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Report

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

Prepared for the College of Micronesia - FSM

Prepared by Beca International Consultants Ltd (Beca)

28 November 2013



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Document Acceptance

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1 National Campus Development

1.1 National Campus 2013



100 200 400

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

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

A headcount of 1136 has been provided by the space utilization study as the projected headcount in 2018. This 5 year projection figure has been used as the basis for the design figure for assessing future facilities requirements.

No.	Building Description	Remarks
А	Specialized classrooms (Building A)	Two levels
В	Standard classrooms (Building B)	Two levels



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

1.2 Long Term Vision

The National campus will have facilities to support the following;

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



Key Moves

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



The following plan depicts the proposed layout with the new buildings identified in red. The accommodation schedules listing the functions and areas for the spaces within these buildings are contained in Chapter 3.4.2.

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

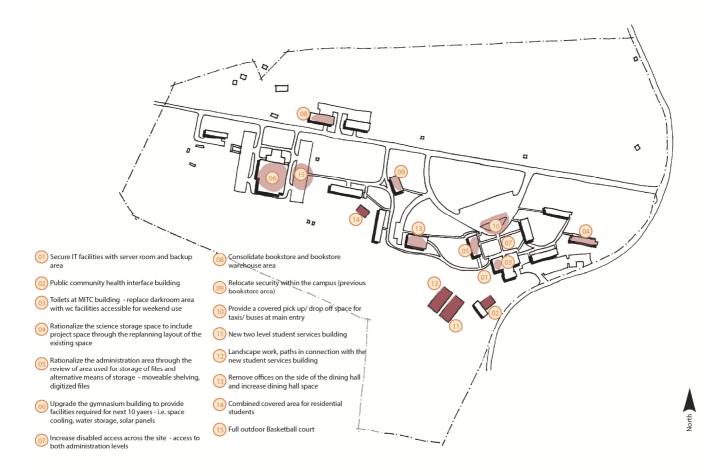






1.3 5 year period – to 2018

5 year period to 2018

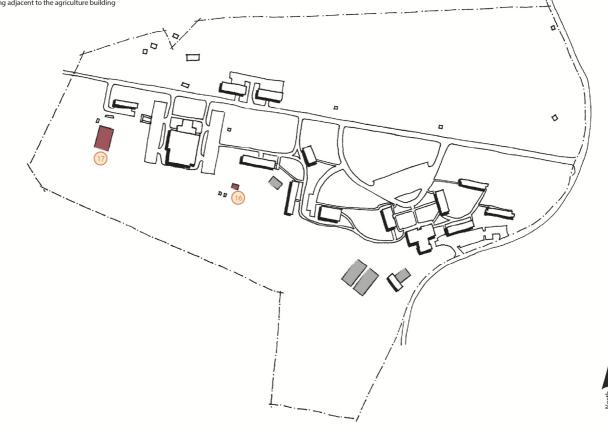




1.4 10 year period – to 2023

10 year period to 2023

- Quiet contemplation place for residential students pastoral care
- Two storey marine science/ applied research building adjacent to the agriculture building

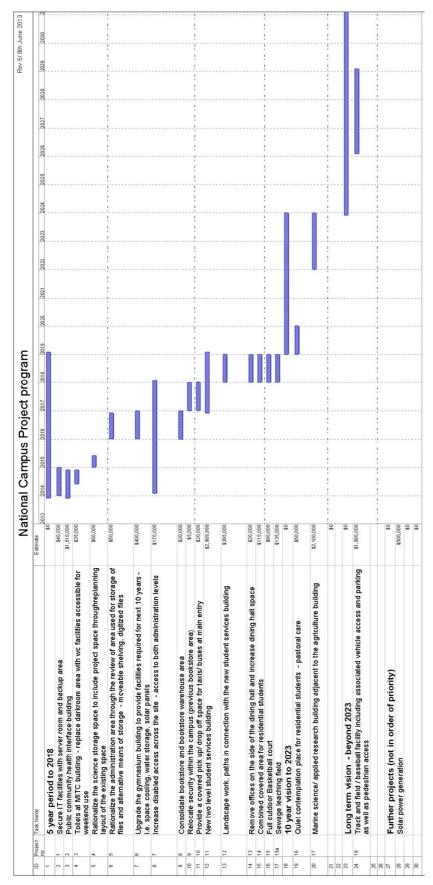




1.5 Long Term Vision – beyond 2023



1.6 Development Staging and Program - Implementation



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2 Educational Component

2.1 Key Considerations

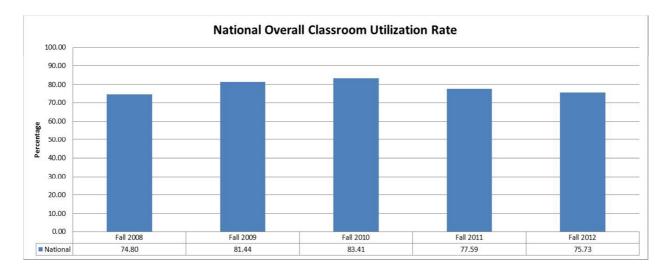
- Classroom utilization levels and utilization rates are in the moderate-to-high range, but have been trending downward from a 2010 peak (see Tables 2.2.1 and 2.2.2)
- Enrolment projections, though complicated by recent declines, still suggest a trend of modest growth through 2023 (see Chart 2.2.3).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

2.2 Space Utilisation

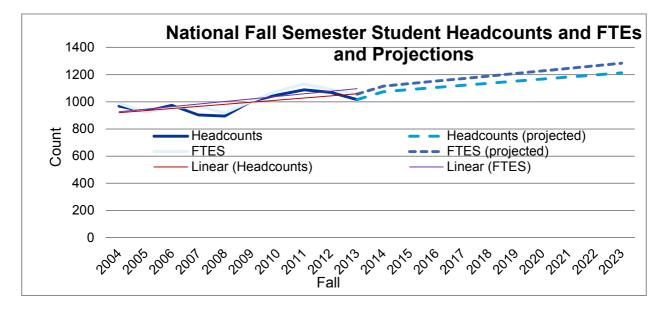
2.2.1 National Campus Utilization Levels (2008-2012)

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

2.2.2 National Overall Classroom Utilization Rate







2.2.3 National Campus Historic and Projected Enrolment Trends

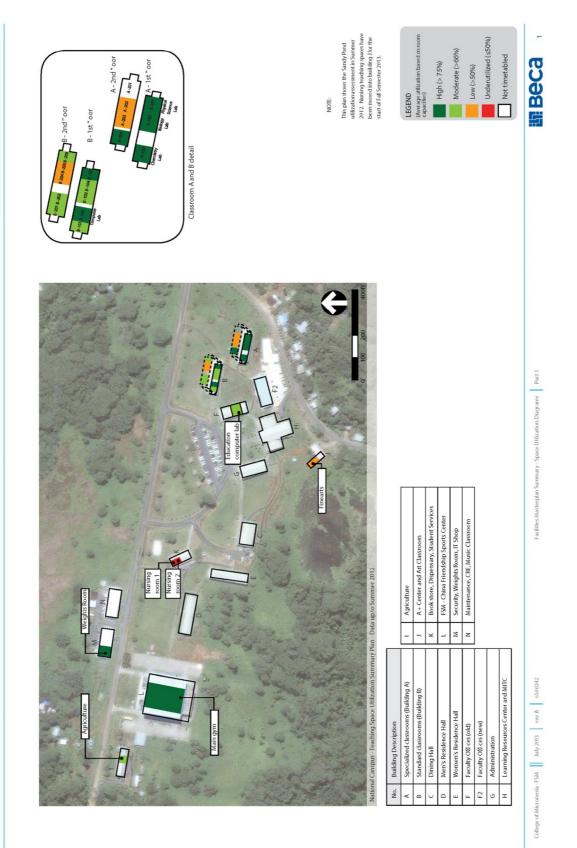
Historic Enrolment										
	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall	Fall
Semester	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Headcount	968	929	974	903	895	1005	1051	1088	1069	1017
FTE	987	924	955	968	917	1005	1080	1131	1092	1056
	Projected Enrolment									
	Fall	Fall	Fall	Fall	Fall	Fall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



2.2.4 Space Utilization Summary Plan

National Campus

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3 Spatial Review

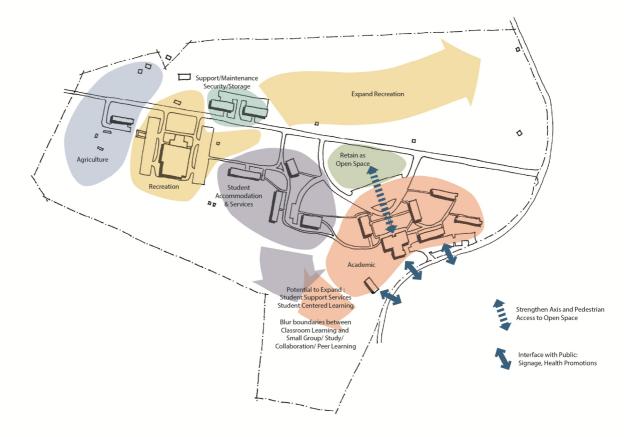
3.1 Design Concept Plans

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

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

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

SPATIAL APPROACH



3.2 Focus Group Summary

3.2.1 Student focus group

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

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

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

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

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

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



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

3.2.2 Faculty focus group

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

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

The issues raised from this group were:

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

3.2.3 Staff focus group

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

Issues raised for the facilities study were:

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



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

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

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

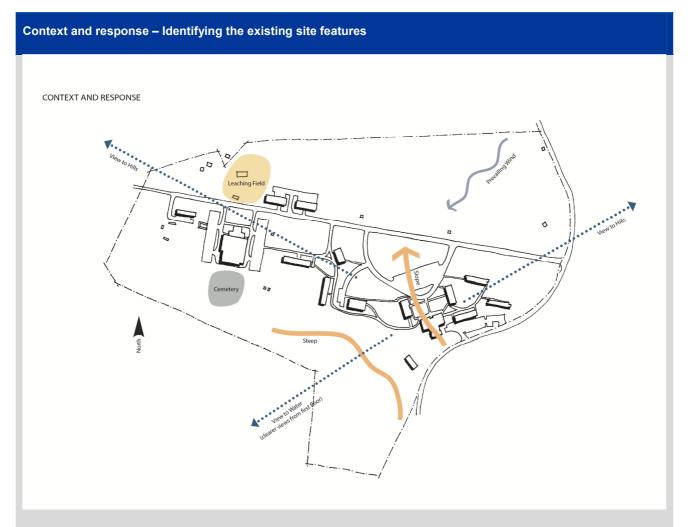
- 1. Spatial issue common to more than one group was the lack of space for small groups to study, quiet study space, one on one counselling and a place where larger groups could come together
- 2. Infrastructure issue A secure space for servers and wifi access particularly at the residential hall was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





3.3 Spatial Analysis

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



Key attributes

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



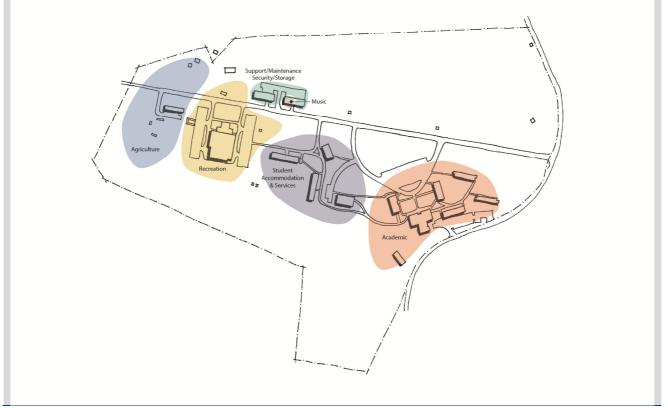


Activity zones - grouping areas with common functions together

Existing

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







Points to consider for future planning

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

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

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

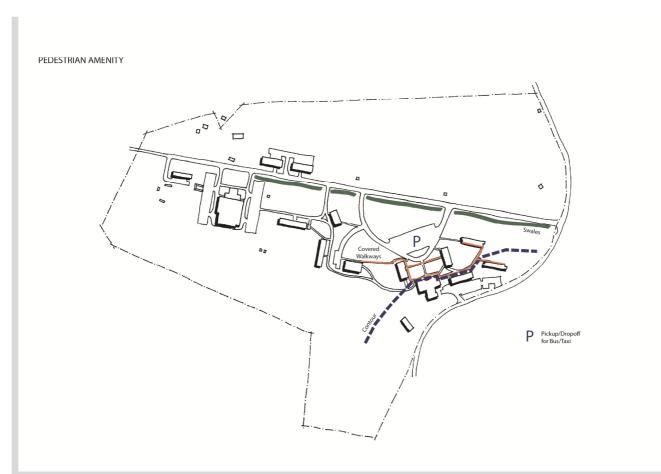




Front main car park with solar panel structure providing dual function of shade and power generation

Separation of pedestrian and vehicle routes



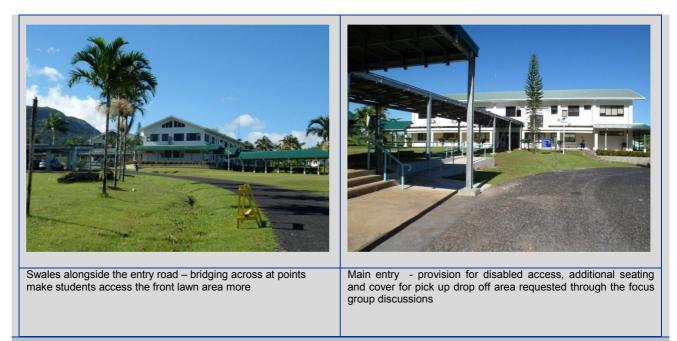


- Clear entry and exit to main car parks
- No cars within the main campus area is an attribute
- The covered walkways provide not only cover for this area which is subject to rain generally 20 days a month.
- The academic zone is designed across the contours enabling pedestrians to generally remain on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

Points to consider for future planning

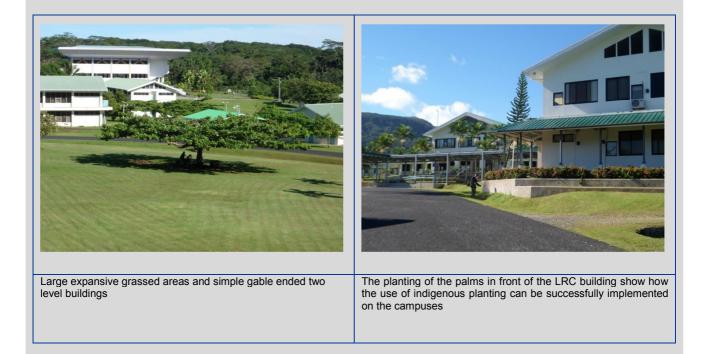
- Aim to locate new buildings along the contour (blue dashed line in the drawing)
- Formalise a pick-up/drop off point for buses on the site at the main entrance particularly with increasing travel between this campus and the Career and Technical Education Centre in Kolonia





Building and landscape character – look and feel of the campus

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



Points to consider for future planning

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

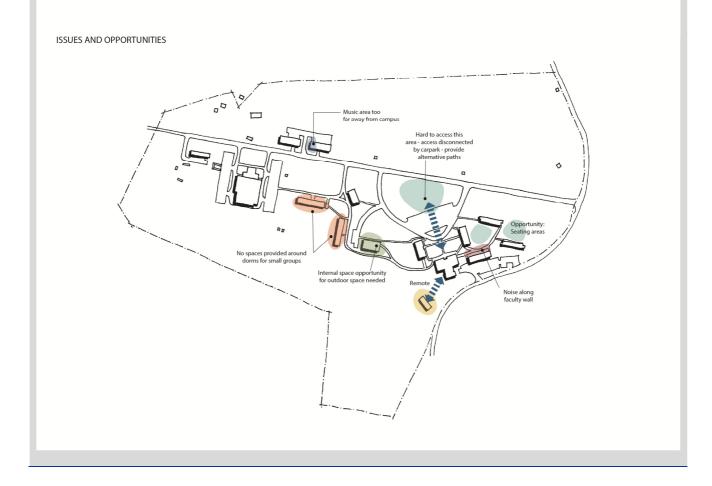


Infrastructure - the services that enable the campus to operate

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

Points to consider for future planning

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



3.3.1 Existing building profile and future planning considerations

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



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



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



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

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

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

in Beca

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

administration

Potential for file storage facility - overflow from the

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

3.4 Accommodation Review

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

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

3.4.1 Facilities ratios

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

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



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



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



ltem	COM-FSM standard target	Provided on National campus
		uses
IT space, server room and area to fix machines	Require 500sqft for a state campus - separate secure server room, IT office and area to fix computer equipment. Ideally an additional storage area adjacent if space allows	Computer workroom (130sqft), computer office (110sqft), server room (100sqft), IT storage and backup server room (840sqft) 1200sqft provided – larger pace as this has the central server for all campuses'. Quality and location of space for back-up server needs improvement
Spatial assessment summary		Small group study - require an additional 1500sqft New location for back-up server and computer services

3.4.2 Accommodation schedules – new buildings

	Building 1 – Health Clinic	
No	Room name	Area
1.01	Consultation rooms	300
1.02	Record room	150
1.04	Pharmacy	200
1.05	Waiting room	300
1.06	Laboratory	150
1.07	Restrooms	120
1.08	Observation room	200
1.09	Utility room/ electrical	100
1.10	Classrooms	1400
1.11	Restrooms	120
	Subtotal	3040
	Circulation and wall thickness @25%	760
	TOTAL (rounded)	3800

	Building 2 – New student center – informed by recently completed Yap campus Student Center sizes and proposed Kosrae multi-purpose building (two level building)	
No	Room name Area	
2.01	Peer counselling	200
2.02	Study area	600
2.03	Director of Student Affairs	200
2.04	Student Body Association meeting room and separate office	400



	Building 2 – New student center – informed by recently completed Yap campus Student Center sizes and proposed Kosrae multi-purpose building (two level building)	
No	Room name	Area
2.05	Tutoring	600
2.06	Counsel	150
2.07	Counsel	150
2.08	Counsel	150
2.09	Female Toilets (3 WC one being disabled access, 2 basins)	300
2.10	Male Toilets (2 WC one being disabled access, 3 urinals, 2 basins)	300
2.11	Open multipurpose area	3000
2.12	Electrical cpd	150
2.13	Server room	100
2.14	IT office	200
2.15	IT work shop/store	200
2.16	Cleaner	40
2.17	Store	60
	Subtotal - rounded	6800
	Circulation and wall thickness @20% - circulation on ground floor included in multipurpose area	1300
	TOTAL (rounded)	8100

	Building 3 – New Marine science/ Applied research building (two level building)		
No	Room name	Area	
3.01	General office	250	
3.02	Office	100	
3.03	Office	100	
3.04	Preparation room and loading dock	150	
3.05	Toilets (2 separate toilets and shared washbasin in lobby – disabled access)	150	
3.06	Lab	650	
3.07	Lab	650	
3.08	Project space	500	
3.09	Classroom	650	
3.10	Classroom	650	
3.11	Storage area	500	
3.12	Office	200	
	Subtotal	4500	
	Circulation and wall thickness @25%approx	1200	
	TOTAL	5700	



3.4.3 Building area changes over five year periods

Existing square feet (Fall 2013)	Remove buildings to 2018 (sqft)	Add buildings to 2018 (sqft)	Area in 2018
124,700	-	Health centre(3800) Student centre (8100)	136,600
Existing square feet (Fall 2018)	Remove buildings 2018 – 2023 (sqft)	Add buildings 2018 – 2023 (sqft)	Area in 2023
		Marine science (5700)	142.300



4 Asset Condition Assessment – National Campus

Key Points

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

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

4.1 National Campus Building Condition Review

4.1.1 Introduction

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

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

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

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

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

4.1.2 Scope of Condition Assessment and Key Outputs

The scope of the Condition Assessment covers 15 No. existing buildings (excluding minor support structures and buildings) and site infrastructure located within the National COM-FSM campus. The key tasks undertaken to complete this report include:

 The National campus was visited in June 2013 to photograph and record visual defects in the buildings and site infrastructure.



