | Sump to front of Gymnasium | Evidence of flooding and dirt buildup to top of grate but appears to still be performing as intended | Clean out sump thoroughly | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,151 | 0 | 0 | 2,151 | 2,151 | 2,151 | 100.0% |
| 7.12 | Large Sump to carpark above Student Services Cemter building | Evidence of rubbish and waste in base of chamber. | Clean out chamber throughly and monitor | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,060 | 0 | 0 | 5,060 | 5,060 | 5,060 | 100.0% |
| 7.13 | PE Culvert above Vocational and outreach prgrams building | 330 diameter assumed PE and 10m long pipe, only terminating end of culvert apparent. Lacks adequate cover and appears to terminate in a soak pit | Clean out culvert. Provide adeqaute cover to culvert and a headwall | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,650 | 0 | 0 | 12,650 | 12,650 | 12,650 | 100.0% |
| 7.14 | Corruaged steel culvert near Classroom 1 to 4 | Circa 600 diamter corrugated metal culvert. Rust evident | Clean out culvert and monitor | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,795 | 0.0% |
| 7.15 | PVC culvert behind Electronic Classroom | 330mm diameter uPVC culvert. Not adequately fixed in place and no cover | Excavate and reinstall culvert embedded in concrete base and with adequate cover. Deepen swales leading into and from culvert | 1 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,530 | 0 | 0 | 2,530 | 2,530 | 2,530 | 100.0% |
| 7.16 | Inground Piped Sewer Drainage | Appears ok | Monitor | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 82,225 | 0.0% |
| 7.17 | Sceptic Tanks | Assume abandoned septic tanks located neat USB/Trio | Block off and clean out if not already | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22,770 | 0 | 0 | 22,770 | 22,770 | 22,770 | 100.0% |
| 7.18 | Pumps | No evidence of any waer pumps on campus | | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 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 | 6,325 | 0 | 0 | 0 | 0 | 0 | 91,298 | 6,325 | 6,325 | 78,648 | 91,298 | 227,750 | 40.1% |
| 8.00 | Electrical Infrastructure | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 8.01 | Temporary Generators & Fuel Storage | No Temporary backup generators to this campus | | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 8.02 | Transformers | Mounted on overhead poles, assumed the responsibility of the utility company | | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 8.03 | HV/LV Electrical Reticulation | Some unsafe and low hanging cables particularly to Gymnasium building | Make safe electrical cabling and wiring | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 161,288 | 0 | 161,288 | 0 | 161,288 | 161,288 | 100.0% |
| 8.04 | Lighting Poles | Lamps at high level mounted on power poles | Wash lamp fittings and bulbs | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,180 | 0 | 0 | 15,180 | 15,180 | 15,180 | 100.0% |
| | | | | | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 8.00 | Total Electrical Infrastructure | | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 176,468 | 0 | 161,288 | 15,180 | 176,468 | 176,468 | 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 | Assume one at each level. Pressure and service appears ok | Monitor | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50,600 | 0.0% |
| 9.02 | Water Reticulation | 0 | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 43,010 | 0.0% |
| 9.03 | Meters | 5No meters total, age varies. All appear in working order | Wash and clean meters. Install overground pipework below ground where possible from meter connection to building - example is meter above bookstore | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,325 | 0 | 0 | 6,325 | 6,325 | 6,325 | 100.0% |
| 9.04 | Water Storage Tanks | No water storage tanks evident to this campus | | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 9.05 | Pumps | No water pumps evident to this campus | | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| 9.06 | Hydrants | No Fire hydrants apparent to this Campus | | 0 | 0% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 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 | 6,325 | 0 | 0 | 6,325 | 6,325 | 99,935 | 6.3% |
| 10.00 | Site Furniture | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |



Project: COLLEGE OF MICRONESIA - FSM

Campus: POHNPEI CAMPUS, KOLONIA, POHNPEI STATE

SITE INFRASTRUCTURE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

| | | | | | | | Condition | Gauge | | | | | | | | | | | | | | | | | | |
|---------|---|--|---|--------------------|------------|-----------|-------------------|------------|----------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------|---------------------|---------------------|----------------|-----------------|-------------------|
| | | Condition | Assessment | Conditio | on Grading | VG | G A | Р | VP | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 1 | | Asset Rei | newal Cost | | 1 | |
| ID Code | Element | Condition Observations | Recommended Course of Action & Maintenance | Condition Grade | Deter. | 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 Total | Full Replace | % Full Replace |
| 10.01 | Business Office Bookstore sign mounted on wall | Some wording damaged. | Wash down and repait damage to sign writing | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 633 | 0 | 633 | 0 | 633 | 633 | 100.0% |
| 10.02 | Concrete Planter Boxes | To front of Admin building. Ok | | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,265 | 0.0% |
| 10.03 | Concrete BBQ to upper level covered picnic area | Damaged concrete top, exposed reinforcing and missing grill | Demolish and replace | 5 | 90% | | | | | 0 | 0 | 0 | 0 | 1,265 | 0 | 0 | 0 | 0 | 0 | 1,265 | 1,265 | 0 | 0 | 1,265 | 1,265 | 100.0% |
| 10.04 | Concrete Picnic tables | Appears to be in good condition with some missing concrete divits | Wash down thoroughly, grout repair, plaster and paint finish recommended | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,650 | 0 | 0 | 12,650 | 12,650 | 12,650 | 100.0% |
| 10.05 | Flagpole opposite admin building | Not in use at time of visit. Appears ok | Wash down | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,072 | 0.0% |
| 10.06 | Information board to upper level of campus | Evidence of damage to timber supports posts and footings. | Replace damaged timer supports posts and footings. Wash and repaint | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,087 | 0 | 2,087 | 0 | 2,087 | 2,087 | 100.0% |
| 10.07 | Information board to lower level of campus | Ok | Wash down and clean thoroughly and paint finish. | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,087 | 0 | 0 | 2,087 | 2,087 | 2,087 | 100.0% |
| 10.08 | Signboard to bottom level entrance to campus | Evidence of dirt and grime buildup particularly to edges of sign. Worn and flaky paint finish to steel supports posts | Wash down thoroughly and repaint frame and support posts | 2 | 30% | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,163 | 0 | 0 | 3,163 | 3,163 | 3,163 | 100.0% |
| 10.09 | Signboard to plant learning area | Metal framed and corrugated iron roof. Ok | Wash down and paint roof. Remove waste behind board and tidy up to rear of signboard. | 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% |
| 10.00 | Total Site Furniture | | | 3 | 50% | | | | | 0 | 0 | 0 | 0 | 1,265 | 0 | 0 | 0 | 0 | 0 | 25,047 | 1,265 | 2,720 | 21,062 | 25,047 | 32,384 | 77.3% |
| | TOTAL SITE INFRASTRUCTURE | | | | | | | | | 0 | 11,058 | 1,628 | 0 | 7,590 | 0 | 11,058 | 1,628 | 0 | 2,887 | 1,095,467 | 35,850 | 255,559 | 804,058 | 1,095,467 | 1,850,095 | 59.2% |
| | | | | | | | | 35,850 | | | | | | | | | | | | | | | | | | |

Year 1 - 10 Consolidated Capital Replacement Cost



Appendix D

Energy Use Analysis



| 嵋 Beca | Project: College of Micronesia Pohnpei Campus | 1 | | Date of Inspection Report by: JGB | : April 2013 | | |
|--------------|--|-------------------|------------------|--------------------------------------|---|--|-------------------------------|
| Stor MCRONER | | HVAC System | AC S | plit-Units to provide c | ooling. No extract or supply system | n. Natural ventilation by open windows | s/spaces. |
| | Building System Descriptions | Plumbing System | | Ν | letered connection to town water | main, cold water only | |
| | | Electrical System | | Ov | er head metered connection to to | own main. Single phase. | |
| Plant Item | Description | Location | Operation | Condition | Current maintenance | Recommendations | Current Operational Status |
| | IndeerLinite | 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. | |
| | | 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. | |
| AC Unit | 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. | |
| | Some outdoor units have been vandalized | External | | Poor | | The units require cleaning or replacement. | |
| | 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. | |
| Lighting | Internal lighting | Internal | | Good | | install Sun-Tube | |
| General | Room infiltration | Internal | | Poor | | Install self closing door mechanisms to doors on AC controlled spaces. | |
| General | Furniture and storage | Internal | | Good | | Arrange furniture and storage to promote better airflow | |