- Data gathering and making observations.
- Grading the condition of each building asset (against a pre-determined set of criteria) and collating this to establish an overall condition grade for each asset.
- Assess the physical condition of the built assets (i.e. buildings and site infrastructure). Establish baseline condition to enable Life Cycle cost analysis.

The key outputs of this report include:

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

4.1.3 Reference to Part 2 Detailed Report – Common to all campuses

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

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

4.1.4 Forecast of Operational Costs

The forecast Operational Costs have been prepared as follows;

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



over 30 years divided by 30. It should be recognized that for cash-flow purposes actual operational costs will vary from year to year (depending on the amount of actual renewals required in that specific year). Detailed monitoring and management of the operational cost cash flow on an annual basis will be required by COM-FSM.

4.1.5 Escalation

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

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

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

4.1.6 Results/Findings, Conclusions and Recommendations

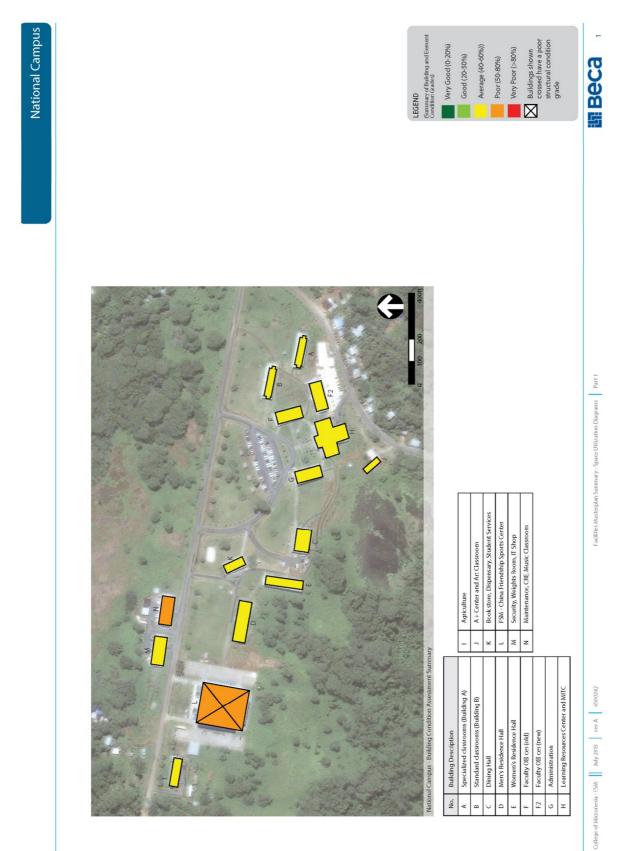
4.1.7 Condition Grade Assessment Results

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

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



4.1.8 Campus condition grading summary plans



III Beca

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

- China Friendship Sports Centre. 31% of the operational costs are dedicated to this building which has a condition grade 4 highlighting that it is in poor condition and is showing signs of significant failure. Replacement windows (a health and safety issue) and the repair of leaks are required urgently. This asset needs specific funding to prevent deterioration and to extend its life.
- 2. Refer to Appendix B Asset Condition Assessment Dashboards for a summary of the asset renewal costs and the top five items, on each building or site infrastructure element, needing urgent maintenance, renewal or replacement
- 3. The majority of the buildings are rated as condition grade 3 which means that these assets are reaching the end of their serviceable life, but they are still functioning as intended. Targeted regular maintenance on all of the assets is required to extend their life. A clear, well organised asset renewal and routine maintenance plan needs to be developed and this needs to be implemented. An indicative maintenance and asset plan has been included in Appendix C.
- 4. Maintenance is being carried out but the current Operational budget (\$US150,000 per annum for all of the six COM-FSM campuses) is insufficient to meet both maintenance and the periodic renewal of building element requirements. There is a significant amount of deferred asset renewals and maintenance which is increasing the amount of deterioration in the assets.
- 5. Unless the current Operational budget is increased the condition of the assets will continue to deteriorate and the number of buildings requiring replacement (and consequently additional capital replacement funding) will increase.
- 6. The Operational budget for Years 1-10 for the National campus is recommended to be in the order of \$US12.244M (\$US1,224,000 average per annum). The operational cost equates to 2.5% of the estimated 2013 replacement value which is in the expected order of cost. If the Sports Centre operational costs can be reduced from the estimated 31% (or approximately \$US380, 000 per annum) by strategic renewals and funding then the long-term the overall National operational budget would be more sustainable.
- 7. Regular monitoring and review of the asset renewal and routine maintenance plan needs to be carried out

4.1.8.1 Forecast Operational Costs Results

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



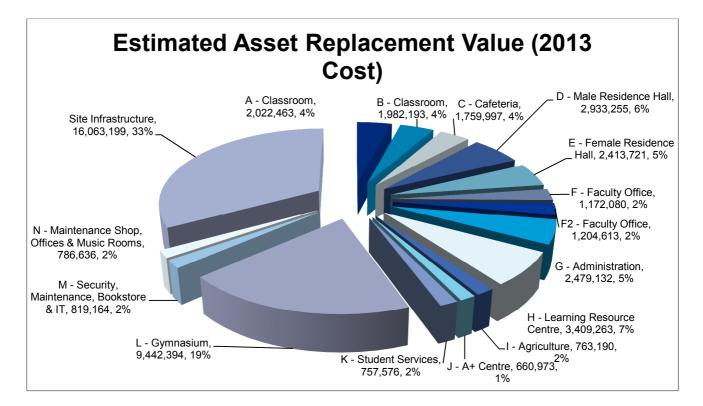
		Replacement Cost	Year 1 - 10 Asset Renewal Cost	Year 11 - 20 Asset Renewal Cost	Year 21 - 30 Asset Renewal Cost	Total 30 Year Asset Renewal Cost	Annualised Total Operational Cost	Total Year 1-10 Operational Cost	Total Year 11-20 Operational Cost	Total Year 21-30 Operational Cost
Ref	Asset Description	Cost (\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)	(\$ USD)		(\$USD)	(\$USD)	(\$USD)
1.00	A - Classroom	2,022,463	242,141	694,659	314,803	1,251,602	51,323	338,170	790,688	410,833
2.00	B - Classroom	1,982,193	143,920	486,806	238,681	869,407	36,768	221,795	564,681	316,556
3.00	C - Cafeteria	1,759,997	223,780	387,547	357,018	968,345	42,148	322,478	486,245	455,716
4.00	D - Male Residence Hall	2,933,255	138,784	321,799	423,665	884,247	42,300	267,033	450,049	551,914
5.00	E - Female Residence Hall	2,413,721	113,963	304,218	353,203	771,384	35,588	212,716	402,972	451,957
6.00	F - Faculty Office	1,172,080	150,386	238,043	316,820	705,249	29,150	206,803	294,459	373,237
7.00	F2 - Faculty Office	1,204,613	66,564	520,030	338,666	925,260	38,427	142,413	595,879	414,515
8.00	G - Administration	2,479,132	345,333	516,687	549,112	1,411,131	59,615	471,107	642,461	674,886
9.00	H - Learning Resource Centre	3,409,263	393,055	1,485,258	659,207	2,537,520	108,769	634,907	1,727,111	901,060
10.00	I - Agriculture	763,190	166,102	144,345	133,161	443,607	18,872	206,953	185,196	174,012
11.00	J - A+ Centre	660,973	65,844	202,866	210,826	479,536	20,630	112,301	249,323	257,283
12.00	K - Student Services	757,576	86,560	314,013	163,050	563,624	23,841	137,092	364,545	213,581
13.00	L - Gymnasium	9,442,394	1,902,290	2,147,690	270,557	4,320,537	175,673	2,218,838	2,464,238	587,104
14.00	M - Security, Maintenance, Bookstore & IT	819,164	157,041	273,586	114,789	545,415	24,294	218,177	334,722	175,925
15.00	N - Maintenance Shop, Offices & Music Rooms	786,636	152,379	274,314	89,725	516,418	22,600	206,238	328,173	143,585
16.00	Site Infrastructure	16,063,199	759,424	617,520	2,700,357	4,077,302	186,449	1,264,817	1,122,912	3,205,750
	TOTALS EXCLUDING ESCALATION	48,669,850	5,107,564	8,929,380	7,233,639	21,270,583	916,447	7,181,838	11,003,654	9,307,913
	Escalation Allowance		1,431,388	6,241,045	9,432,814	17,105,247	933,228	5,061,916	9,871,574	13,063,343
	TOTALS INCLUDING ESCALATION (3.4% per annum assumed)		6,538,952	15,170,425	16,666,453	38,375,831	1,849,675	12,243,754	20,875,228	22,371,255

Forecast Operational Costs

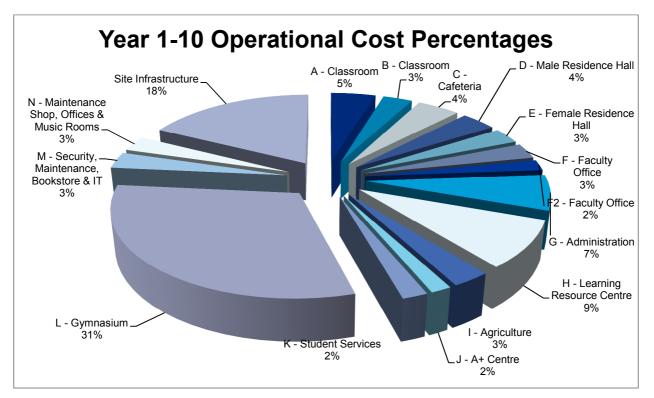
The forecast Operational Costs (including escalation) as outlined in the above table are suggested for funding and budgeting purposes. Annualised costs are the total operational costs spent over a 30 year period (divided by 30).

The estimated replacement cost (2013 costs) of the COM-FSM assets on the National campus is approximately \$US48.67M (excluding land, loose furniture and equipment). Outlined below is the breakdown of the estimated asset replacement cost for the campus.





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





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

The forecast operational costs (\$US12.244M for Years 1-10) equates to approximately \$US1,224,000 per year average identified above are significantly higher than the what is currently being budgeted for maintenance by COM-FSM (\$150,00 per annum total for all 6 campuses). We consider that the forecast operational costs as outlined above are necessary to operate and maintain the capital investment already made by the COM-FSM on the National campus.

4.1.9 Limitations of the Condition Assessment

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

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

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

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

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

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

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



Security

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

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

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

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

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

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

4.1.10 Assumptions Made in the Condition Assessment

It has been assumed that:

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

4.1.11 Exclusions from the Condition Assessment and Forecast Operational Costs

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

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



5 Energy Audit

Campus Summary

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

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

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

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

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

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

5.1 Energy Efficiency Recommendations

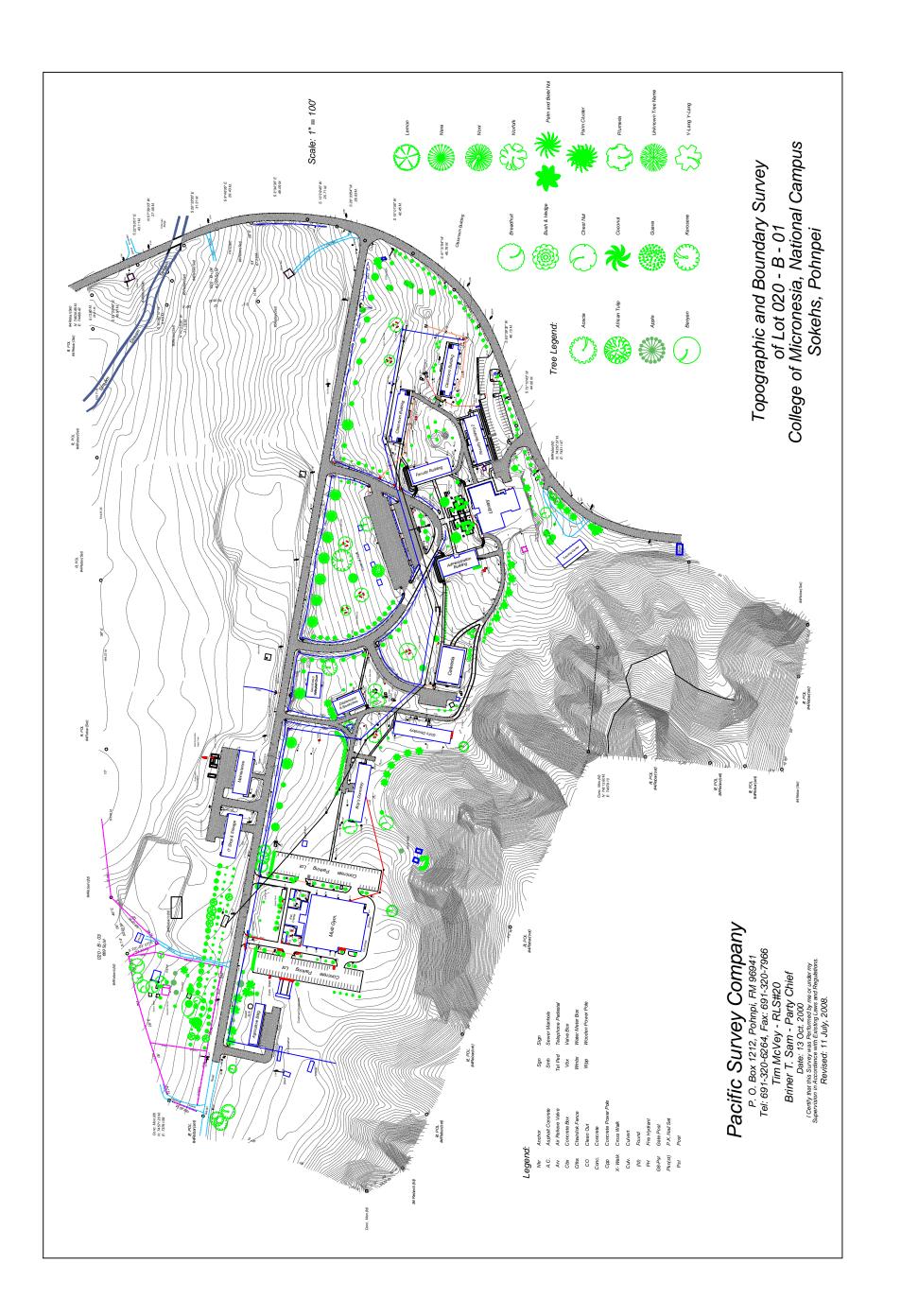
- 1. Adjust the set point control of the AC units to 24 or 25°c
- 2. Turn units off cooling units when spaces are un-occupied
- 3. Ensure units are free from obstructions, filters are clean, and pipework runs are straight to reduce loads on units
- 4. Provide occupancy sensor lighting control where appropriate,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



Appendix A

Topographical Survey Plan & Title Information





Appendix B

Building Condition Assessments



NAT	IONAL CAMPUS AT PALI	KIR, PO	OHNPEI	STA	TE							Α	– SPE		
		Condit	tion Grading	VC	_	ion Gau	-		Acout Po	enewal Cost		<u> </u>		TOP 5 MAJOR ELE	MEN
D Code	Element	Condition	%	VG 0-20		A 40-60 6	P \	100 Year 1-1	-	-	Grand	Full	% Full	URGENT MAINTENANCE, R	
		Grade	Deterioration	%		%	%	% Total	Total	Total	Renewal Total	Replace	Replace		
.00	Total Sub-Structure	3	50%					0	0	0	0	145,390	0.0%	Element	Ob
2.00	Total Frame	2	30%					0	0	0	0	320,448	0.0%		
.00	Total Structural Walls	2	30%					0	0	0	0	128,303	0.0%	Ceramic Tiled Floor Finishes	Imp
.00	Total Upper Floors	2	30%					0	0	0	0	180,210	0.0%		
.00	Total Roof	3	50%					0	97,168	0	97,168	97,168	100.0%		_
.00	Total External Walls & Finishes	3	50%					0	0	73,774	73,774	73,774	100.0%	Ceiling Mounted Fan	Lar
.00	Total Windows & Doors	3	50%					6,415	0	31,715	38,130	153,578	24.8%		
	TOTAL STRUCTURE	3	50%					6,415	97,168	105,489	209,072	1,098,870	19.0%		
.00	Total Stairs Balustrades & Handrails	3	50%					0	0	39,468	39,468	64,768	60.9%	Timber Framed Doors with glazed top light over	Evi
.00	Total Internal Walls/Partitions	3	50%					0	0	0	0	65,456	0.0%		
0.00	Total Internal Doors	3	50%					0	0	13,662	13,662	13,662	100.0%		
1.00	Total Floor Finishes	4	70%					110,098	0	31,569	141,667	110,098	128.7%	Metal Framed Balustrades (with Metal Infill Panels	Со
2.00	Total Wall Finishes	3	50%					0	118,098	0	118,098	118,098	100.0%	or Balusters) and metal roofing	re-p
3.00	Total Ceiling Finishes	3	50%					0	104,602	0	104,602	104,602	100.0%		
4.00	Total Fixed Joinery Units	3	50%					2,378	100,694	3,137	106,209	103,831	102.3%	Solid Plaster Wall Lining with Painted Finishes	Litt
	TOTAL INTERNAL FIT-OUT	4	70%					112,476	323,394	87,836	523,706	580,515	90.2%		
5.00	Total Sanitary Plumbing	3	50%					0	78,683	0	78,683	78,683	100.0%		_
.00	Total Mechanical Services	4	70%					46,299	46,173	46,299	138,771	46,299	299.7%	Overall Recommendation/Action	Tar
.00	Total Fire Services	3	50%					18,788	8,855	15,626	43,269	18,156	238.3%	1	exte
8.00	Total Electrical Services	3	50%					0	140,387	1,392	141,778	141,778	100.0%]	balı
		-							-	-					1 117

0

58,162

123,249

242.141

0

0

274,097

694,659

0

58,162

121,478

314,803

0

116,324

518,824

1.251.602

0

58,162

343,078

2,022,463

0.0%

200.0%

151.2%

61.9%

III Beca

Total Vertical Transportation

TOTAL BUILDING SERVICES

Total Special Services

TOTAL BUILDING

0

3

3

3

0%

50%

50%

50%

19.00

20.00



ENTS REQUIRING

Observed Deterioration/Recommendations

mpact damage, broken tiles

arge number of fans not working

Evidence of marks and impact damage

Corrosion present on balustrades. Roofs require e-paniting immediately

ittle impact damage, normal wear and tear

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

B – STANDARD CLASSROOMS







				Co	ndition (Gauge									
		Condition	n Grading	VG G	Α	Р	VP		Asset Rer	newal Cost]		TOP 5 MAJOR ELE	MEN
ID Code	Element	Condition Grade	% Deteriorat ion	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, RI	ENE
1.00	Total Sub-Structure	3	50%					0	0	0	0	150,745	0.0%		
2.00	Total Frame	2	30%	-				0	0	0	0	405,541	0.0%	Element	Ob
3.00	Total Structural Walls	3	50%					0	0	0	0	238,204	0.0%		
4.00	Total Upper Floors	3	50%					0	0	0	0	194,611	0.0%	Timber Doors (Solid/No Glazing)	Evi
5.00	Total Roof	3	50%	-				0	64,479	23,504	87,983	87,983	100.0%		
6.00	Total External Walls & Finishes	2	30%	-				0	0	0	0	97,689	0.0%		
7.00	Total Windows & Doors	3	50%					11,625	0	38,190	49,815	190,373	26.2%	Ceramic Tiled Floor Finishes	Imp
A	TOTAL STRUCTURE	3	50%					11,625	64,479	61,694	137,797	1,365,146	10.1%		
8.00	Total Stairs Balustrades & Handrails	3	50%					0	0	39,468	39,468	64,768	60.9%		
9.00	Total Internal Walls/Partitions	3	50%	-				0	0	0	0	7,651	0.0%	Concrete Screed Floor Finish	Evi
10.00	Total Internal Doors	3	50%	-				0	0	7,590	7,590	7,590	100.0%		
11.00	Total Floor Finishes	4	70%					13,821	39,960	10,064	63,846	53,781	118.7%		
12.00	Total Wall Finishes	3	50%	-				0	120,438	0	120,438	120,438	100.0%	Ceiling Mounted Fan	Lar
13.00	Total Ceiling Finishes	3	50%	-				0	91,887	0	91,887	91,887	100.0%		
14.00	Total Fixed Joinery Units	3	50%					2,378	7,084	2,378	11,840	9,462	125.1%		
в	TOTAL INTERNAL FIT-OUT	4	70%					16,200	259,369	59,501	335,069	355,577	94.2%	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Evi
15.00	Total Sanitary Plumbing	3	50%					0	24,035	0	24,035	24,035	100.0%		pai
16.00	Total Mechanical Services	4	70%					41,872	37,318	41,872	121,061	41,872	289.1%	Overall Recommendation/Action	Та
17.00	Total Fire Services	3	50%					13,098	2,530	13,098	28,727	15,628	183.8%	Overall Recommendation/Action	ext
18.00	Total Electrical Services	3	50%					0	99,076	1,392	100,467	118,810	84.6%		rep
19.00	Total Vertical Transportation	0	0%					0	0	0	0	0	0.0%		imr
20.00	Total Special Services	3	50%					61,126	0	61,126	122,251	61,126	200.0%		Re
с	TOTAL BUILDING SERVICES	3	50%					116,095	162,958	117,487	396,540	261,470	151.7%		joir rep
	TOTAL BUILDING	3	50%					143,920	486,806	238,681	869,407	1,982,193	43.9%		202

III Beca



ENTS REQUIRING

Observed Deterioration/Recommendations

Evidence of termite damage

mpact damage, broken tiles

Evidence of cracking

arge number of fan not working

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

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

NAT	IONAL CAMPUS AT PALI	KIR, PO	HNPE		ATE							С		NG HALL	
		Conditio	n Grading	VG	Condition	Gauge	VP		Asset Rer	newal Cost		 1		TOP 5 MAJOR ELE	MEN
ID Code	Element	Condition Grade	% Deteriorat	0-20 2			0 80-100 %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grandn Renewal	Full Replace	% Full Replace	URGENT MAINTENANCE, RE	
1.00	Total Sub-Structure	2	ion 30%					0	0	0	Total 0	166,789	0.0%		
2.00	Total Frame	2	30%					0	0	0	0	456,316	0.0%	Element	Obs
3.00	Total Structural Walls	2	30%					0	0	0	0	78,626	0.0%		
4.00	Total Upper Floors	0	0%					0	0	0	0	0	0.0%	Tiled Floor Finishes	То
5.00	Total Roof	3	50%					1,500	95,798	7,084	104,382	102,882	101.5%		- ma
6.00	Total External Walls & Finishes	2	30%					0	0	0	0	45,210	0.0%		
7.00	Total Windows & Doors	3	50%					8,590	0	125,681	134,270	172,906	77.7%	Air-Conditioning - Window Mounted or "Through the Wall" Type	Mar unit
A	TOTAL STRUCTURE	3	50%					10,090	95,798	132,765	238,652	1,022,729	23.3%		um
8.00	Total Stairs Balustrades & Handrails	0	0%					0	0	0	0	0	0.0%	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Pair
9.00	Total Internal Walls/Partitions	2	30%					2,000	0	0	2,000	94,814	2.1%		roof
10.00	Total Internal Doors	3	50%					0	0	16,698	16,698	16,698	100.0%		
11.00	Total Floor Finishes	4	70%					130,348	5,797	1,366	137,511	136,145	101.0%	Metal Gutters	Met
12.00	Total Wall Finishes	2	30%					0	0	114,008	114,008	114,008	100.0%		_
13.00	Total Ceiling Finishes	3	50%					0	59,353	10,825	70,179	70,179	100.0%	Fibre Cement Ceiling/Soffit Lining with Painted	Mar
14.00	Total Fixed Joinery Units	3	50%					0	72,738	2,277	75,015	75,015	100.0%	Finishes	dan
В	TOTAL INTERNAL FIT-OUT	3	50%					132,348	137,888	145,175	415,411	506,859	82.0%		
15.00	Total Sanitary Plumbing	3	50%					0	34,788	0	34,788	39,848	87.3%	Overall Recommendation/Action	Tar
16.00	Total Mechanical Services	4	70%					64,642	5,693	64,642	134,976	64,642	208.8%		exte
17.00	Total Fire Services	3	50%					13,701	1,898	12,436	28,035	12,436	225.4%		corr
18.00	Total Electrical Services	4	70%					1,000	111,483	0	112,483	111,483	100.9%		and
19.00	Total Vertical Transportation	0	0%					0	0	0	0	0	0.0%		Rep
20.00	Total Special Services	3	50%					2,000	0	2,000	4,000	2,000	200.0%		floo
с	TOTAL BUILDING SERVICES	4	70%					81,343	153,861	79,078	314,281	230,409	136.4%		repl
	TOTAL BUILDING	3	50%					223,780	387,547	357,018	968,345	1,759,997	55.0%		202



ENTS REQUIRING

EWAL OR REPLACEMENT

Observed Deterioration/Recommendations

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

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

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

Aetal flaking and rust spots starting to appear

Marked with evidence of humidity or moisture lamage

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

NAT	IONAL CAMPUS AT PA		OHNPEI \$	STAT	E						D	– MEN	'S RESIDENCE HALL	
				с	ondition G	auge								
		Condit	ion Grading	VG G	A	Р	VP	Asset Re	newal Cost]		TOP 5 MAJOR ELE	MEN
ID Code	Element	Condition Grade	% Deterioration	0-20 20- % %		60-80 %	-100 Year 1-1 % Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace	URGENT MAINTENANCE, R	ENE
1.00	Total Sub-Structure	2	30%				0	0	0	Total 0	251,000	0.0%		
2.00	Total Frame	2	30%				0	0	0	0	208,170	0.0%	Element	Ot
3.00	Total Structural Walls	2	30%				0	0	0	0	280,628	0.0%	Vinyl Floor Finishes	Ev
4.00	Total Upper Floors	2	30%				0	0	0	0	210,598	0.0%		flo
5.00	Total Roof	3	50%				0	12,338	110,163	122,502	122,502	100.0%		
6.00	Total External Walls & Finishes	2	30%				0	0	0	0	27,628	0.0%	Tiled Floor Finishes	Ev
7.00	Total Windows & Doors	2	30%				0	0	0	0	270,204	0.0%		eto
A	TOTAL STRUCTURE	3	50%				0	12,338	110,163	122,502	1,370,729	8.9%	Plywood Soffit Lining with Painted Finish	Ev
8.00	Total Stairs Balustrades & Handrails	2	30%				0	0	0	0	53,320	0.0%		da
9.00	Total Internal Walls/Partitions	2	30%				0	0	0	0	86,418	0.0%		
10.00	Total Internal Doors	2	30%				0	0	0	0	133,584	0.0%	Plywood Ceiling linings with Painted Finishes	Εv
11.00	Total Floor Finishes	4	70%				109,436	0	85,744	195,180	109,436	178.4%		sh
12.00	Total Wall Finishes	3	50%				0	15,939	0	15,939	664,181	2.4%	Matal Cuttors and Depfing	
13.00	Total Ceiling Finishes	4	70%				0	63,406	21,436	84,842	84,842	100.0%	Metal Gutters and Roofing	Ev rep
14.00	Total Fixed Joinery Units	2	30%				0	0	19,481	19,481	19,481	100.0%		im
В	TOTAL INTERNAL FIT-OUT	3	50%				109,436	79,345	126,661	315,441	1,151,262	27.4%		
15.00	Total Sanitary Plumbing	3	50%				0	37,950	107,525	145,475	145,475	100.0%	Overall Recommendation/Action	Та
16.00	Total Mechanical Services	3	50%				25,553	1,898	25,553	53,004	25,553	207.4%		ext
17.00	Total Fire Services	2	30%				3,795	21,846	4,428	30,069	22,479	133.8%		im
18.00	Total Electrical Services	3	50%				0	84,211	49,335	133,546	133,546	100.0%		ne
19.00	Total Vertical Transportation	0	0%				0	0	0	0	0	0.0%		cei
20.00	Total Special Services	2	30%				0	84,211	0	84,211	84,211	100.0%		by me
c	TOTAL BUILDING SERVICES	3	50%				29,348	230,116	186,841	446,305	411,264	108.5%		
L														



ENTS REQUIRING

Observed Deterioration/Recommendations

Evidence of lifting, marks, tears, and worn flooring

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

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

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

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

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

NAT	IONAL CAMPUS AT PALI	KIR, PO	OHNPEI	STATE								E	– WOM	AN'S RESIDENCE HALL	
		Condit	ion Grading	Con VG G	dition G	auge P	VP		Asset Rei	newal Cost		<u>.</u> 1		TOP 5 MAJOR ELEI	MEN
ID Code	Element	Condition Grade	% Deterioration	0-20 20-40 % %	40-60 %	60-80 %	0-100 %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace	URGENT MAINTENANCE, RE	
1.00	Total Sub-Structure	2	30%					0	0	0	Total 0	201,560	0.0%		
2.00	Total Frame	2	30%					0	0	0	0	172,451	0.0%	Element	Ob
3.00	Total Structural Walls	2	30%					0	0	0	0	213,001	0.0%		
4.00	Total Upper Floors	2	30%					0	0	0	0	168,688	0.0%	Vinyl Floor Finishes	Evi
5.00	Total Roof	3	50%					0	9,871	76,288	86,158	86,158	100.0%		gro
6.00	Total External Walls & Finishes	2	30%					0	0	0	0	97,968	0.0%	Diaster and Daint finish	
7.00	Total Windows & Doors	2	30%					0	0	0	0	225,803	0.0%	Plaster and Paint finish	Evi
A	TOTAL STRUCTURE	3	50%					0	9,871	76,288	86,158	1,165,628	7.4%		
8.00	Total Stairs Balustrades & Handrails	3	50%					0	0	0	0	53,320	0.0%	Discord Coffit Lining with Deinted Finish and Matel	
9.00	Total Internal Walls/Partitions	2	30%					0	0	0	0	69,758	0.0%	Plywood Soffit Lining with Painted Finish and Metal roofing	Evi dar
10.00	Total Internal Doors	2	30%					0	0	0	0	72,864	0.0%		aai
11.00	Total Floor Finishes	4	70%					90,181	0	66,488	156,669	90,181	173.7%		_
12.00	Total Wall Finishes	3	50%					0	15,939	0	15,939	478,827	3.3%	Air-Conditioning - Window Mounted Unit)	Cor indi
13.00	Total Ceiling Finishes	4	70%					0	61,486	21,436	82,922	82,922	100.0%		ind
14.00	Total Fixed Joinery Units	2	30%					0	0	17,204	17,204	17,204	100.0%		
в	TOTAL INTERNAL FIT-OUT	3	50%					90,181	77,425	105,128	272,734	865,077	31.5%	Plywood Ceiling linings with Painted Finishes	Evi she
15.00	Total Sanitary Plumbing	3	50%					0	37,950	104,363	142,313	142,313	100.0%		5110
16.00	Total Mechanical Services	4	70%					19,987	1,898	19,987	41,872	19,987	209.5%	- · · ·	1_
17.00	Total Fire Services	2	30%					3,795	18,235	4,428	26,457	18,867	140.2%	Overall Recommendation/Action	Tar
18.00	Total Electrical Services	3	50%					0	91,453	43,010	134,463	134,463	100.0%		exte ceil
19.00	Total Vertical Transportation	0	0%					0	0	0	0	0	0.0%		and
20.00	Total Special Services	2	30%					0	67,387	0	67,387	67,387	100.0%		finis
с	TOTAL BUILDING SERVICES	3	50%					23,782	216,922	171,787	412,491	383,017	107.7%		me
	TOTAL BUILDING	3	50%					113,963	304,218	353,203	771,384	2,413,721	32.0%		1



ENTS REQUIRING

Observed Deterioration/Recommendations

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

Evidence of impact damage

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

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

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

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

F - FACULTY OFFICE (OLD)







	TOP 5 MAJO								auge	dition G	Conc						
	TOP 5 MAJO				ewal Cost	Asset Ren		VP	Р	Α	G	VG	ion Grading	Conditi			
IANCE, REN	URGENT MAINTENAN	% Full Replace	Full Replace	Grand Renewal Total	Year 21-30 Total	Year 11-20 Total	Year 1-10 Total	80-100 %	60-80 %	40-60 %	20-40 %	0-20 %	% Deterioration	Condition Grade		Element	D Code
	Flowert	0.0%	176,662	0	0	0	0						50%	3		Total Sub-Structure	1.00
C	Element	0.0%	236,602	0	0	0	0						50%	3		Total Frame	2.00
		0.0%	154,158	0	0	0	0						30%	2		Total Structural Walls	3.00
sed Grid E	Proprietary Suspended Ceilings (Exposed (Suspension System)	0.0%	0	0	0	0	0						0%	0		Total Upper Floors	4.00
		100.0%	79,072	79,072	0	79,072	0						50%	3		Total Roof	5.00
D.	Air Conditioning DV/Calit System	0.0%	45,089	0	0	0	0						30%	2	95	Total External Walls & Finishes	6.00
N	Air-Conditioning - DX/Split System	0.0%	56,363	0	0	0	0						30%	2		Total Windows & Doors	7.00
		10.6%	747,946	79,072	0	79,072	0						50%	3		TOTAL STRUCTURE	A
	Destiled Matel Obset Dest Obset due (Des	0.0%	0	0	0	0	0						0%	0	ndrails	Total Stairs Balustrades & Handrail	B.00
e-Finished) E	Profiled Metal Sheet Roof Cladding (Pre-Fi	0.0%	0	0	0	0	0						0%	0	;	Total Internal Walls/Partitions	9.00
		100.0%	15,180	15,180	15,180	0	0						50%	3		Total Internal Doors	10.00
_		100.0%	36,982	36,982	3,348	33,634	0						30%	2		Total Floor Finishes	11.00
E	Timber Door - Single	100.0%	112,498	112,498	112,498	0	0						30%	2		Total Wall Finishes	12.00
		100.0%	51,021	51,021	15,923	29,829	5,268						50%	3		Total Ceiling Finishes	13.00
		100.0%	4,681	4,681	4,681	0	0						30%	2		Total Fixed Joinery Units	14.00
Finishes E	Fibre Cement Soffit Lining with Painted Fini	100.0%	220,361	220,361	151,630	63,463	5,268						50%	3		TOTAL INTERNAL FIT-OUT	В
		100.0%	29,728	29,728	29,728	0	0						30%	2		Total Sanitary Plumbing	15.00
_		371.4%	61,985	230,230	61,985	53,130	115,115						70%	4		Total Mechanical Services	16.00
Т	Overall Recommendation/Action	227.3%	11,575	26,313	11,575	3,795	10,943						30%	2		Total Fire Services	17.00
e		100.0%	81,425	81,425	42,843	38,583	0						50%	3		Total Electrical Services	18.00
R		0.0%	0	0	0	0	0						0%	0		Total Vertical Transportation	19.00
а		200.0%	19,060	38,120	19,060	0	19,060						50%	3		Total Special Services	20.00
		199.2%	203,773	405,816	165,191	95,508	145,118						50%	3		TOTAL BUILDING SERVICES	С
		60.2%	1,172,080	705,249	316,820	238,043	150,386						50%	3		TOTAL BUILDING	



ENTS REQUIRING

Observed Deterioration/Recommendations

Evidence of damaged/marked/stained ceiling iles

Most not used, some not working

Evidence of faded paint – re-paint immediately

Evidence of stains, impact damage

Evidence of marks

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

F2 - FACULTY OFFICE (NEW)



III Beca





					Con	dition (Gauge									
		Condit	ion Grading	VG	G	Α	Р	VP		Asset Re	newal Cost				TOP 5 MAJOR EL	
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, F	RENE
1.00	Total Sub-Structure	3	50%						0	0	0	0	136,415	0.0%		
2.00	Total Frame	2	30%						0	0	0	0	145,319	0.0%	Element	Oł
3.00	Total Structural Walls	0	0%						0	0	0	0	0	0.0%		
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%	Metal Doors (Solid/No Glazing)	Po
5.00	Total Roof	3	50%						0	83,636	16,239	99,875	99,875	100.0%		
6.00	Total External Walls & Finishes	2	30%						0	0	0	0	65,149	0.0%		
7.00	Total Windows & Doors	3	50%						0	7,590	0	7,590	80,131	9.5%	Timber Door - Single	Ev
Α	TOTAL STRUCTURE	3	50%						0	91,226	16,239	107,465	526,889	20.4%		
8.00	Total Stairs Balustrades & Handrails	0	0%						0	0	0	0	0	0.0%		
9.00	Total Internal Walls/Partitions	2	30%						0	0	0	0	67,665	0.0%		_
10.00	Total Internal Doors	3	50%						0	0	24,288	24,288	24,288	100.0%	Solid Plaster Wall Lining with Painted Finishes	E١
11.00	Total Floor Finishes	3	50%						0	48,851	0	48,851	48,851	100.0%		
12.00	Total Wall Finishes	3	50%						0	69,623	0	69,623	124,612	55.9%		
13.00	Total Ceiling Finishes	3	50%						0	30,983	3,980	34,963	61,978	56.4%		
14.00	Total Fixed Joinery Units	3	50%						0	4,250	6,021	10,272	10,069	102.0%	Plywood Lining with Painted Finishes	Sc
в	TOTAL INTERNAL FIT-OUT	3	50%						0	153,707	34,289	187,996	337,464	55.7%		
15.00	Total Sanitary Plumbing	3	50%						0	21,252	8,855	30,107	30,107	100.0%		
16.00	Total Mechanical Services	2	30%						53,130	218,863	164,785	436,778	165,733	263.5%	Reinforced Concrete Slab on Grade	Εv
17.00	Total Fire Services	3	50%						13,434	5,060	13,434	31,928	13,434	237.7%		
18.00	Total Electrical Services	2	30%						0	0	101,064	101,064	101,064	100.0%		
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%		_
20.00	Total Special Services	2	30%						0	29,921	0	29,921	29,921	100.0%	Overall Recommendation/Action	Та
с	TOTAL BUILDING SERVICES	3	50%						66,564	275,096	288,138	629,799	340,260	185.1%		ex
	TOTAL BUILDING	3	50%						66,564	520,030	338,666	925,260	1,204,613	76.8%		m



ENTS REQUIRING

Observed Deterioration/Recommendations

Poor condition

Evidence of impact damage

Evidence of minor plaster cracking

Some damage to tiles

Evidence of settlement walking along hallway

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

NAT	IONAL CAMPUS AT PAI	LIKIR, PO	OHNPEI S	STAT	Έ							G	- ADMI	NISTRATION	
													7		
		Condit	ion Grading		Condition	Gauge P	VP		Asset Ren	ewal Cost		<u>, וו</u>		TOP 5 MAJOR ELE	MEI
ID Code	Element	Condition Grade	% Deterioration	0-20 20 %	0-40 40-60 % %	0 60-80 8 %	0-100 %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace	URGENT MAINTENANCE, RE	ENE
1.00	Total Sub-Structure	3	50%					0	500	0	500	169,772	0.3%	Element	O
2.00	Total Frame	2	30%					0	0	0	0	576,210	0.0%		0.
3.00	Total Structural Walls	3	50%					0	0	0	0	162,436	0.0%	Proprietary Suspended Ceilings (Exposed Grid	Sc
4.00	Total Upper Floors	2	30%					0	0	0	0	231,505	0.0%	Suspension System) with Tiles	ge
5.00	Total Roof	3	50%					15,805	75,348	17,070	108,223	109,780	98.6%		
6.00	Total External Walls & Finishes	3	50%					0	0	66,192	66,192	66,192	100.0%	Drinking Fountain	Pc
7.00	Total Windows & Doors	2	30%					0	0	0	0	169,334	0.0%		
A 8.00	TOTAL STRUCTURE	3	50%					15,805	75,848	83,261	174,915	1,485,229	11.8%		
8.00 9.00	Total Stairs Balustrades & Handrails Total Internal Walls/Partitions	3	50% 30%					0	0	8,880 0	8,880 0	34,180 164,647	26.0% 0.0%	Air-Conditioning - Window Mounted Unit)	Ma
	Total Internal Doors	2	30%					0	0	0	0	53,130	0.0%		in
11.00	Total Floor Finishes	3	50%					81,109	4,440	81,109	166,659	85,550	194.8%	Lighting (Internal) Incondessant	Ge
12.00	Total Wall Finishes	3	50%					3,000	4,440	184,398	201,516	198,516	194.8%	Lighting (Internal) - Incandescent	Ge
13.00	Total Ceiling Finishes	4	70%					61,132	16,243	0	77,375	77,075	101.5%	Metal Gutters and Roof	
14.00	Total Fixed Joinery Units	3	50%					01,132	10,243	5,946	16,445	15,433	106.6%		Ru an
14.00 D	TOTAL INTERNAL FIT-OUT	3	50%					145,241	45,300	280,333	470,875	628,531	74.9%		(dı
45.00															
15.00	Total Sanitary Plumbing	4	70% 50%					600	23,403	1,265	25,268	24,668	102.4% 382.7%	Overall Recommendation/Action	Та
16.00 17.00	Total Mechanical Services Total Fire Services	3	50%					114,483 19,373	212,836 3,795	114,483 18,741	441,801 41,909	115,431 18,741	223.6%		ex
18.00	Total Electrical Services	4	70%					500	122,348	9,488	132,336	131,836	100.4%		co 20
19.00	Total Vertical Transportation	4	0%					0	0	9,488	0	0	0.0%		20
			70%												im
20.00	Total Special Services	4						49,330	33,156	41,541	124,028	74,697	166.0%		me
C .	TOTAL BUILDING SERVICES	4	70%					184,286	395,538	185,517	765,341	365,372	209.5%		
	TOTAL BUILDING	3	50%					345,333	516,687	549,112	1,411,131	2,479,132	56.9%		



and spot prime. Rust treat and spot prime roof (due for replacement by 2023).