| 調 Beca | Project: College of Micronesia Pohnpei Campus | | | Date of Inspection: April 2013 Report by: JGB | | | |
|----------------|--|----------------------|------------------|--|---|--|-------------------------------|
| Store MICRONER | | HVAC System | | AC Split-Units to provide coolin | g. No extract or supply system. Natural ver | tilation by open windows/spaces. | |
| | Building System Descriptions | Plumbing System | | Meter | red connection to town water main, cold w | ater only | |
| 1000 - 0000 | | Electrical System | | Over he | ad d metered connection to town main. Sir | igle phase. | |
| Plant Item | Description | Location | Operation | Condition | Current maintenance | Recommendations | Current Operational Status |
| | | | A A | dministration Building | | | |
| AC Units | Split-units | Internal | Manual Operation | Poor | Monthly filter cleaning, quarterly condenser unit cleaning | Replace damaged units with higher efficiency units. | |
| AC Units | Split-units | Internal | Manual Operation | Average | Monthly filter cleaning, quarterly condenser unit cleaning | Set all units 24degC. | |
| Lighting | Fluorescent tubes & compact fluorescent bulbs | All areas | Manual operation | Good | To replace magnetic ballast fluorescent fixtures with electronic | Turn lights off when not in use | |
| Extraction | Toilet extract | internal | - | Good | | Clean grilles and check ductwork for blockages | |
| General | Room infiltration | Internal | - | Good | - | Repair Gaps in walls | |
| | | | | B HTM 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. Install daylight sensors. | |
| Extraction | Kitchen extract | internal | - | Good | | Clean grilles and check ductwork for blockages | |
| General | Roof insulation | Internal | - | Good | - | Add insulation where missing. | |
| General | Room infiltration | Internal | - | Good | - | Repair Gaps in walls | |
| | | | | C Nahs | | | |
| 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. Install Sun-Tube | |
| Electrical | Exposed wiring | Internal | - | Poor | - | Replace or fix wiring. | - |
| | | | D Elect Cl | ass 8&9,Math/Science Office | | | |
| 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 off lights when not in use. Consider installing Sun-tube | Ó |
| General | Roof insulation | Internal | - | Poor | - | Add insulation where missing and repair ceiling crack | |
| General | Roof sheet | External | - | Poor | | Replace with light color insulated roof sheet | |
| General | Room infiltration | Internal | - | Good | - | Install self closing mechanism on doors to AC spaces | |
| Electrical | Appliance standby | Internal | manual operation | Average | | Switch off after hours | |
| | | | | E Classroom 1-4 | | | |
| 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 off lights when not in use. Consider installing Sun-Tube | |
| General | Roof insulation | Internal | - | Poor | - | Repair ceiling crack and add insulation where missing | |
| General | Room infiltration | Internal | - | Average | - | Repair wall crack and install self closing mechanism on doors to AC spaces | |
| | | | | F Classroom 5-7 | | | |
| 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 | Split-units Internal | | Average | Monthly filter cleaning, quarterly condenser unit cleaning | Replace Set all units 24degC. | |
| Lighting | Fluorescent tubes & compact fluorescent bulbs | All areas | Manual operation | Good | To replace magnetic ballast fluorescent fixtures with electronic | Turn off lights when not in use. Consider installing Sun-tube | |
| General | Roof insulation | Internal | - | Good | - | Add insulation where missing | |
| | | Internal | - | Good | - | Install self closing mechanism on | |