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

H - LEARNING RESOURCE CENTER AND MITC







					Con	dition G	auge						•			
		Condit	tion Grading	VG	G	Α	Р	VP		Asset Re	newal Cost		1		TOP 5 MAJOR ELE	ЛЕI
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	NE
1.00	Total Sub-Structure	2	30%						0	0	0	0	243,611	0.0%	Element	O
2.00	Total Frame	2	30%						0	0	0	0	426,882	0.0%		
3.00	Total Structural Walls	2	30%						0	0	0	0	171,799	0.0%	Insitu Reinforced Concrete Upper Floor - Canopy	Go
4.00	Total Upper Floors	3	50%						0	0	0	0	375,923	0.0%		G
5.00	Total Roof	3	50%						50,855	244,161	82,967	377,983	327,128	115.5%		
6.00	Total External Walls & Finishes	3	50%						0	0	98,721	98,721	98,721	100.0%	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Mi
7.00	Total Windows & Doors	3	50%						0	0	7,590	7,590	121,281	6.3%		pa
A	TOTAL STRUCTURE	3	50%						50,855	244,161	189,278	484,294	1,765,345	27.4%		
8.00	Total Stairs Balustrades & Handrails	3	50%						0	0	14,231	14,231	39,531	36.0%	Membrane Roof Cladding	Re
9.00	Total Internal Walls/Partitions	2	30%						0	0	0	0	186,297	0.0%		
10.00	Total Internal Doors	3	50%						0	0	71,498	71,498	71,498	100.0%		
11.00	Total Floor Finishes	3	50%						159,248	7,934	159,248	326,429	167,181	195.3%	Metal Framed Balustrades (with Metal Infill Panels	Pa
12.00	Total Wall Finishes	3	50%						0	227,012	15,370	242,382	242,382	100.0%	or Balusters)	
13.00	Total Ceiling Finishes	3	50%						0	133,164	9,780	142,944	142,944	100.0%		
14.00	Total Fixed Joinery Units	3	50%						0	27,413	4,200	31,612	31,208	101.3%	Passenger Lifts	W
В	TOTAL INTERNAL FIT-OUT	3	50%						159,248	395,522	274,326	829,096	881,040	94.1%		mi
15.00	Total Sanitary Plumbing	3	50%						0	30,740	18,975	49,715	49,715	100.0%		
16.00	Total Mechanical Services	3	50%						139,783	269,445	139,783	549,010	143,578	382.4%	Overall Recommendation/Action	Ta
17.00	Total Fire Services	3	50%						43,170	15,180	36,845	95,195	39,375	241.8%		ex co
18.00	Total Electrical Services	3	50%						0	334,707	0	334,707	334,707	100.0%		Re
19.00	Total Vertical Transportation	3	50%						0	63,250	0	63,250	63,250	100.0%	•	Re
20.00	Total Special Services	2	30%						0	132,254	0	132,254	132,254	100.0%	1	re
с	TOTAL BUILDING SERVICES	3	50%						182,953	845,575	195,603	1,224,131	762,878	160.5%		Re
	TOTAL BUILDING	3	50%						393,055	1,485,258	659,207	2,537,520	3,409,263	74.4%		se

III Beca



ENTS REQUIRING

Observed Deterioration/Recommendations

Good condition but not sealed/ protected

Minor rust damage and paint deterioration. Repaint roof immediately

Required to canopy to protect concrete

Paint chipping of metal otherwise ok

Wheel chair lift - working order, internal panel missing

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

	<image/>	Condit													
		Condit		-				As No Care	EA THEORY	Nez Kunt	1.				
		Conuit	tion Grading	VG C	ondition C	Gauge	VD		Accest Bon	newal Cost				TOP 5 MAJOR ELE	
.00 Tota		Condition Grade	% Deterioration	0-20 20- % %	40 40-60	60-80 %		Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace	URGENT MAINTENANCE, R	
	tal Sub-Structure	2	30%					0	0	0	Total 0	97,013	0.0%		
.00 Tota	tal Frame	2	30%					0	0	0	0	182,513	0.0%	Element	Ob
.00 Tota	tal Structural Walls	2	30%					0	0	0	0	95,786	0.0%	Profiled Motel Sheet Reef Cladding (Calv)	Bu
.00 Tota	tal Upper Floors	0	0%					0	0	0	0	0	0.0%	Profiled Metal Sheet Roof Cladding (Galv)	Ru: rep
.00 Tota	tal Roof	5	90%					54,999	0	0	54,999	54,999	100.0%		
.00 Tota	tal External Walls & Finishes	4	70%					0	28,129	0	28,129	28,129	100.0%	PVC Gutters	Ler
7.00 Tota	tal Windows & Doors	4	70%					18,596	759	0	19,355	58,519	33.1%		
х тот,	TAL STRUCTURE	4	70%					73,594	28,888	0	102,482	516,957	19.8%		
	tal Internal Walls/Partitions	0	0%					0	0	0	0	0	0.0%	PVC Downpipes	Ler
	tal Internal Doors	2	30%					0	0	1,518	1,518	4,554	33.3%		
	tal Floor Finishes	5	90%					35,658	0	17,602	53,260	35,658	149.4%	Timber Doors (Solid/No Glazing)	Evi
	tal Wall Finishes	4	70%					10,753	0	0	10,753	10,753	100.0%		
	tal Ceiling Finishes	4	70%					17,002	30,432	0	47,434	47,434	100.0%		
	tal Fixed Joinery Units	2	30%					0	14,042	52,719	66,760	66,760	100.0%	Vinyl Floor Finishes	Edg
	TAL INTERNAL FIT-OUT	3	50%					63,412	44,473	71,839	179,724	165,159	108.8%		
	tal Sanitary Plumbing	3	50%					0	6,831	3,795	10,626	10,626	100.0%	Overall Recommendation/Action	Tar
	tal Mechanical Services	4	70%					25,933	48,070	25,933	99,935	25,933	385.4%		ext
	tal Fire Services	4	70% 50%					3,163	3,163	1,581 30,014	7,906 39,501	1,581 39,501	500.0% 100.0%		sec
	tal Electrical Services	3	0%					0	9,488 0	30,014 0	39,501	39,501 0	0.0%		imn and
	tal Special Services	2	30%					0	3,433	0	3,433	3,433	100.0%		dar
	TAL BUILDING SERVICES	3	50%					29,095	70,984	61,322	3,433 161,401	3,433 81,073	199.1%		win
	TAL BUILDING SERVICES	3	50%					166,102	144,345	133,161	443,607	763,190	58.1%		Reg and



ENTS REQUIRING

Observed Deterioration/Recommendations

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

engths missing, remaining gutter is damaged

engths missing, remaining DP's damaged

Evidence of damage, borer etc.

Edges lifting, surface marking and worn areas

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

J - A+ CENTER & ARE CLASSROOM



III Beca





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



ENTS REQUIRING

Observed Deterioration/Recommendations

Evidence of impact damage, insect attack termites/borer)

Evidence of stains/ leaks. Re-paint roof immediately

Evidence of stains

Evidence of water ingress

Evidence of impact damage, marks, etc.

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

K – BOOKSTORE, DISPENSARY, STUDENT SERVICES









						dition (7	
						dition 0							-		TOP 5 MAJOR ELE	MEN
		Condit	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, RI	ENE
1.00	Total Sub-Structure	2	30%						0	0	0	0	92,554	0.0%		
2.00	Total Frame	3	50%						0	0	0	0	80,576	0.0%	Element	Ob
3.00	Total Structural Walls	3	50%						0	0	0	0	49,590	0.0%	Minud Elener Electron	
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%	Vinyl Floor Finishes	No to v
5.00	Total Roof	3	50%						0	63,579	0	63,579	63,579	100.0%		10
6.00	Total External Walls & Finishes	2	30%						0	0	0	0	22,811	0.0%	Tile d Elecer Electric	
7.00	Total Windows & Doors	3	50%						0	0	46,491	46,491	46,491	100.0%	Tiled Floor Finishes	Im
A	TOTAL STRUCTURE	3	50%						0	63,579	46,491	110,070	355,602	31.0%		
8.00	Total Stairs Balustrades & Handrails	0	0%						0	0	0	0	0	0.0%		
9.00	Total Internal Walls/Partitions	2	30%						0	0	0	0	64,515	0.0%	Proprietary Suspended Ceilings (Exposed Grid Suspension System)	Da
10.00	Total Internal Doors	3	50%						0	0	15,180	15,180	16,951	89.6%		
11.00	Total Floor Finishes	4	70%						30,445	0	24,362	54,808	30,445	180.0%		
12.00	Total Wall Finishes	3	50%						0	71,698	0	71,698	71,698	100.0%	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Evi
13.00	Total Ceiling Finishes	4	70%						0	14,099	0	14,099	32,370	43.6%		
14.00	Total Fixed Joinery Units	3	50%						0	31,246	0	31,246	31,246	100.0%		_
В	TOTAL INTERNAL FIT-OUT	4	70%						30,445	117,042	39,542	187,030	247,225	75.7%	Aluminium Framed Windows & Doors	Mir
15.00	Total Sanitary Plumbing	3	50%						0	37,950	0	37,950	37,950	100.0%		
16.00	Total Mechanical Services	3	50%						34,977	53,130	34,977	123,085	34,977	351.9%		
17.00	Total Fire Services	3	50%						7,605	2,530	7,605	17,740	7,605	233.3%	Overall Recommendation/Action	Та
18.00	Total Electrical Services	3	50%						0	39,782	20,902	60,684	60,684	100.0%		ext
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%		re-
20.00	Total Special Services	3	50%						13,533	0	13,533	27,066	13,533	200.0%		by me
с	TOTAL BUILDING SERVICES	3	50%						56,115	133,392	77,017	266,524	154,749	172.2%	1	202
	TOTAL BUILDING	3	50%						86,560	314,013	163,050	563,624	757,576	74.4%	1	



ENTS REQUIRING

Observed Deterioration/Recommendations

Normal wear and tear, including some chipping to vinyl

Impact damage, broken tiles

Damaged ceiling tiles

Evidence of fading. Re-paint roof immediately

Minor evidence of flaking to paint

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









					Cond	ition G	auge								TOP 5 MAJOR ELE	MEN
		Conditi	on Grading	VG	G	Α	Р	VP		Asset Rei	newal Cost				URGENT MAINTENANCE, RI	
ID Code	Element	Condition Grade	% Deterioration	0-20 %	20-40 %	40-60 %	60-80 %	80-100 %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace		
1.00	Total Sub-Structure	3	50%						0	0	0	0	598,673	0.0%	Element	Ob
2.00	Total Frame	4	70%						0	285,035	0	285,035	2,131,948	13.4%		+
3.00	Total Structural Walls	3	50%						0	0	0	0	1,032,384	0.0%	PVC Down Pipes and metal rain water heads	Ra
4.00	Total Upper Floors	3	50%						0	0	0	0	1,488,012	0.0%		Do
5.00	Total Roof	5	90%						518,648	0	0	518,648	518,648	100.0%		an
6.00	Total External Walls & Finishes	4	70%						0	395,747	0	395,747	395,747	100.0%		sta
7.00	Total Windows & Doors	5	90%						516,192	0	0	516,192	516,192	100.0%	Solid Plaster Cladding with Painted Finishes	Evi
A	TOTAL STRUCTURE	4	70%						1,034,841	680,782	0	1,715,623	6,681,605	25.7%	Solid Plaster Cladding with Painted Philshes	am
8.00	Total Stairs Balustrades & Handrails	3	50%						0	0	162,806	162,806	289,306	56.3%		Re
9.00	Total Internal Walls/Partitions	3	50%						0	0	0	0	268,686	0.0%		+
10.00	Total Internal Doors	4	70%						0	45,540	0	45,540	45,540	100.0%	Insitu Concrete Slab Roof Without Any Apparent	Ro
11.00	Total Floor Finishes	4	70%						0	99,681	0	99,681	99,681	100.0%	Membrane Waterproofing	pla
12.00	Total Wall Finishes	4	70%						740,091	0	0	740,091	740,091	100.0%		to
13.00	Total Ceiling Finishes	3	50%						0	544,552	0	544,552	544,552	100.0%		1.
14.00	Total Fixed Joinery Units	4	70%						9,488	78,506	0	87,993	87,993	100.0%	Windows and Doors	In v saf
в	TOTAL INTERNAL FIT-OUT	4	70%						749,579	768,280	162,806	1,680,664	2,075,850	81.0%		Re
15.00	Total Sanitary Plumbing	4	70%						7,590	99,303	0	106,893	106,893	100.0%		
16.00	Total Mechanical Services	4	70%						105,221	123,970	105,221	334,412	105,221	317.8%	Concrete Screed Floor Finish	Wo
17.00	Total Fire Services	3	50%						5,060	10,120	2,530	17,710	7,590	233.3%		<u> </u>
18.00	Total Electrical Services	4	70%						0	465,236	0	465,236	465,236	100.0%	Overall Recommendation/Action	Та
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%		ext
20.00	Total Special Services	0	0%						0	0	0	0	0	0.0%		& s
С	TOTAL BUILDING SERVICES	4	70%						117,871	698,629	107,751	924,251	684,940	134.9%		lea
	TOTAL BUILDING	4	70%						1,902,290	2,147,690	270,557	4,320,537	9,442,394	45.8%		Re me
			1070						.,	2,141,000	210,001	1,020,007	0,112,004	40.075		

III Beca



ENTS REQUIRING

EWAL OR REPLACEMENT

Observed Deterioration/Recommendations

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

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

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

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

Vorse for wear, cracks and chips

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

NAT	TIONAL CAMPUS AT PA	LIKIR, PC	OHNPEIS	STA	TE							Μ	- SECl	JRITY, WEIGHTROOM, BOOKSTORE & IT	-
					10-										
						on Gauge						<u> </u>		TOP 5 MAJOR ELE	MEI
ID Code	Element	Condit Condition Grade	tion Grading % Deterioration	VG 0-20 %	20-40 4		P VP -80 80-100 % %) Year 1-10 Total	Asset Ren Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace	URGENT MAINTENANCE, R	
1.00	Total Sub-Structure	1	10%			~		0	0	0	Total 0	112,105	0.0%		
2.00	Total Frame	2	30%					0	9,102	0	9,102	143,919	6.3%	. Element	0
3.00	Total Structural Walls	3	50%					4,910	0	0	4,910	31,056	15.8%	Metal Gutters	R
4.00	Total Upper Floors	2	30%					0	0	0	0	44,781	0.0%	ivietal Guilers	
5.00	Total Roof	5	90%					31,570	81,070	0	112,640	95,921	117.4%		
6.00	Total External Walls & Finishes	3	50%					19,487	2,657	9,317	31,460	32,034	98.2%	Metal Down Pipes	7
7.00	Total Windows & Doors	5	90%					28,502	16,192	569	45,263	42,694	106.0%		
4	TOTAL STRUCTURE	4	70%					84,468	109,020	9,886	203,375	502,509	40.5%		
3.00	Total Stairs Balustrades & Handrails	1	10%					0	0	0	0	10,120	0.0%	Profiled Metal Sheet Wall Cladding (Pre-Finished)	Fla
9.00	Total Internal Walls/Partitions	2	30%					0	0	0	0	24,504	0.0%		Re
10.00	Total Internal Doors	3	50%					900	0	6,831	7,731	6,831	113.2%		co re
11.00	Total Floor Finishes	3	50%					14,330	7,286	14,330	35,946	38,417	93.6%		
12.00	Total Wall Finishes	3	50%					0	22,458	46,551	69,009	69,009	100.0%	Timber Doors (Solid/No Glazing)	Le
13.00	Total Ceiling Finishes	3	50%					19,392	0	9,108	28,500	33,965	83.9%		pla
14.00	Total Fixed Joinery Units	4	70%					9,488	1,898	0	11,385	11,385	100.0%		
В	TOTAL INTERNAL FIT-OUT	3	50%					44,110	31,642	76,820	152,572	194,231	78.6%	Profiled Metal Sheet Soffit Lining (Pre-Finished)	Co
15.00	Total Sanitary Plumbing	3	50%					0	0	253	253	253	100.0%		
16.00	Total Mechanical Services	4	70%					19,608	37,318	19,608	76,533	19,608	390.3%	Overall Recommendation/Action	Та
17.00	Total Fire Services	2	30%					1,265	1,265	633	3,163	633	500.0%		ex
18.00	Total Electrical Services	4	70%					0	81,615	0	81,615	81,615	100.0%		ne
19.00	Total Vertical Transportation	0	0%					0	0	0	0	0	0.0%		an do
20.00	Total Special Services	3	50%					7,590	12,726	7,590	27,906	20,316	137.4%	1	wa
C	TOTAL BUILDING SERVICES	3	50%					28,463	132,923	28,083	189,469	122,424	154.8%	1	an
	TOTAL BUILDING	3	50%					157,041	273,586	114,789	545,415	819,164	66.6%	1	by



ENTS REQUIRING

Observed Deterioration/Recommendations

Rusted and needs replacing

of 8 have corroded and need replacing

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

Leafs in poor condition. Frames need repairs in places

Corrosion to fixings and edges.

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

N - MAINTENANCE CRE, MUSIC CLASSROOM



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					Con	dition C	Bauge									
		Condit	ion Grading	VG	G	Α	Р	VP		Asset Rer	newal Cost		1		TOP 5 MAJOR ELE	/EN
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	:NE\
1.00	Total Sub-Structure	1	10%						0	0	0	0	113,224	0.0%	Element	Ob
2.00	Total Frame	2	30%						0	9,201	0	9,201	145,488	6.3%		00
3.00	Total Structural Walls	2	30%						0	0	0	0	31,309	0.0%	Metal Doors (Solid/No Glazing)	Tw
4.00	Total Upper Floors	0	0%						0	0	0	0	0	0.0%		hin
5.00	Total Roof	4	70%						14,952	81,908	0	96,861	96,861	100.0%		beg
6.00	Total External Walls & Finishes	3	50%						11,135	2,657	0	13,791	23,184	59.5%		+
7.00	Total Windows & Doors	5	90%						27,243	63,961	1,943	93,147	91,204	102.1%	Profiled Metal Sheet Soffit Lining (Pre-Finished)	Co
A	TOTAL STRUCTURE	4	70%						53,330	157,726	1,943	212,999	501,269	42.5%		
8.00	Total Stairs Balustrades & Handrails	0	0%						0	0	0	0	0	0.0%	Metal Gutters	Evi
9.00	Total Internal Walls/Partitions	2	30%						0	0	0	0	61,555	0.0%		
10.00	Total Internal Doors	3	50%						600	0	13,662	14,262	13,662	104.4%		
11.00	Total Floor Finishes	3	50%						21,950	0	21,950	43,901	38,867	113.0%	Profiled Metal Sheet Wall Cladding (Pre-Finished)	Col
12.00	Total Wall Finishes	2	30%						0	0	15,389	15,389	15,389	100.0%		in s
13.00	Total Ceiling Finishes	4	70%						24,158	21,076	0	45,234	45,234	100.0%		(ro
14.00	Total Fixed Joinery Units	3	50%						0	4,807	759	5,566	4,807	115.8%		
В	TOTAL INTERNAL FIT-OUT	3	50%						46,708	25,883	51,760	124,351	179,513	69.3%	Aluminium Framed Windows	Mo frar
15.00	Total Sanitary Plumbing	3	50%	12					0	0	759	759	759	100.0%		IIai
16.00	Total Mechanical Services	4	70%						40,101	19,608	22,391	82,099	22,391	366.7%		<u> </u>
17.00	Total Fire Services	2	30%						1,265	1,265	1,898	4,428	1,898	233.3%	Overall Recommendation/Action	Tar
18.00	Total Electrical Services	3	50%						0	69,832	0	69,832	69,832	100.0%		rep
19.00	Total Vertical Transportation	0	0%						0	0	0	0	0	0.0%		Cor
20.00	Total Special Services	3	50%						10,975	0	10,975	21,950	10,975	200.0%		dov
с	TOTAL BUILDING SERVICES	3	50%						52,341	90,704	36,022	179,067	105,854	169.2%	1	inte Reg
	TOTAL BUILDING	4	70%						152,379	274,314	89,725	516,418	786,636	65.6%		spe



INTS REQUIRING

EWAL OR REPLACEMENT

Observed Deterioration/Recommendations

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

Corrosion to fixings and edges.

Evidence of corrosion, some holes visible.

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

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

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

NAT	IONAL CAMPUS AT PA	LIKIR, PO	HNPE	EI S	ΓΑΤ	E							S	ITE INF	RASTRUCTURE	
					Cor	dition G	Gauge								TOP 5 MAJOR ELEM	ЛE
		Conditio	n Grading	VG	G	A	Р	VP		Asset Re	newal Cost]		URGENT MAINTENANCE, RE	N
ID Code	Element	Condition Grade	% Deter.	0-20 %	20-40 %			80-100 %	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Total	Full Replace	% Full Replace	Element	C
1.00	Total Roading	3	50%	/0	70	70	70	70	5,793	342,557	2,897	351,246	1,001,101	35.1%	Concrete roads and footpaths	5
2.00	Total Car Parks	3	50%						0	134,994	318,517	453,511	866,193	52.4%	Agricultural Research, Recreational, Rest Area	4
3.00	Total Foot Paths & Collection Areas	3	50%						581	10,054	22,704	33,339	333,571	10.0%	 buildings, toilet to Maintenance building and sundry site structures (e.g. 	r a
4.00	Total Fences & Gates	3	50%						1,518	0	0	1,518	65,587	2.3%	Drainage	s v
5.00	Total Structures	3	50%						475,762	0	518,618	994,380	9,649,455	10.3%		C L
6.00	Total Retaining Walls	3	50%						0	0	13,460	13,460	230,786	5.8%	Main electrical and sub-main Campus switchboards	c a
7.00	Site Drainage	3	50%						189,750	0	262,772	452,522	2,000,347	22.6%	Fire hydrants	ι
8.00	Total Electrical Infrastructure	3	50%						74,003	126,500	1,437,040	1,637,543	1,637,543	100.0%		t
9.00	Total Water Services	3	50%						0	0	8,223	8,223	114,483	7.2%	Overall Recommendation/Action	T e c
10.00	Total Site Furniture	3	50%						12,018	3,416	116,127	131,560	164,134	80.2%		s fe
	TOTAL SITE INFRASTRUCTURE								759,424	617,520	2,700,357	4,077,302	16,063,199	25.4%		c e

MENTS REQUIRING

NEWAL OR REPLACEMENT

Observed Deterioration/Recommendations

Some areas of damage observed. Replace damaged sections

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

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

Corrosion to roof and meter cabinets. Repair and weather proof

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

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

Appendix C

Indicative Asset Renewal and Maintenance Cost Plan

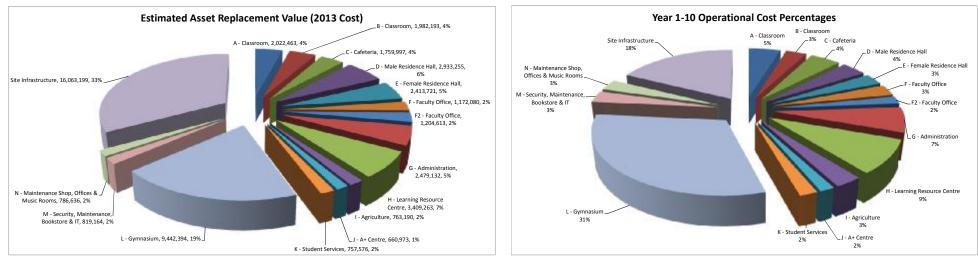


Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE SUMMARY OF COST OF ASSET RENEWAL AND MAINTENANCE

Document CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

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





Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

ASSET RENEWAL DETAILED EXPENDITURE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
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)
1.00	A - Classroom	Annual Asset Renewal Cost	0	0	78,530	25,300	1,898	22,264	0	8,793	3,163	102,194	22,138	0	0	3,163	501,142	0	0	22,138	3,163	142,917	759	0	8,793	3,163	176,239	22,264	0	1,392	0	102,194	1,251,602
		Year 1 - 10 Asset Renewal Cost					242	,141			•		-	-	-	-	-	-	-	-	-	-	-	-	-	· ·	-	-	-	-	-	- 1	-
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-					694	,659				•	-	-	-	· ·	-	•	-	-	-	- 1	-
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	•	-	-	-	-	-	-	-	-	-	-	-	-					314	4,803					-
2.00	B - Classroom	Annual Asset Renewal Cost	0	0	3,757	17,710	5,693	22,264	0	10,208	0	84,288	17,710	0	0	0	349,780	0	0	17,710	0	101,606	23,504	0	10,208	0	97,026	22,264	0	1,392	0	84,288	869,407
		Year 1 - 10 Asset Renewal Cost		•			143	,920					-	-	-	-	-	-	-	-	-	-	-	-	-	· ·	-	-	-	-	-	- 1	
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-		-	-					486	,806			-		-	-	-	-	-	· ·	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	•	-	-	-	-	-	-	-	-	-	-	-	-					238	8,681					
3.00	C - Cafeteria	Annual Asset Renewal Cost	1,316	0	5,693	0	6,449	0	0	6,590	128,982	74,752	0	0	5,693	0	269,422	0	0	0	0	112,432	134,195	0	12,282	0	136,738	0	0	0	0	73,803	968,345
		Year 1 - 10 Asset Renewal Cost			-		223	,780					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	· ·	-	-	-	- 1	
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	•	-	-					387	,547			-		-	-	-	-	-	· ·	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	•	-	-	-	-	-	-	-	-	-	-	-	-					35	7,018					
4.00	D - Male Residence Hall	Annual Asset Renewal Cost	0	0	0	1,898	1,898	85,744	0	0	25,590	23,656	0	0	0	104,160	131,530	0	0	0	1,898	84,211	258,605	0	0	1,898	1,898	85,744	0	51,865	0	23,656	884,247
		Year 1 - 10 Asset Renewal Cost					138	,784			•		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- 1	
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-					321	,799				•	-	-	-	-	-	-	-	-	-	- 1	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	•	-	-	-	-	-	-	-	-	-	-	-	-					423	3,665					
5.00	E - Female Residence Hall	Annual Asset Renewal Cost	0	0	1,898	1,898	0	84,578	0	0	25,590	0	0	0	1,898	107,791	125,246	0	0	0	1,898	67,387	219,290	0	1,898	1,898	0	84,578	0	45,540	0	0	771,384
		Year 1 - 10 Asset Renewal Cost					113	,963					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	· ·	-	-	-	- 1	
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-					304	,218					-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					353	3,203					
6.00	F - Faculty Office	Annual Asset Renewal Cost	0	0	58,398	0	1,898	0	0	0	0	90,090	0	0	0	33,634	110,799	0	53,130	0	0	40,480	160,493	0	0	53,130	20,106	0	2,657	45,373	0	35,063	705,249
		Year 1 - 10 Asset Renewal Cost					150	,386			•		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- 1	
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-					238,	,043				•	-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	•	-	-	-	-	-	-	-	-	-	-	-	-					316	6,820					
7.00	F2 - Faculty Office	Annual Asset Renewal Cost	0	0	0	2,530	53,130	0	0	0	2,530	8,374	202	53,130	0	186,365	224,673	0	0	0	55,660	0	34,892	0	0	2,530	24,288	53,332	0	103,594	111,655	8,374	925,260
		Year 1 - 10 Asset Renewal Cost					66,	564			•		-	-	-	-	-	-	-	-	-	-	-	-	-	•	-	-	-	-	-	- 1	
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-					520	,030				•	-	-	-	•	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					338	8,666					
8.00	G - Administration	Annual Asset Renewal Cost	500	300	17,078	97,405	29,092	0	0	0	60,832	140,126	98,417	3,163	17,078	34,105	145,437	0	0	97,405	0	121,083	196,229	0	17,078	0	185,812	1,012	0	10,753	0	138,229	1,411,131
		Year 1 - 10 Asset Renewal Cost					345	,333					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- 1	
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	•	-	-					516	,687					-	-	-	•	-	· ·	-	-	-	- 1	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					549	9,112					
9.00	H - Learning Resource Centre	Annual Asset Renewal Cost	0	0	0	139,150	0	0	0	0	6,325	247,580	132,825	0	0	142,779	670,018	0	0	132,825	6,325	400,487	52,606	0	0	6,325	350,015	0	2,277	0	405	247,580	2,537,520
		Year 1 - 10 Asset Renewal Cost					393	,055					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	· ·	-	-	-	- 1	
		Year 11 - 20 Asset Renewal Cost	-	-	-		-	-	-	-	-	-					1,485	5,258					-	-	-		-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	•	-	-	-	-	-	•	-	-	-	-	-	-	-	-	-	-					659	9,207					
10.00	I - Agriculture	Annual Asset Renewal Cost	3,795	18,361	72,000	0	41,555	0	0	0	28,809	1,581	3,795	22,138	0	3,433	81,014	0	759	0	22,138	11,069	45,540	17,602	0	0	3,099	22,138	14,769	30,014	0	0	443,607
		Year 1 - 10 Asset Renewal Cost	1				166	,102					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<u> </u>	
		Year 11 - 20 Asset Renewal Cost	-	-	-	•	-	-	-	-	-	-					144	,345					-	-	-	•	-	· ·	-	-	-	[·]	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	•	-	-	-	-	-	-	-	-	-	-	-	-					133	3,161					



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

ASSET RENEWAL DETAILED EXPENDITURE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Ref A	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)
1.00 J	- A+ Centre	Annual Asset Renewal Cost	0	0	2,088	45,540	14,421	0	0	0	3,795	0	35,420	0	0	72,356	48,538	0	0	35,420	0	11,132	107,602	0	0	0	46,805	0	0	56,419	0	0	479,536
		Year 1 - 10 Asset Renewal Cost					65,	844					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	•	-	-	-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-					202	,866					-	-	-	-	-	•	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					210),826		·			
2.00	 Student Services 	Annual Asset Renewal Cost	0	0	0	27,830	0	24,362	0	0	7,348	27,020	26,565	0	0	1,265	218,572	0	0	26,565	1,265	39,782	0	0	0	1,265	88,236	24,362	0	22,167	0	27,020	563,624
		Year 1 - 10 Asset Renewal Cost					86,	560					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-					314	,013					-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	•	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					163	3,050					
3.00 L	- Gymnasium	Annual Asset Renewal Cost	0	43,236	132,849	61,985	518,722	0	0	0	1,142,968	2,530	61,985	36,355	0	0	1,550,894	0	0	61,985	0	436,471	0	43,236	0	0	227,321	0	0	0	0	0	4,320,537
		Year 1 - 10 Asset Renewal Cost					1,90	2,290					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-					2,14	7,690					-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-),557					
	/I - Security, Maintenance, Booksto k IT	e Annual Asset Renewal Cost	1,898	569	52,331	17,710	47,583	14,330	0	0	9,488	13,133	19,608	4,428	0	20,012	124,907	0	0	17,710	0	86,921	1,898	569	0	0	86,970	14,330	3,432	0	0	7,590	545,415
		Year 1 - 10 Asset Renewal Cost					157	,041					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Year 11 - 20 Asset Renewal Cost	-	•	-	-	-	-	-	-	-	-					273	,586					-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					114	1,789					
	I - Maintenance Shop, Offices & Iusic Rooms	Annual Asset Renewal Cost	4,428	2,530	32,827	0	33,044	4,726	0	0	23,557	51,268	759	0	0	0	176,180	0	17,710	0	0	79,665	15,389	0	0	17,710	16,951	5,485	0	1,265	0	32,925	516,418
		Year 1 - 10 Asset Renewal Cost					152	,379					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-					274	,314					-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					89	,725					
16.00 \$	Site Infrastructure	Annual Asset Renewal Cost	0	0	12,258	291	191,268	0	0	2,897	76,950	475,762	0	0	474,654	9,764	129,916	0	0	2,897	291	0	1,561,666	0	5,933	291	284,454	0	77,165	0	0	770,849	4,077,302
		Year 1 - 10 Asset Renewal Cost					759	,424					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Year 11 - 20 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-		-			617	,520	-				-	-	-	-	-	-	-	-	-	-	
		Year 21 - 30 Asset Renewal Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					2,70	0,357					
ľ	otal Campus Annual Asset Rene	wal Cost (Excluding Escalation)	11,936	64,996	469,704	439,246	946,649	258,268	0	28,488	1,545,926	1,342,353	419,423	119,213	499,322	718,825	4,858,067	0	71,599	414,654	92,636	1,735,642	2,812,666	61,407	56,191	88,208	1,745,956	335,509	100,300	369,772	112,060	1,551,570	21,270,583
۲	'ear 1 - 10 Asset Renewal Cost (E	sxcluding Escalation)					5,10	7,564					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Γ	′ear 11 - 20 Asset Renewal Cost (Excluding Escalation)	-	-	-	-	-	-	-	-	-	-					8,92	9,380					-	-	-	-	-	-	-	-	-	-	-
٢	′ear 21 - 30 Asset Renewal Cost (Excluding Escalation)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	•	-	-					7,23	3,639					-
Ē	otal Campus Annual Asset Rene	wal Cost (Including Escalation)	12,342	69,491	519,261	502,099	1,118,901	315,641	0	37,224	2,088,687	1,875,306	605,869	178,061	771,165	5 1,147,918	8,021,795	0	126,403	756,930	174,851	3,387,434	5,676,094	128,136	121,238	196,789	4,027,605	800,272	247,374	942,995	295,491	4,230,460	38,375,831
٦	′ear 1 - 10 Asset Renewal Cost (Ir	cluding Escalation)					6,53	8,952					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	′ear 11 - 20 Asset Renewal Cost (Including Escalation)	-	-	-	-	-	-	-	-	-	-					15,17	0,425					-	-	-	-	-	-	-	-	-	-	-
	/ear 21 - 30 Asset Renewal Cost (Including Escalation)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					16,6	66,453					-



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

SUMMARY OF BUILDING & ELEMENT RENEWAL COSTS

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

			Sub-	Frame	Structural Walls	Upper Floors	Roof	External Walls &	Windows &	Structure	Stairs Balus.	Internal Walls & Partitions		Floor	Wall Finishes		Fixed Joinery Units	/ Internal Fit- Out	Sanitary Plumbing	Mech.	Fire Services	Electrical	Vertical	Special	Building	Building
Ref	Building	Cost Period	Structure		waiis			Finishes	Doors		& Handrails	& Partitions	Doors	Finishes		Finishes	Units	Out	Plumbing	Services		Services	Transport	Services	Services	
1.00	A - Classroom	Year 1 - 10 Asset Renewal Cost (\$	0	0	0		0	0	6,415	6,415	0		0	110,098		0	2,378	112,476		46,299	18,788	0	0	58,162	122 240	242,141
1.00	A - Classicolli	USD) Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	97,168	0	0,413		0	0	0	0	118,098	104,602	100,694	323,394	78,683	46,173	8,855	140,387	0	0	123,249	694,659
		USD)				0	0		-	97,168		0		-									0		274,097	
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	0	0		-	73,774	31,715	105,489	39,468	-	13,662	31,569	0	0	3,137	87,836	0	46,299	15,626	1,392		58,162	121,478	314,803
		Total (\$ USD)	0	0	0	0	97,168	73,774	38,130	209,072	39,468	0	13,662	141,667	118,098	104,602	106,209	523,706	78,683	138,771	43,269	141,778	0	116,324	518,824	1,251,602
2.00	B - Classroom	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	0	0	0	0	11,625	11,625	0	0	0	13,821	0	0	2,378	16,200	0	41,872	13,098	0	0	61,126	116,095	143,920
		Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	64,479	0	0	64,479	0	0	0	39,960	120,438	91,887	7,084	259,369	24,035	37,318	2,530	99,076	0	0	162,958	486,806
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	0	0	0	23,504	0	38,190	61,694	39,468	0	7,590	10,064	0	0	2,378	59,501	0	41,872	13,098	1,392	0	61,126	117,487	238,681
		Total (\$ USD)	0	0	0	0	87,983	0	49,815	137,797	39,468	0	7,590	63,846	120,438	91,887	11,840	335,069	24,035	121,061	28,727	100,467	0	122,251	396,540	869,407
3.00	C - Cafeteria	Year 1 - 10 Asset Renewal Cost (\$	0	0	0	0	1,500	0	8,590	10,090	0	2,000	0	130,348	0	0	0	132,348	0	64,642	13,701	1,000	0	2,000	81,343	223,780
5.00		USD) Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	95,798	0	0	95,798	0	2,000	0	5,797	0	59,353	72,738	132,548	34,788	5,693	1,898	111,483	0	0	153,861	387,547
		USD) Year 21 - 30 Asset Renewal Cost (\$	0	0	0	0	7,084	0	125,681	132,765	0	0	16,698	1,366	114,008	10,825	2,277	145,175	0	64,642	12,436	0	0	2,000	79,078	357,018
		USD) Total (\$ USD)	0	0	0	0	104,382	0	134,270	238,652	0	2,000	16,698	137,511	114,008	70,179	75,015	415,411	34,788	134,976	28,035	112,483	0	4,000	314,281	968,345
		10001 (\$ 000)	ů	ÿ	ů	Ĵ	104,002	ů	104,210	200,002	ů	2,000	10,000	101,011	114,000	10,110	10,010	410,411	04,700	104,070	20,000	112,400	Ů	4,000	014,201	500,040
4.00	D - Male Residence Hall	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	0	0	0	0	0	0	0	0	0	109,436	0	0	0	109,436	0	25,553	3,795	0	0	0	29,348	138,784
		Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	12,338	0	0	12,338	0	0	0	0	15,939	63,406	0	79,345	37,950	1,898	21,846	84,211	0	84,211	230,116	321,799
		Year 21 - 30 Asset Renewal Cost (\$	0	0	0	0	110,163	0	0	110,163	0	0	0	85,744	0	21,436	19,481	126,661	107,525	25,553	4,428	49,335	0	0	186,841	423,665
		Total (\$ USD)	0	0	0	0	122,502	0	0	122,502	0	0	0	195,180	15,939	84,842	19,481	315,441	145,475	53,004	30,069	133,546	0	84,211	446,305	884,247
5.00	E - Female Residence Hall	Year 1 - 10 Asset Renewal Cost (\$	0	0	0	0	0	0	0	0	0	0	0	90,181	0	0	0	90,181	0	19,987	3,795	0	0	0	23,782	113,963
		USD) Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	9,871	0	0	9,871	0	0	0	0	15,939	61,486	0	77,425	37,950	1,898	18,235	91,453	0	67,387	216,922	304,218
		USD) Year 21 - 30 Asset Renewal Cost (\$	0	0	0	0	76,288	0	0	76,288	0	0	0	66,488	0	21,436	17,204	105,128	104,363	19,987	4,428	43,010	0	0	171,787	353,203
		USD) Total (\$ USD)	0	0	0	0	86,158	0	0	86,158	0	0	0	156,669	15,939	82,922	17,204	272,734	142,313	41,872	26,457	134,463	0	67,387	412,491	771,384
6.00	F - Faculty Office	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	0	0	0	0	0	0	0	0	0	0	0	5,268	0	5,268	0	115,115	10,943	0	0	19,060	145,118	150,386
		Year 11 - 20 Asset Renewal Cost (\$ USD)	0	0	0	0	79,072	0	0	79,072	0	0	0	33,634	0	29,829	0	63,463	0	53,130	3,795	38,583	0	0	95,508	238,043
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	0	0	0	0	0	0	0	0	0	15,180	3,348	112,498	15,923	4,681	151,630	29,728	61,985	11,575	42,843	0	19,060	165,191	316,820
		Total (\$ USD)	0	0	0	0	79,072	0	0	79,072	0	0	15,180	36,982	112,498	51,021	4,681	220,361	29,728	230,230	26,313	81,425	0	38,120	405,816	705,249
7.00	F2 - Faculty Office	Year 1 - 10 Asset Renewal Cost (\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53,130	13,434	0	0	0	66,564	66,564
		USD) Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	83,636	0	7,590	91,226	0	0	0	48,851	69,623	30,983	4,250	153,707	21,252	218,863	5,060	0	0	29,921	275,096	520,030
		USD) Year 21 - 30 Asset Renewal Cost (\$	0	0	0	0	16,239	0	0	16,239	0	0	24,288	0	0	3,980	6,021	34,289	8,855	164,785	13,434	101,064	0	0	288,138	338,666
		USD) Total (\$ USD)	0	0	0	0	99,875	0	7,590	107,465	0	0	24,288	48,851	69,623	34,963	10,272	187,996	30,107	436,778	31,928	101,064	0	29,921	629,799	925,260
												l		l			l		l				l	L		
8.00	G - Administration	Year 1 - 10 Asset Renewal Cost (\$ USD)	0	0	0	0	15,805	0	0	15,805	0	0	0	81,109	3,000	61,132	0	145,241	600	114,483	19,373	500	0	49,330	184,286	345,333
		Year 11 - 20 Asset Renewal Cost (\$ USD)	500	0	0	0	75,348	0	0	75,848	0	0	0	4,440	14,117	16,243	10,500	45,300	23,403	212,836	3,795	122,348	0	33,156	395,538	516,687
		Year 21 - 30 Asset Renewal Cost (\$ USD)	0	0	0	0	17,070	66,192	0	83,261	8,880	0	0	81,109	184,398	0	5,946	280,333	1,265	114,483	18,741	9,488	0	41,541	185,517	549,112
		Total (\$ USD)	500	0	0	0	108,223	66,192	0	174,915	8,880	0	0	166,659	201,516	77,375	16,445	470,875	25,268	441,801	41,909	132,336	0	124,028	765,341	1,411,131