| Plant Item | Description | Location | Operation | Condition | Current maintenance | Recommendations | Current Operational Status |
|------------|--|-----------|------------------|----------------------------|---|--|-------------------------------|
| | | | | G Book Store | | | |
| 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. | |
| General | Room infiltration | Internal | ŗ | Poor | | Repair door frame and install self closing mechanisms on doors to AC spaces | |
| 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 installing Sun-Tube | |
| | | | | H Security Post | | | |
| Lighting | Fluorescent tubes & compact fluorescent bulbs | All areas | Manual operation | Good | | Install Sun-Tube | |
| | | | | l IT Shop | | 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. | |
| General | Furniture and storage | Internal | - | Good | - | Promote better airflow by moving unnecessary items into storage areas and large objects away from AC air stream | |
| 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 | Room infiltration | Internal | - | Poor | - | Seal holes to outside and Install self closing mechanism on doors to AC spaces | |
| | | | 1 UB | 8 & TSP (TRIO Programs) | | | |
| 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. | \bigcirc |
| General | Furniture and storage | Internal | - | Good | - | Promote better airflow by moving unnecessary items into storage areas and large objects away from AC air stream | |
| General | Roof insulation | Internal | - | Good | - | Install and replace insulation as needed | |
| General | Appliance standby | Internal | manual operation | Average | | Switch off after hours | |
| General | Room infiltration | Internal | - | Average | | Repair door frame and install self closing mechanism on doors to AC spaces | |
| | | | | K PSBDC Building | | | |
| AC Units | Split-units | Internal | Manual Operation | Poor | Monthly filter cleaning, quarterly condenser unit cleaning | Replace damaged units with higher efficiency units. | |
| AC Units | Split-units | Internal | Manual Operation | Average | Monthly filter cleaning, quarterly condenser unit cleaning | Set all units 24degC. | |
| Lighting | Fluorescent 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 | Room infiltration | Internal | - | Poor | | Repair Gaps in walls and install self closing mechanisms on doors to AC spaces | |
| | | | | L Electrical 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. | |
| 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 | Room infiltration | Internal | - | Good | | Install self closing mechanisms on doors to AC spaces | |
| General | Workshop equipment | Internal | manual operation | Good | | Switch off after hours | |
| | | | N | M maintenance 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. | |
| General | Workshop equipment | Internal | manual operation | Average | | Switch off after hours | |
| General | Room infiltration | Internal | - | Average | | Install self closing mechanisms on doors to AC spaces | |
| | | | N Gym | and Student Service Centre | | | |
| AC Units | Split-units | Internal | Manual Operation | Good | Monthly filter cleaning, quarterly condenser unit cleaning | Set all units to 24degC. | |

| Plant Item | Description | Location | Operation | Condition | Current maintenance | Recommendations | Current Operational Status |
|------------------------------|--|-------------------------|--------------------------------------|--------------------------------|---|--|-------------------------------|
| General | Room infiltration | Internal | - | Good | | Install self closing mechanisms on doors to AC spaces | |
| Lighting | Fluorescent tubes & compact fluorescent bulbs | All areas | Manual operation | Good | To replace magnetic ballast fluorescent fixtures with electronic | Turn office lights off when not in use. | |
| General | Furniture and storage | Internal | - | Good | - | Promote better airflow by moving unnecessary items into storage areas | |
| | | | | O COM Land Grant | | | |
| 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. | |
| General | Room infiltration | Internal | - | Average | | Repair ceiling cracks and install self closing mechanisms on doors to AC spaces. | |
| 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. | |
| | | | P Me | ch and AC Refridge 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. | |
| General | Workshop equipment | Internal | - | Good | - | Service compressors and equipment. Turn off after hours | |
| General | Room Infiltration | Internal | - | Good | | Install self closing mechanisms on doors to AC spaces | |
| | | | Q Car | pentry Shop, Classrooms | | | |
| 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. | |
| General | Workshop equipment | Internal | - | Good | - | Service equipment and turn off after hours | |
| 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 | Room infiltration | Internal | - | Average | | Install self closing mechanisms on doors to AC spaces. | |
| General | Window shade | Internal | - | Poor | | Install curtains on windows in AC spaces | |
| Photovoltaic Solar Panels | Consider installing a photovoltaic a | array on the roof of th | e building. This will consumption | generate sustainable electrici | ty on-site to reduce your energy | \$20,000 | |