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

SUMMARY OF BUILDING & ELEMENT RENEWAL COSTS

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Mety Kery L L L <thl< th="" thy<=""><th></th><th></th><th></th><th></th><th>Frame</th><th></th><th>Upper Floors</th><th>Roof</th><th></th><th></th><th>Structure</th><th></th><th></th><th></th><th></th><th>Wall Finishes</th><th></th><th></th><th></th><th></th><th></th><th>Fire Services</th><th></th><th></th><th></th><th>•</th><th>Building</th></thl<>					Frame		Upper Floors	Roof			Structure					Wall Finishes						Fire Services				•	Building
Matrix Matrix<	Ref	Building	Cost Period																								
Image: Simple interpart interpart Image: Simple interpart Image: Simple interpart Image: Simple interpart Image: Simple interpart	9.00	H - Learning Resource Centre		0	0	0	0	50,855	0	0	50,855	0	0	0	159,248	0	0	0	159,248	0	139,783	43,170	0	0	0	182,953	393,055
<table-container> here here i i i i<td></td><td></td><td>Year 11 - 20 Asset Renewal Cost (\$</td><td>0</td><td>0</td><td>0</td><td>0</td><td>244,161</td><td>0</td><td>0</td><td>244,161</td><td>0</td><td>0</td><td>0</td><td>7,934</td><td>227,012</td><td>133,164</td><td>27,413</td><td>395,522</td><td>30,740</td><td>269,445</td><td>15,180</td><td>334,707</td><td>63,250</td><td>132,254</td><td>845,575</td><td>1,485,258</td></table-container>			Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	244,161	0	0	244,161	0	0	0	7,934	227,012	133,164	27,413	395,522	30,740	269,445	15,180	334,707	63,250	132,254	845,575	1,485,258
Normal Normal<			/	0	0	0	0	82,967	98,721	7,590	189,278	14,231	0	71,498	159,248	15,370	9,780	4,200	274,326	18,975	139,783	36,845	0	0	0	195,603	659,207
Number Numbr Numbr Numbr <td></td> <td></td> <td>Total (\$ USD)</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>377,983</td> <td>98,721</td> <td>7,590</td> <td>484,294</td> <td>14,231</td> <td>0</td> <td>71,498</td> <td>326,429</td> <td>242,382</td> <td>142,944</td> <td>31,612</td> <td>829,096</td> <td>49,715</td> <td>549,010</td> <td>95,195</td> <td>334,707</td> <td>63,250</td> <td>132,254</td> <td>1,224,131</td> <td>2,537,520</td>			Total (\$ USD)	0	0	0	0	377,983	98,721	7,590	484,294	14,231	0	71,498	326,429	242,382	142,944	31,612	829,096	49,715	549,010	95,195	334,707	63,250	132,254	1,224,131	2,537,520
Marca Marca <td>10.00</td> <td>I - Agriculture</td> <td></td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>54,999</td> <td>0</td> <td>18,596</td> <td>73,594</td> <td>0</td> <td>0</td> <td>0</td> <td>35,658</td> <td>10,753</td> <td>17,002</td> <td>0</td> <td>63,412</td> <td>0</td> <td>25,933</td> <td>3,163</td> <td>0</td> <td>0</td> <td>0</td> <td>29,095</td> <td>166,102</td>	10.00	I - Agriculture		0	0	0	0	54,999	0	18,596	73,594	0	0	0	35,658	10,753	17,002	0	63,412	0	25,933	3,163	0	0	0	29,095	166,102
<table-container> here here here i</table-container>			Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	0	28,129	759	28,888	0	0	0	0	0	30,432	14,042	44,473	6,831	48,070	3,163	9,488	0	3,433	70,984	144,345
<table-container> Part Part Part Part</table-container>			Year 21 - 30 Asset Renewal Cost (\$	0	0	0	0	0	0	0	0	0	0	1,518	17,602	0	0	52,719	71,839	3,795	25,933	1,581	30,014	0	0	61,322	133,161
Normation Normation <t< td=""><td></td><td></td><td>000)</td><td>0</td><td>0</td><td>0</td><td>0</td><td>54,999</td><td>28,129</td><td>19,355</td><td>102,482</td><td>0</td><td>0</td><td>1,518</td><td>53,260</td><td>10,753</td><td>47,434</td><td>66,760</td><td>179,724</td><td>10,626</td><td>99,935</td><td>7,906</td><td>39,501</td><td>0</td><td>3,433</td><td>161,401</td><td>443,607</td></t<>			000)	0	0	0	0	54,999	28,129	19,355	102,482	0	0	1,518	53,260	10,753	47,434	66,760	179,724	10,626	99,935	7,906	39,501	0	3,433	161,401	443,607
Normation Normation <t< td=""><td>11.00</td><td>J - A+ Centre</td><td>Year 1 - 10 Asset Renewal Cost (\$</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>3,036</td><td>3,036</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>2,088</td><td>3,795</td><td>5,883</td><td>0</td><td>46,805</td><td>0</td><td>10,120</td><td>0</td><td>0</td><td>56,925</td><td>65,844</td></t<>	11.00	J - A+ Centre	Year 1 - 10 Asset Renewal Cost (\$	0	0	0	0	0	0	3,036	3,036	0	0	0	0	0	2,088	3,795	5,883	0	46,805	0	10,120	0	0	56,925	65,844
here here i </td <td></td> <td></td> <td>USD) Year 11 - 20 Asset Renewal Cost (\$</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>6,679</td> <td>0</td> <td>0</td> <td>6,679</td> <td>0</td> <td>0</td> <td>0</td> <td>18,405</td> <td>49,056</td> <td>13,463</td> <td>0</td> <td>80,925</td> <td>3,795</td> <td></td> <td>4,175</td> <td>11,132</td> <td>0</td> <td>11,153</td> <td>115,262</td> <td>202,866</td>			USD) Year 11 - 20 Asset Renewal Cost (\$	0	0	0	0	6,679	0	0	6,679	0	0	0	18,405	49,056	13,463	0	80,925	3,795		4,175	11,132	0	11,153	115,262	202,866
Image: state			80B)	0	0	0	0	49,092	0	0	49,092	0	0	0	6,202	0	18,343	22,201	46,745	11,765	46,805	1,265	55,154	0	0	114,989	210,826
Image: space			USD) Total (\$ USD)	0	0	0	0	55,772	0	3,036	58,808	0	0	0	24,607	49,056	33,894	25,996	133,553	15,560	178,618	5,440	76,406	0	11,153	287,176	479,536
Image: space	12 00	K - Student Services	Year 1 - 10 Asset Renewal Cost (\$	0	0	0	0	0	0	0	0	0	0	0	30 445	0	0	0	30 445	0	34 977	7 605	0	0	13 533	56,115	86,560
here/sec:	12.00		USD)		0	-	-	63,579		-			-	-				-		37,950							314,013
Image: problem and			/	0	0	0			0	46,491		0	0	15,180	24,362										13,533		163,050
Normal biase Normal biase<			USD) Total (\$ USD)	0	0	0	0	63,579	0	46,491	110,070	0	0	15,180	54,808	71,698	14,099	31,246	187,030	37,950	123,085	17,740	60,684	0	27,066	266,524	563,624
Normal biase Normal biase<	13.00		Vear 1 - 10 Accet Renewal Cost (\$					518 6/8	0	516 192	1 024 941			0	0	740.091		9.488	740 570	7 590	105 221	5.060		0	0	117 971	1,902,290
here here <th< td=""><td>13.00</td><td>L - Gynnasium</td><td>USD)</td><td>-</td><td>285.035</td><td>0</td><td>0</td><td></td><td>395 747</td><td></td><td></td><td>0</td><td>0</td><td>45 540</td><td>99.681</td><td></td><td>544 552</td><td></td><td></td><td></td><td></td><td></td><td>465 236</td><td>0</td><td>0</td><td></td><td>2,147,690</td></th<>	13.00	L - Gynnasium	USD)	-	285.035	0	0		395 747			0	0	45 540	99.681		544 552						465 236	0	0		2,147,690
Image: bit in the state in therest, and the state in the state in the state in the sta			USD)		0			0		-										0							270,557
If USD (V)			000)	0	285,035	0	0	518,648	395,747	516,192	1,715,623	162,806	0	45,540	99,681	740,091	544,552	87,993		106,893	334,412	17,710	465,236	0	0		4,320,537
If USD (V)	14.00	M. Oscurita Maintenana Deslutara (4.010		04 570	10.107	00.500	04.400				44.000		40.000	0.400	44.440		40.000	4.005			7.500	00.402	457.044
USD, USD, USD, USD, USD, USD, USD, USD,	14.00	IT	USD)		9 102															0							157,041 273,586
USD Total (45D) O 9:10 4:30 0 12:40 31:40 45:8 203.75 0 7.73 35:40 68:00 28:50 11:35 12:50 31:63 81:65 0 27:00 11:36 47:00 27:05 31:63 81:65 0 27:00 11:36 27:00 11:35 27:00 11:35 27:00			USD)								· ·			-						-							114,789
Norms USD Very 11-20 Asset Renewal Cost (\$ 0 9,201 0 0 0,10 0			USD)	0	9,102	4,910	0	112,640		45,263	203,375	0	0					11,385					81,615	0			545,415
Norms USD Very 11-20 Asset Renewal Cost (\$ 0 9,201 0 0 0,10 0	45.00							44.050	44.405	07.040					04.050		04.450				40.404	4 005			40.075		
USD. Year 21 - 30 Assit Renewal Cost (s) O	15.00		USD)	0	0	0	0					0	0	600		0		0		0			0	0			152,379 274,314
USD U			USD)											-		-			-	-							89,725
Image: Normal state			USD)					-	-				_														516,418
Cost (\$ USD) Cost (\$ USD) Cost (\$ USD) Sold Sold Cost (\$ USD) Cost (\$ USD) Sold Sold Cost (\$ USD) Cos					,																						
Cost (\$ USD) Cost (\$ USD) <th< td=""><td></td><td></td><td></td><td>0</td><td>0</td><td>4,910</td><td>0</td><td>688,329</td><td>30,622</td><td>620,198</td><td>1,344,058</td><td>0</td><td>2,000</td><td>1,500</td><td>796,625</td><td>753,844</td><td>129,040</td><td>27,526</td><td>1,710,535</td><td>8,190</td><td>893,506</td><td>158,455</td><td>11,620</td><td>0</td><td>221,776</td><td>1,293,547</td><td>4,348,140</td></th<>				0	0	4,910	0	688,329	30,622	620,198	1,344,058	0	2,000	1,500	796,625	753,844	129,040	27,526	1,710,535	8,190	893,506	158,455	11,620	0	221,776	1,293,547	4,348,140
Cost (\$ USD)				500	303,337	0	0	995,108	429,189	88,502	1,816,636	0	0	45,540	265,989	724,378	1,214,576	353,175	2,603,659	436,678	1,214,355	103,711	1,699,331	63,250	374,240	3,891,565	8,311,860
Grand Total (\$ USD) 500 303,337 4,910 0 2,065,843 707,814 960,879 4,043,283 264,853 2,000 233,147 1,585,997 1,966,436 1,454,447 521,705 6,028,585 732,150 3,042,181 408,287 2,065,543 63,250 810,002 7,121,414 17,150 1,				0	0	0	0	382,406	248,004	252,179	882,589	264,853	0	186,107	523,383	488,214	110,831	141,003	1,714,390	287,282	934,320	146,121	354,592	0	213,987	1,936,303	4,533,282
			Grand Total (\$ USD)	500	303,337	4,910	0	2,065,843	707,814	960,879	4,043,283	264,853	2,000	233,147	1,585,997	1,966,436	1,454,447	521,705	6,028,585	732,150	3,042,181	408,287	2,065,543	63,250	810,002	7,121,414	17,193,281



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

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

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			Roading	Car Parks	Foot Paths & Circulation Areas	Fences & Gates	Structures	Retaining Walls	Site Drainage	Electrical Infrastructure	Water Services	Site Furniture	Total
Ref	Building	Cost Period			74045								
1.00	Site Infrastructure	Year 1 - 10 Asset Renewal Cost (\$ USD)	5,793	0	581	1,518	475,762	0	189,750	74,003	0	12,018	759,424
		Year 11 - 20 Asset Renewal Cost (\$ USD)	342,557	134,994	10,054	0	0	0	0	126,500	0	3,416	617,520
		Year 21 - 30 Asset Renewal Cost (\$ USD)	2,897	318,517	22,704	0	518,618	13,460	262,772	1,437,040	8,223	116,127	2,700,357
1		Total (\$ USD)	351,246	453,511	33,339	1,518	994,380	13,460	452,522	1,637,543	8,223	131,560	4,077,302



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

SUMMARY OF BUILDING & ELEMENT CONDITION GRADES

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

		Sub-Structure	Frame	Structural	Upper Floors	Roof	External Walls	Windows &	Structure			Internal Doors	Floor Finishes	Wall Finishes	Ceiling		Internal Fit-Out		Mech. Services	Fire Services		Vertical	Special	Building	Building
Ref	Building	1		Walls			& Finishes	Doors		Handrails	& Partitions				Finishes	Units		Plumbing			Services	Transport	Services	Services	
1.00	A - Classroom	3	2	2	2	3	3	3	3	3	3	3	4	3	3	3	4	3	4	3	3	0	3	3	3
.00	B - Classroom	3	2	3	3	3	2	3	3	3	3	3	4	3	3	3	4	3	4	3	3	0	3	3	3
.00	C - Cafeteria	2	2	2	0	3	2	3	3	0	2	3	4	2	3	3	3	3	4	3	4	0	3	4	3
.00	D - Male Residence Hall	2	2	2	2	3	2	2	3	2	2	2	4	3	4	2	3	3	3	2	3	0	2	3	3
5.00	E - Female Residence Hall	2	2	2	2	3	2	2	3	3	2	2	4	3	4	2	3	3	4	2	3	0	2	3	3
6.00	F - Faculty Office	3	3	2	0	3	2	2	3	0	0	3	2	2	3	2	3	2	4	2	3	0	3	3	3
7.00	F2 - Faculty Office	3	2	0	0	3	2	3	3	0	2	3	3	3	3	3	3	3	2	3	2	0	2	3	3
3.00	G - Administration	3	2	3	2	3	3	2	3	3	2	2	3	3	4	3	3	4	3	3	4	0	4	4	3
9.00	H - Learning Resource Centre	2	2	2	3	3	3	3	3	3	2	3	3	3	3	3	3	3	3	3	3	3	2	3	3
10.00	I - Agriculture	2	2	2	0	5	4	4	4	0	0	2	5	4	4	2	3	3	4	4	3	0	2	3	3
1.00	J - A+ Centre	2	2	0	0	3	2	3	3	2	2	2	2	3	4	3	3	3	3	2	3	0	2	3	3
12.00	K - Student Services	2	3	3	0	3	2	3	3	0	2	3	4	3	4	3	4	3	3	3	3	0	3	3	3
3.00	L - Gymnasium	3	4	3	3	5	4	5	4	3	3	4	4	4	3	4	4	4	4	3	4	0	0	4	4
4.00	M - Security, Maintenance, Bookstore & IT	2 1	2	3	2	5	3	5	4	1	2	3	3	3	3	4	3	3	4	2	4	0	3	3	3
15.00	N - Maintenance Shop, Offices & Music Rooms	1	2	2	0	4	3	5	4	0	2	3	3	2	4	3	3	3	4	2	3	0	3	3	4

Not present or not applicable
The building/element is new and is functioning as required.
The building/element is functioning as required.
The building element is approaching the end of its serviceable life but is still functioning as required. Maintenance is required to extend serviceable life.
The building element is showing signs of failure and deterioration. Extensive maintenance is required or the item should be considered for replacement.
The building element has failed and has deteriorated significantly beyond the point of repair. The item must be replaced





Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

MAINTENANCE COST PLAN (BUILDINGS)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

												Element				Structure					Ir	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	Mechanical Ventillation	A/C Systems	Hot Water Generation	Electrical Services	Hydraulic Services	Comm. Systems	Vertical Transport	Misc Repairs
		Gros	ss Floor	External	Vall	Roof	Area	Door	& Windo	ow l	nternal 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
	Building		m2	Area (EV		(R/ ft2			a (DWA)		Area (IWA) ft2 m2	(<u>\$ USD)</u> 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
0	A - Classroom	7,070	657	6,823	634	5,736	533	1,690) 157	7 2,	,785 259	Quantity	12,559	6,823	5,736	6,823	5,736	1,690	2	7,070	12,393	9,369	9	3	7,070	0	6	1	7,070	23	3	0	3
												Total Cost Per	126	4,437	5,329	341	287	423	500	212	6,908	6,093	225	750	354	0	300	500	354	575	750	0	750
												Occurrence (\$ USD) Annualised Maint. Budget (\$ USD)	251	887	761	341	287	423	500	212	576	508	225	750	354	0	600	500	354	575	750	0	750
	•		•		•					•						3,450						2,271							3,882				
)	B - Classroom	7,430	690	6,848	636	5,487	510	2,077	7 193	3 3	326 30	Quantity	12,334	6,848	5,487	6,848	5,487	2,077	2	7,430	7,499	11,010	5	2	7,430	0	5	0	7,430	10	2	0	2
												Total Cost Per Occurrence (\$ USD)	123	4,453	5,097	342	274	519	500	223	4,180	7,160	125	500	372	0	250	0	372	250	500	0	500
												Annualised Maint. Budget (\$ USD)	247	891	728	342	274	519	500	223	348	597	125	500	372	0	500	0	372	250	500	0	500
																3,502						1,793							2,493				
)	C - Cafeteria	6,517	605	5,132	477	7,486	695	1,938	3 180	0 4,	,034 375	Quantity	12,618	5,132	7,486	5,132	7,486	1,938	2	6,517	13,200	7,486	13	2	6,517	17	3	1	6,517	16	2	0	1
												Total Cost Per Occurrence (\$ USD)	126	3,338	6,955	257	374	484	500	196	7,358	4,868	325	500	326	1,700	150	500	326	400	500	0	250
												Annualised Maint. Budget (\$ USD)	252	668	994	257	374	484	500	196	613	406	325	500	326	1,700	300	500	326	400	500	0	250
																3,529						2,039							4,302				
)	D - Male Residence Ha	ill 10,240	951	7,316	680	8,088	751	3,014	4 280	0 7	753 70	Quantity	15,404	7,316	8,088	7,316	8,088	3,014	3	10,240	8,823	9,728	88	3	10,240	0	1	0	10,240	56	3	0	3
												Total Cost Per Occurrence (\$ USD)	154	4,758	7,514	366	404	753	750	307	4,918	6,326	2,200	750	512	0	50	0	512	1,400	750	0	750
												Annualised Maint. Budget (\$ USD)	308	952	1,073	366	404	753	750	307	410	527	2,200	750	512	0	100	0	512	1,400	750	0	750
																4,607						4,194							4,024				
0	E - Female Residence Hall	8,192	761	6,058	563	5,440	505	2,510	233	3 7	753 70	Quantity	11,498	6,058	5,440	6,058	5,440	2,510	2	8,192	7,565	9,536	60	2	8,192	0	1	0	8,192	56	2	0	2
												Total Cost Per Occurrence (\$ USD)	115	3,939	5,054	303	272	628	500	246	4,217	6,201	1,500	500	410	0	50	0	410	1,400	500	0	500
												Annualised Maint. Budget (\$ USD)	230	788	722	303	272	628	500	246	351	517	1,500	500	410	0	100	0	410	1,400	500	0	500
																3,442						3,114							3,319				
00	F - Faculty Office	4,055	377	3,336	310	5,443	506	639	59)	0 0	Quantity	8,779	3,336	5,443	3,336	5,443	639	1	4,055	3,336	2,840	10	1	4,055	2	12	0	4,055	9	1	0	1
								1				Total Cost Per Occurrence (\$ USD)	88	2,170	5,057	167	272	160	250	122	1,860	1,847	250	250	203	200	600	0	203	225	250	0	250
								<u> </u>				Annualised Maint. Budget (\$ USD)	176	434	722	167	272	160	250	122	155	154	250	250	203	200	1,200	0	203 2,530	225	250	0	250
																2,181						931							2,530				
0	F2 - Faculty Office	4,750	441	3,661	340	7,117	661	896	83	3 4,	,698 437	Quantity	10,778	3,661	7,117	3,661	7,117	896	1	4,750	13,058	1,599	16	1	4,750	0	13	1	4,750	7	2	0	2
												Total Cost Per Occurrence (\$ USD)	108	2,381	6,612	183	356	224	250	143	7,279	1,040	400	250	238	0	650	500	238	175	500	0	500
								1				Annualised Maint. Budget (\$ USD)	216	476	945	183	356	224	250	143	607	87	400	250	238	0	1,300	500	238	175	500	0	500
																2,649						1,486							3,450				



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

MAINTENANCE COST PLAN (BUILDINGS)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Number																																
Norm Norm <				Services							ıt	ernal Fit-Ou	In					Structure				Element										
Image Image <t< th=""><th></th><th>Comm. Systems</th><th></th><th></th><th></th><th></th><th></th><th>Suppress. Detection & Alarm</th><th>pairs</th><th></th><th>Door</th><th>Soffit</th><th>Wall</th><th>Finishes Cleaning &</th><th>Repairs</th><th>Window</th><th>Cladding</th><th>Cladding</th><th>Coatings to</th><th>Wall</th><th></th><th>Maintenance Task</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th></t<>		Comm. Systems						Suppress. Detection & Alarm	pairs		Door	Soffit	Wall	Finishes Cleaning &	Repairs	Window	Cladding	Cladding	Coatings to	Wall		Maintenance Task										
Image Image <t< th=""><th>ow Allow Allow</th><th>LS Allow 250.00</th><th></th><th></th><th>Allow</th><th></th><th>Allow</th><th>ft2</th><th>llow</th><th>Allov</th><th></th><th></th><th></th><th></th><th>Allow</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th>tornal Wall</th><th>w In</th><th>oor 8 Windo</th><th>Area</th><th>Poof</th><th>rnal Wall</th><th></th><th>Gross Elo</th><th></th><th></th></t<>	ow Allow Allow	LS Allow 250.00			Allow		Allow	ft2	llow	Allov					Allow								tornal Wall	w In	oor 8 Windo	Area	Poof	rnal Wall		Gross Elo		
Image: brain		1.00																				(\$ USD) Frequency	Area (IWA)	A	Area (DWA)	N	(R/	a (EWA)	А	Area (GF/	uilding	
Image: bit in the state in	0 3	3	10	8,837	0	31	1	8,837	3	3	35	1,433	21,322	8,837	3	2,013	5,671	6,911	5,671	6,911	12,582	Quantity	205 669	7 7,2	,013 187	527	5,671	642	1 6,9	8,837 8	- Administration	
i <td< td=""><td>0 0 750</td><td>750</td><td>250</td><td>442</td><td>0</td><td>1,550</td><td>100</td><td>442</td><td>'50</td><td>750</td><td>875</td><td>932</td><td>11,885</td><td>265</td><td>750</td><td>503</td><td>284</td><td>346</td><td>5,268</td><td>4,494</td><td>126</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>	0 0 750	750	250	442	0	1,550	100	442	'50	750	875	932	11,885	265	750	503	284	346	5,268	4,494	126											
i Larry feasore 1/3 1/3 1/3 1/3 1/3 1/3 1/3 1/3 1/3 1/3 1/3 1/3 1/3 1/3 1/3 1/3 1/3 1/3 1/3 2/3 2/3	0 0 750	750	250		0	3,100	100	442	'50	750	875		990	265	750	503	284		753	899	252	Annualised Maint.										
Carbon				5,834								2,958						3,786														
Image: state Image: state <t< td=""><td>6 1 6</td><td>6</td><td>23</td><td>17,313</td><td>2</td><td>30</td><td>4</td><td>17,313</td><td>6</td><td>6</td><td>31</td><td>4,558</td><td>25,468</td><td>17,313</td><td>6</td><td>1,290</td><td>20,776</td><td>8,599</td><td>20,776</td><td>8,599</td><td>29,375</td><td>Quantity</td><td>35 784</td><td>8,4</td><td>,290 120</td><td>1,930</td><td>20,776</td><td>799</td><td>8,5</td><td>17,313 1,6</td><td></td><td>)</td></t<>	6 1 6	6	23	17,313	2	30	4	17,313	6	6	31	4,558	25,468	17,313	6	1,290	20,776	8,599	20,776	8,599	29,375	Quantity	35 784	8,4	,290 120	1,930	20,776	799	8,5	17,313 1,6)
and bit	00 2,500 1,500	1,500	575	866	1,000	1,500	400	866	500	1,50	775	2,964	14,196	519	1,500	322	1,039	430	19,301	5,592	294										ande	
Applicative 3.78 2.87 2.87 2.89 2.97 2.49 0.9 0	00 2,500 1,500	1,500	575		1,000	3,000	400	866	500	1,50	775		1,183	519	1,500	322	1,039		2,757	1,118	588	Annualised Maint.										
A A B				12,206								4,224						7,754														
Image: bit in the state of	0 1	1	6	2,726	0	7	0	2,726	1	1	3	3,883	2,816	2,726	1	598	3,707	2,816	3,707	2,816	6,523	Quantity) 0	0	598 56	344	3,707	262	3 2,8	2,726 2	Agriculture	00
Image: birter	0 0 250	250	150	136	0	350	0	136	250	250	75	2,525	1,570	82	250	150	185	141	3,444	1,831	65											
A + Centra 2.57 2.07 3.037 2.62 2.78 0.01 1.18 1.23 1.18 1.18 1.23 1.18 1.23 1.18 1.18 1.21 2.18 1.18 1.18 1.21 2.18 1.11 1.10 2.18 1.18 1.18 1.21 2.18 1.11 1.11 2.18 1.11 1.11 1.11 1.11 1.11 <td>i0 0 250</td> <td>250</td> <td>150</td> <td></td> <td>0</td> <td>700</td> <td>0</td> <td>136</td> <td>250</td> <td>250</td> <td>75</td> <td></td> <td>131</td> <td>82</td> <td>250</td> <td>150</td> <td>185</td> <td></td> <td>492</td> <td>366</td> <td>130</td> <td></td>	i0 0 250	250	150		0	700	0	136	250	250	75		131	82	250	150	185		492	366	130											
Image: bit in the bit in				1,623								748						1,715				ļ										
Image: Relation in a label in a lab	0 1	1	6	2,372	0	14	0	2,372	1	1	3	3,653	5,414	2,372	1	409	2,728	3,037	2,728	3,037	5,765	Quantity	89 110	1,1	409 38	253	2,728	282	0 3,0	2,372 2	A+ Centre	00
Image: Normaling of the state of the st		250			0		0															Occurrence (\$ USD)										
A bit was black bit was bla	i0 0 250	250	150		0	1,400	0	119	250	250	75		251	71	250	102	136		362	395	115											
Image: brance Image: brance<				2,287								846						1,513				ļ										
Image: brance Image: brance<	0 1	1	20	2,879	0	6	3	2,879	1	1	11	1,263	8,127	2,879	1	527	4,432	2,637	4,432	2,637	7,069	Quantity	45 255	2,7	527 49	412	4,432	245	7 2,6	2,879 2	- Student Services	00
Image: Relation r	0 250	250	500	144	0	300	300	144	250	250	275	821	4,530	86	250	132	222	132	4,118	1,715	71	Occurrence (\$ USD)										
Arror Barbar Same Same Same Same Same Same Same Same	i0 0 250	250	500		0	600	300	144	250	250	275		378	86	250	132	222		588	343	141											
Total Cost Per 657 19,043 33,862 1,464 1,822 1,464 1,500 928 29,066 20,098 750 1,500 1,547 500 700 500 1,547 925 Occurrence (\$ USD) 1,315 3,809 4,837 1,464 1,500 928 2,422 1,675 750 1,500 1,547 500 1,547 920 Madret (\$ USD) 1,315 3,809 4,837 1,464 1,500 928 2,422 1,675 750 1,500 1,400 500 1,547 920				2,188								1,057						1,808				Į										
Occurrence (\$ USD) 3,809 4,837 1,464 1,822 1,464 1,500 928 2,422 1,675 750 1,500 1,400 500 1,547 926 1,547 926	0 6	1	37	30,935	1	14	5	30,935	6	6	30	30,906	52,145	30,935	6	5,856	36,449	29,282	36,449	29,282	65,731	Quantity	431 1,062	11,4	,856 544	3,386	36,449	2 2,720	74 29,2	30,935 2,8	Gymnasium	.00
Budget (\$ USD)		250																				Occurrence (\$ USD)										
10,211 1,275 8,166	i0 0 1,500	250	925		500	1,400	500	1,547	500	1,50	750	,	2,422	928	1,500	1,464	1,822		4,837	3,809	1,315											
				0,100								1,215						10,211				l										
M - Security, Maintenance, Bookstore	0 2	2	0		0	5	0																84 268	2,8	452 42	557	5,999	354	7 3,8	6,423 5	aintenance, Bookstore)
δ IT Total Cost Per Occurrence (\$ USD) 98 2,475 5,573 190 300 113 500 193 5,337 1,723 100 500 321 0 321 0 321 0		500	0	321	0	250	0	321	600	500	100	1,723	5,337	193	500	113						Occurrence (\$ USD)										
Annualised Maint. 196 495 796 190 300 113 500 193 445 144 100 500 321 0 500 0 321 0 321 0 321 0 2.142		500							_																							



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

MAINTENANCE COST PLAN (BUILDINGS)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

									Element				Structure					I	nternal Fit-Ou	ıt						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 Allow	ft2	ft2	ft2	No.	LS Allow	ft2	LS Allow	No.	LS Allow	ft2	No.	LS Allow	LS Allow	LS Allow
		Gross Floor Area (GEA)	Extern Area		Roof Area		r & Window	Internal Wall	Rate/Cost (\$ USD)	0.01	0.65	0.93	0.05	0.05	0.25	250.00	0.03	0.56	0.65	25.00	250.00	0.05	100.00	50.00	500.00	0.05	25.00	250.00	2,500.00	250.00
Building	1	ft2 m2	ft2	m2	ft2 m2	ft2	2 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
N - Maintenance S	Shop, 4,	,952 460	3,836	356	6,061 563	8 858	8 80	2,619 243	Quantity	9,897	3,836	6,061	3,836	6,061	858	1	4,952	9,074	1,109	9	1	4,952	0	5	0	4,952	3	2	0	1
Offices & Music R	Rooms								Total Cost Per	99	2,495	5,630	192	303	215	250	149	5,058	721	225	250	248	0	250	0	248	75	500	0	250
									Occurrence (\$ USD) Annualised Maint.	198	499	804	192	303	215	250	149	422	60	225	250	248	0	500	0	248	75	500	0	250
	I								Budget (\$ USD)				2,461						1,105							1,820			<u> </u>	
Total	124	4,691 11,584	100,098	9,299	130,619 12,13	35 24,7	69 2,301	49,858 4,632	Total Quantity	230,717	100,098	130,619	100,098	130,619	24,769	34	124,691	199,814	101,023	327	35	124,691	32	153	6	124,691	282	32	1	35
									Total Annualised Maint.	4,614	13,019	17,335	5,005	6,531	6,192	8,500	3,741	9,282	5,475	8,175	8,750	6,235	3,200	15,300	3,000	6,235	7,050	8,000	2,500	8,750
									Budget (\$ USD)				61,197						35,422							60,269				
									Labour Portion (%)	80%	50%	50%	60%	60%	50%	50%	80%	60%	60%	50%	50%	50%	70%	70%	70%	70%	70%	70%	40%	50%
									Labour Cost (\$ USD)	3,691	6,510	8,668	3,003	3,919	3,096	4,250	2,993	5,569	3,285	4,088	4,375	3,117	2,240	10,710	2,100	4,364	4,935	5,600	1,000	4,375
									Labour Hours (Based on \$3/Hour)	1,230	2,170	2,889	1,001	1,306	1,032	1,417	998	1,856	1,095	1,363	1,458	1,039	747	3,570	700	1,455	1,645	1,867	333	1,458
									<u></u>		-	-			-				-			-							laintenance St ed on 1.800 Ho	
									Plant Portion (%)	10%	10%	10%	10%	10%	0%	0%	10%	10%	10%	0%	0%	0%	10%	10%	10%	10%	10%	0%	20%	0%
									Material Cost (\$ USD)	461	1,302	1,734	500	653	0	0	374	928	547	0	0	0	320	1,530	300	623	705	0	500	0
									Material Portion (%)	10%	40%	40%	30%	30%	50%	50%	10%	30%	30%	50%	50%	50%	20%	20%	20%	20%	20%	30%	40%	50%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

MAINTENANCE COST PLAN (SITE INFRASTRUCTURE)

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

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									Element			Grou	unds			ar Parks, Roa & Pavements			nces liates		Structures			Site Drainage			ctrical tructure	Water Services	Site Furniture	Telecom Services
									Maintenance	ce Task	Mowing	Spraying	General Grounds	Pruning & General Tree Maint.	Regrade, Relevel &	Pot/Crack Fill Asphalt	Pot/Crack Fill Concrete Surface	Repaint Fences & Gates		Minor Building Structures Wash	Minor Building Structures General Repairs	Minor Building Structures Repaint	Site Stormwater Drainage Maint.	Building Stormwater Drainage Maint.	Building Sewer Drainage Maint.	General Electrical Maint.		General Water	1 annual e	General Telecom Services
	Total Buildings	Total B	Building Area	Total Har Ar	rd Surface eas	Total Gree	en Surface eas	Site Are	Unit Rate/Cost (\$ USD)	G	Green Area	Green Area		LS Allow. 2,500.00	LS Allow / Area 0.28	LS Allow / Area 0.05	LS Allow / Area 0.05	LS Allow. 2,000.00	LS Allow. 500.00	LS Allow / GFA 0.01	LS Allow / Buildina No 100.00	LS Allow / GFA 0.65	LS Allow. 1,000.00	LS Allow / Buildina 50.00	LS Allow / Buildina 50.00	LS Allow / Buildina 100.00	LS Allow 1,000.00	Buildina	LS <u>Allow.</u> 1,000.00	LS Allow / Buildina 25.00
Location	No.	ft2	m2	ft2	m2	ft2	m2	ft2	n2 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	1.00	1.00	1.00	1.00	1.00	1.00
National Campus at Palikir, Pohnpei State	15	124,69	1 11,584	323,488	30,053	2,853,895	265,133	3,177,382 29	0,186 Quantity	2	2,853,895	2,853,895	2,853,895	2	17,590	172,632	116,033	2	2	18,219	10	18,219	1	15	15	15	1	15	1	15
· -·····									Total Cost P Occurrence	e (\$ USD)	663	331	1,326	5,000	4,903	8,632	5,802	4,000	1,000	182	1,000	11,848	1,000	750	750	1,500	1,000	375	1,000	375
									Annualised I Budget (\$ US		7,954	663	5,303	5,000	4,903	8,632	5,802	800	1,000	364	1,000	2,370	1,000	750	750	1,500	1,000	375	1,000	375
												10,	,919			19,336		1,8	800		3,734			2,500		2,	500		1,750	
									Labour Porti	tion (%)	70%	35%	50%	70%	30%	30%	30%	1,8 70%	80%	70%	3,734	60%	50%	2,500	50%	50%	500	50%	1,750	50%
									Labour Porti		70% 5,568		-	70% 3,500	30% 1,471		30% 1,740		-	70%	-	60% 1,422	50% 500	-	50% 375			50% 188	-	50% 188
										at (\$ USD)		35%	50%			30%		70%	80%		50%			50%		50%	50%		50%	
									Labour Cost	at (\$ USD)	5,568	35% 232	50% 2,651	3,500	1,471	30% 2,589	1,740	70%	80% 800	255	50% 500	1,422	500	50% 375	375	50% 750	50% 500	188 63 Number M	50% 500	188 63 Staff Require
									Labour Cost	st (\$ USD) Jrs \$3/Hour)	5,568	35% 232	50% 2,651	3,500	1,471	30% 2,589	1,740	70%	80% 800	255	50% 500	1,422	500	50% 375	375	50% 750	50% 500	188 63 Number M	50% 500 167 laintenance \$	188 63 Staff Require
									Labour Cost Labour Hour (Based on \$:	st (\$ USD) urs \$3/Hour)	5,568 1,856	35% 232 77	50% 2,651 884	3,500 1,167	1,471 490	30% 2,589 863	1,740 580	70% 560 187	80% 800 267	255 85	50% 500 167	1,422 474	500 167	50% 375 125	375 125	50% 750 250	50% 500 167	188 63 Number N (Base	50% 500 167 Iaintenance S	188 63 Staff Require tours/PA)
									Labour Cost Labour Hour (Based on \$ Plant Portion	st (\$ USD) urs \$3/Hour) on (%) st (\$ USD)	5,568 1,856 30%	35% 232 77 30%	50% 2,651 884 25%	3,500 1,167 30%	1,471 490 50%	30% 2,589 863 50%	1,740 580 50%	70% 560 187	80% 800 267	255 85 20%	50% 500 167 20%	1,422 474	500 167 30%	50% 375 125 30%	375 125 30%	50% 750 250 30%	50% 500 167 30%	188 63 Number N (Base 30%	50% 500 167 Iaintenance S	188 63 Staff Require Jours/PA) 30%