Lin Beca

Project: College of Micronesia - FSM

Pohnpei Campus



Date of Inspection: April 2013 Report by: JGB

Campus Summary

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Usag

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Campus Summary:

The information available on energy consumption at the Pohnpei Campus is very limited.

The figures presented above are based on figures available for 4 months in 2012, and hence is a very small snapshot view and unlikely to be representative of average energy use. If further records were available a more detailed analysis of the energy usage can be conducted and more targeted recommendations produced. As data is only available for the southern end of the campus, an estimate has been made for the overall campus to allow a comprison to be made with other sites.

Energy Efficiency Recommendations:

- a) Adjust the set point control of the AC units to 24 or 25°c
- b) Turn units off when spaces are un-occupied
- c) Ensure units are free from obstructions, filters are clean, and pipework runs are straight to reduce loads on units

Evaluate

- d) Close windows when systems are operating
- e) Seal holes and penetrations into the building in areas that are air conditioned
- f) Keep doors leading to AC spaces closed employ automatic door closers where possible
- g) Turn off lights when leaving a room consider installing occupancy sensor controls

Measure

Adjust



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

- Highlighting areas of high energy usage to enable targeting of specific areas for improvement
- Tracking effectiveness of efficiency measures
- Engage staff and students in

the process to reduce energy usage between buildings / campuses e.g. competitions

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

Reducing Your Energy Usage

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

1. Reduce energy usage

2. Maximize Equipmen

. Renewable Energy

Efficiency

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



Average Energy Usage per Person kWh / person Averaged across all campuses



E Electrical Building

F Carpentry Shop

 K Vocational Classrooms, TSP, UB, CES

L Student Services Centre

M Mechanic Shop

O PSBDC Building

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



Project: College of Micronesia College Summary continued



www.beca.com



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 | ous: | kWh | per | mon | th | | | | | | |
|--------------------|--|---|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|--|--|---|--|--|--|---|--|--|---|---|---|--|---|------|
| Campus | Building | ue, | Leo | . I | er 19 | 201 \$ | 10 | 4100 | des des | ^{to} | | лес 297 | ung 11 | 3 | ţ, | ê 2 | 20 | 911 S | 5 - 5 - 5 | 3 | ہ ہ | 3 Z | ê: 4 | 2) 2) 4) | ş i | 8 | ţ. | a I | 20 10 | 12 (5) | 5 - 5 - 5 - 5 | 3. 1907 - 1907 - 1907 - 1907 - 1907 - 1907 - 1907 - 1907 - 1907 - 1907 - 1907 - 1907 - 1907 - 1907 - 1907 - 1907 - | 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 | | | | | | | | | | | | | 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 A Admin & Classroom Building B Land Grant Building C Faculty Building D Rose Mackwelung Library E Gear up E Gear up F Maintainance Shop G Maintence Office H KSBDC I Bookstore J Leonistore 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 | 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 Dearls 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 C I.C. D Classroom E Electrical Building F Carpentry Shop G Gym H Hotel&Tour LIT 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 Classroom C Dinnen Hall D Men's Residence Hall E Women's Residence Hall F Faculty Offices (Old) F P Faculty Offices (Old) 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 · 468 · 3168 : | 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 1400 6540 4080 3120 3838 114400 3638 114400 3876 1320 3888 13120 3838 14400 32876 3080 3080 2246 2349 | 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 | 6474 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 4560 12480 12480 12480 12480 12480 12480 3306 3306 3306 33752 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 | |