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



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

A - CLASSROOM

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

						Conc	lition Gauge																	
		Condition	Assessment	Condi	tion Grading	VG G	A P	VP	1	2	3	4 5		5 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 %		2013 (\$ USD)	2014 (\$ USD)			7 20 SD) (\$ U) 2020 D) (\$ 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	Total 0	0	0.0%
1.01	Reinforced Concrete Foundations Beams	Not inspected	None	2	30%				0	0	0	0 0		0 0	0	0	0	0	0	0	0	0	69,186	0.0%
1.02	Reinforced Concrete Slab on Grade	Good condition	None	3	50%				0	0	0	0 0) 0	0	0	0	0	0	0	0	0	76,204	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	145,390	0.0%
2.00	Frame								0	0	0	0 0		0 0	0	0	0	0	0	0	0	0	0	0.0%
2.01	Timber Frame Roof trusses	Good condition, no evidence of insect attack	None	2	30%				0	0	0	0 0) 0	0	0	0	0	0	0	0	0	202,234	0.0%
2.02	Reinforced Concrete Columns & Beams	Good condition	Wash, clean and protect corners of columns from impact damage	2	30%				0	0	0	0 0		0 0	0	0	0	0	0	0	0	0	118,214	0.0%
									0	0	0	0 0		0 0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			2	30%				0	0	0	0 0) 0	0	0	0	0	0	0	0	0	320,448	0.0%
3.00	Structural Walls								0	0	0	0 0		0 0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Infill Reinforced Concrete Block Masonry Walls	Good condition	Wash down	2	30%				0	0	0	0 0		0 0	0	0	0	0	0	0	0	0	128,303	0.0%
									0	0	0	0 0	-	0 0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			2	30%				0	0	0	0 0) 0	0	0	0	0	0	0	0	0	128,303	0.0%
4.00	Upper Floors								0	0	0	0 0	-	0 0	0	0	0	0	0	0	0	0	0	0.0%
4.01	Pre-cast/Insitu Reinforced Concrete Upper Floor	Good condition	None	2	30%				0	0	0	0 0	-	0 0	0	0	0	0	0	0	0	0	180,210	0.0%
									0	0	0	0 0	1	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	180,210	0.0%
5.00	Roof								0	0		0 0		0	0	0	0	0	0	0	0	0	0	0.0%
5.01		Not inspected due to two story building and unable to access.	Francesco advised 14 Oct 2013 that repainiting is required immediately	3	50%				0	0		0 0				0	0	67,411	0	67,411	0	67,411	67,411	100.0%
5.02	PVC Gutters	Ok condition	Clean and wash out	3	50%				0	0		0 0				0	0	8,884	0	8,884	0	8,884	8,884	100.0%
5.03	Metal Down Pipes	Ok condition	Clean and wash out	3	50%				0	0		0 0			0	0	0	20,873	0	20,873	0	20,873	20,873	100.0%
5.00	Tatal Dataf				50%				0	0		0 0			0	0	0	0	0	0	0	0	0	0.0%
6.00	Total Roof			3	50%				0	0		0 0			0	0	0	97,168	0	97,168	0	97,168 0	97,168 0	100.0%
6.01	External Walls & Finishes	Ok codition	Clean and week down	3	50%				0	0		0 0		0 0	0	0	0	0 73,774	0	0	0 73,774	73,774	73,774	0.0% 100.0%
0.01	Solid Plaster Cladding with Painted Finishes		Clean and wash down	3	50%				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	73,774	0	0	73,774	73,774	73,774	100.0%
7.00	Windows & Doors			, , , , , , , , , , , , , , , , , , ,	5570				0	о 0		0 0 0 0				0	0	0	0	0	0	0	0	0.0%
7.01	Timber Framed Doors with glazed top light over	Evidence of marks and impact damamge	Wash and repaint. Install door stops where note present.	3	50%				0	0		0 0			_	0	0	17,710	0	0	17,710	17,710	17,710	100.0%
7.01	Timber Doors (Solid/No Glazing)	Evidence of marks and impact damange	Wash down and repaint doors. Install door stops and/or closers	3	50%				0	0		0 0				0	0	7,590	0	0	7,590	7,590	7,590	100.0%
7.05	Timber framed windows	No evadence of damage, normal wear and tear	Where not present Wash down glazing and frames	2	30%				0	0		0 0) 0		0	0	0	0	0	0	0	1,579	0.0%
7.06	Aluminium Louvre type windows	Generally in good condition.	Wash down and replace missing louvres. Ease and adjust.	2	30%				0	0		0 0				0	0	0	0	0	0	0	120,284	0.0%
7.11	Window Glazing Treatments - metal bars	Peeling of paint finish	Wash and repaint	3	50%				0	0		0 0					0	12,830	6,415	0	6,415	12,830	6,415	200.0%
									0	0		0 0				0	0	0	0	0	0	0	0	0.0%
7.00	Total Windows & Doors			3	50%				0	0		0 0			6,415		0	38,130	6,415	0	31,715	38,130	153,578	24.8%
A	TOTAL STRUCTURE			3	50%				0	0		0 0					0	209,072	6,415	97,168	105,489	209,072	1,098,870	19.0%
8.00	Stairs, Balustrades & Handrails								0	0	0	0 0) 0	0	0	0	0	0	0	0	0	0	0.0%
8.01	Insitu Reinforced Concrete Stairs	Good condition, general wear and tear	Wash down, repair cracks and paint finish	3	50%				0	0	0	0 0) 0	0	0	0	0	0	0	0	0	25,300	0.0%
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Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

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Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

							Condition G	auge																	
		Condition	Assessment	Condi	tion Grading	VG	G A	P VI	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 % %		00 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
8.02	Metal Framed Balustrades (with Metal Infill Panels or	Corrosion present	Remove rust, wash and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	36,432	0	0	36,432	Total 36,432	36,432	100.0%
8.03	Balusters) Metal Handrails	Corrosion present	Rust removal	3	50%				0	0	0	0	0	0	0	0	0	0	3,036	0	0	3,036	3,036	3,036	100.0%
									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	39,468	0	0	39,468	39,468	64,768	60.9%
9.00	Internal Walls/Partitions								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.01	Reinforced Concrete Block Masonry Walls	Good condition	Wash down	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65,456	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Total Internal Walls/Partitions			3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65,456	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	Clean and repair	3	50%				0	0	0	0	0	0	0	0	0	0	13,662	0	0	13,662	13,662	13,662	100.0%
									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	13,662	0	0	13,662	13,662	13,662	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	Ok condition	Description	3	50%				0	0	0	0	0	0	0	0	0	31,569	63,137	31,569	0	31,569	63,137	31,569	200.0%
11.02	Ceramic Tiled Floor Finishes	Impact damage, broken tiles	Remove and replace	5	90%				0	0	78,530	0	0	0	0	0	0	0	78,530	78,530	0	0	78,530	78,530	100.0%
11.00	Tabl Floor Finisher				70%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00 12.00	Total Floor Finishes Wall Finishes			4	70%				0 0	0	78,530	0 0	0	0	0 0	0	0	31,569	141,667 0	110,098 0	0	31,569 0	141,667	110,098 0	128.7% 0.0%
12.00	Solid Plaster Wall Lining with Painted Finishes	Little impact damage, normal wear and tear	Clean, strip and repaint where damaged	3	50%				0	0	0	0	0	0	0	0	0	0	103,070	0	103,070	0	0 103,070	103,070	100.0%
12.01	Tiled Wall Finishes	Little impact damage, normal wear and tear	Clean, strip and repaint where damaged Clean, strip and repaint where damaged	3	50%				0	0	0	0	0	0	0	0	0	0	15,028	0	15,028	0	15,028	15,028	100.0%
									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	118,098	0	118,098	0	118,098	118,098	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 soffit Lining with Painted Finishes	Good condition	Wash down	3	50%				0	0	0	0	0	0	0	0	0	0	25,668	0	25,668	0	25,668	25,668	100.0%
13.02	Plywood Ceiling Lining with Painted Finishes	Good condition		3	50%				0	0	0	0	0	0	0	0	0	0	78,934	0	78,934	0	78,934	78,934	100.0%
									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	104,602	0	104,602	0	104,602	104,602	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 doors	General wear and tear	Wash and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	2,530	0	2,530	0	2,530	2,530	100.0%
14.02	Pin Board	General wear and tear	None	3	50%				0	0	0	0	0	0	0	2,378	0	0	4,756	2,378	0	2,378	4,756	2,378	200.0%
14.03	White Boards	General wear and tear	None	3	50%				0	0	0	0	0	0	0	0	0	0	3,795	0	3,795	0	3,795	3,795	100.0%
14.04	White Boards with projector screen	General wear and tear	None	3	50%				0	0	0	0	0	0	0	0	0	0	759	0	759	0	759	759	100.0%
14.05	Mirrors	General wear and tear	None	2	30%				0	0	0	0	0	0	0	0	0	0	759	0	0	759	759	759	100.0%
14.07	Built-in Joinery - Bench Unit	General wear and tear, lab sinks in bench units, tape not working		3	50%				0	0	0	0	0	0	0	0	0	0	88,550	0	88,550	0	88,550	88,550	100.0%
14.08	Built-in Joinery - Shelving Unit	General wear and tear,		3	50%				0	0	0	0	0	0	0	0	0	0	5,060	0	5,060	0	5,060	5,060	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.00	Total Fixed Joinery Units			3	50%				0	0	0	0	0	0	0	2,378	0	0	106,209	2,378	100,694	3,137	106,209	103,831	102.3%
В	TOTAL INTERNAL FIT-OUT			4	70%				0	0	78,530	0	0	0	0	2,378	0	31,569	523,706	112,476	323,394	87,836	523,706	580,515	90.2%
15.00	Sanitary Plumbing								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	WC	Generally ok	Needs clean up	3	50%				0	0	0	0	0	0	0	0	0	0	12,650	0	12,650	0	12,650	12,650	100.0%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

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Image: state																										
Imat Simple set						ŗ	Con	dition Gauge																		
Image: bold into the state of the state			Condition	Assessment	Condi	ition Grading	VG G	A P	VP	1	2	3	4	5	6	7	8	9	10]		Asset Re	newal Cost		1	
Add Status Add Status Status <	ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance				40-60 % 60-80 %									2020 (\$ USD)								Full Replace	% Full Replace
with the set of	15.04	WHB (Single)	Generally ok	Needs clean up	3	50%				0	0	0	0	0	0	0	0	0	0	7,590	0	7,590	0	7,590	7,590	100.0%
1 1 </td <td>15.04</td> <td>Cleaners basin</td> <td>Generally ok</td> <td>Needs clean up</td> <td>3</td> <td>50%</td> <td></td> <td></td> <td></td> <td>0</td> <td>3,795</td> <td>0</td> <td>3,795</td> <td>0</td> <td>3,795</td> <td>3,795</td> <td>100.0%</td>	15.04	Cleaners basin	Generally ok	Needs clean up	3	50%				0	0	0	0	0	0	0	0	0	0	3,795	0	3,795	0	3,795	3,795	100.0%
Marcolator Array control Array contro Arr	15.04	Lab sink	General wear and tear, some tapes not working	Fix tapes	3	50%				0	0	0	0	0	0	0	0	0	0	16,698	0	16,698	0	16,698	16,698	100.0%
norman norman </td <td>15.06</td> <td>Shower</td> <td>General wear and tear</td> <td>None</td> <td>3</td> <td>50%</td> <td></td> <td></td> <td></td> <td>0</td> <td>6,325</td> <td>0</td> <td>6,325</td> <td>0</td> <td>6,325</td> <td>6,325</td> <td>100.0%</td>	15.06	Shower	General wear and tear	None	3	50%				0	0	0	0	0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	100.0%
Image: state	15.07	Hot Water System	General wear and tear	None	3	50%				0	0	0	0	0	0	0	0	0	0	2,530	0	2,530	0	2,530	2,530	100.0%
And and any shares	15.08	Cold Water	Generally ok	None	3	50%				0	0	0	0	0	0	0	0	0	0	29,095	0	29,095	0	29,095	29,095	100.0%
Anome Anome </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0</td> <td>0.0%</td>										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
added management sector added management added ma	15.00	Total Sanitary Plumbing			3	50%				0	0	0	0	0	0	0	0	0	0	78,683	0	78,683	0	78,683	78,683	100.0%
No No </td <td>16.00</td> <td>Mechanical Services</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0</td> <td>0.0%</td>	16.00	Mechanical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
And gluendrim openderim and and anotal			Tired by appearance.	Service, overhaul or consider replacement							0	0			0	-	0	0		-		44,275			22,138	400.0%
Image: bound interpretation of the interpretatio																-				-					1,898	300.0%
And wordshow And wordshow <th< td=""><td>16.03</td><td>Ceiling Mounted Fan</td><td>Large number of fan not working</td><td></td><td>4</td><td>70%</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>22,264 0</td><td>200.0% 0.0%</td></th<>	16.03	Ceiling Mounted Fan	Large number of fan not working		4	70%																			22,264 0	200.0% 0.0%
Note:	16.00	Total Mechanical Services		1	4	70%																			46,299	299.7%
1 1					<u> </u>							0			0	-	0								0	0.0%
Arrive free free free free free free free fr			Check if working	None	3	50%					0	0	0	0	0	0	0	0	12,463		12,463	0			12,463	200.0%
Arrange	17.02	9lb Carbon Dioxide Fire Extinguisher	Good condition	Cheek expiry dates	2	30%				0	0	0	3,163	0	0	0	0	3,163	0	15,813	6,325	6,325	3,163	15,813	3,163	500.0%
101 1100 <	17.03	Fire Hose Reel	Ok condition		3	50%				0	0	0	0	0	0	0	0	0	0	2,530	0	2,530	0	2,530	2,530	100.0%
And Andres										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
And Definition Reards Oxededon And Definition Reards Oxededon And Definition Reards And De	17.00	Total Fire Services			3	50%				0	0	0	3,163	0	0	0	0	3,163	12,463	43,269	18,788	8,855	15,626	43,269	18,156	238.3%
No. Normal Normal <td>18.00</td> <td>Electrical Services</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0</td> <td>0.0%</td>	18.00	Electrical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
And Bedded Model	18.01	Main Distribution Boards	OK condition		3	50%				0	0	0	0	0	0	0	0	0	0	9,488	0	9,488	0	9,488	9,488	100.0%
And A	18.02	Sub-Main Distribution Boards	OK condition		3	50%				0	0	0	0	0	0	0	0	0	0	8,855	0	8,855	0	8,855	8,855	100.0%
A lighting (ketmal) - loandescore Replace missing of bloch blick. Gen blisk of or blisk of or blisk. Gen blisk of blisk. Gen blisk of or blisk. Gen blisk of blisk. Gen blisk. Ge	18.03	Electrical Wiring/Reticulation	OK condition		3	50%				0	0	0	0	0	0	0	0	0	0	24,926	0	24,926	0	24,926	24,926	100.0%
Index Coversitie	18.04	General Power Outlet	OK condition		3	50%				0	0	0	0	0	0	0	0	0	0	33,235	0	33,235	0	33,235	33,235	100.0%
Lighting (Letternia) - Floodightis Appear to be in good controllocated at high level on road Was between allowers and monitor 2 30% 2 0	18.05	Lighting (External) - Incandescent	Some bulbs missing from fittings, no grille or cover		3	50%				0	0	0	0	0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	100.0%
109 Lighting (internal) - Incondescent OK condition Replace missing or blown tubes 3 50%	18.06	Lighting (External) - Floodlights			2	30%				0	0	0	0	0	0	0	0	0	0	1,392	0	0	1,392	1,392	1,392	100.0%
Image: And the state of th	18.09	Lighting (Internal) - Incandescent		Replace missing or blown tubes	3	50%				0	0	0	0	0	0	0	0	0	0	633	0	633	0	633	633	100.0%
And problem	18.07	Lighting (Internal) - Fluorescant	OK condition	Replace missing or blown tubes	3	50%				0	0	0	0	0	0	0	0	0	0	56,925	0	56,925	0	56,925	56,925	100.0%
A A					+					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
A A	18.00	Total Electrical Services			3	50%				0	0	0	0	0	0	0	0	0	0	141,778	0	140,387	1,392	141,778	141,778	100.0%
Image: Constraint of the state of the s	19.00	Vertical Transportation			<u> </u>	+				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	19.03	None	None		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%
20.00 Special Services 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	19.00	Total Vertical Transportation			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
	20.00	Special Services			1	1 1				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.01 Telecommunication/Data Network Average condition Service and fix loose outlets and wiring 3 50% 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 33,235 66,471 33,235 0 33,235 0 3,355 0 33,235	20.01	Telecommunication/Data Network	Average condition	Service and fix loose outlets and wiring	3	50%				0	0	0	0	0	0	0	0	0	33,235	66,471	33,235	0	33,235	66,471	33,235	200.0%
20.02 Security Services Modern and functioning Service and fix loose outlets and wiring 3 50%	20.02	Security Services	Modern and functioning	Service and fix loose outlets and wiring	3	50%				0	0	0	0	0	0	0	0	0	24,926	49,853	24,926	0	24,926	49,853	24,926	200.0%
Image: Contract of the second seco					1					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	20.00	Total Special Services			3	50%				0	0	0	0	0	0	0	0	0	58,162	116,324	58,162	0	58,162	116,324	58,162	200.0%



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Revision: Final

							Cond	lition Gau	uge																		
		Condition	Assessment	Condi	tion Grading	VG	G	Α	PV	P	1	2	3	4	5	6	7	8	9	10			Asset Rer	ewal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 %	20-40 %	40-60 %	60-80 <mark>80-</mark> %			2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Fu Replac
С	TOTAL BUILDING SERVICES			3	50%						0	0	0	25,300	1,898	22,264	0	0	3,163	70,625	518,824	123,249	274,097	121,478	518,824	343,078	151.2
	TOTAL BUILDING			3	50%						0	0	78,530	25,300	1,898	22,264	0	8,793	3,163	102,194	1,251,602	242,141	694,659	314,803	1,251,602	2,022,463	61.9%

Year 1 - 10 Consolidated Capital Replacement Cost



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		<u>.</u>					Condition	n Gauge																	_	
		Condition	Assessment	Conditio	on Grading	VG	G A	Р	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	n % Deteriora		0-40 40-6 % %	60-80 %		2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)		Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
1.00	Sub-Structure				on					0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
1.01	Reinforced Concrete Foundations Beams	Not inspected	None	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	69,186	0.0%
1.02	Reinforced Concrete Slab on Grade	Good condition	None	3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	81,559	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150,745	0.0%
2.00	Frame									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.01	Timber Frame Roof trusses	Good condition, no evidence of insect attack	None	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	193,437	0.0%
2.02	Reinforced Concrete Columns & Beams	Good condition	Wash, clean and protect corners of columns from impact	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	212,104	0.0%
			damage							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	405,541	0.0%
3.00	Structural Walls			l						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Reinforced Concrete Masonry Walls	Good condition	Wash down	3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	238,204	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	238,204	0.0%
4.00	Upper Floors									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.01	Insitu Reinforced Concrete Upper Floor	Evidence of cracking	Repair cracks	3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	194,611	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Upper Floors			3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	194,611	0.0%
5.00	Roof									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Evidence of a couple leaks to upper floor	Replace panels where lesks occurung, wash down and	3	50%					0	0	0	0	0	0	0	0	0	0	64,479	0	64,479	0	64,479	64,479	100.0%
5.02	PVC Downpipes	Good condition	repaint Clean and wash	2	30%					0	0	0	0	0	0	0	0	0	0	11,739	0	0	11,739	11,739	11,739	100.0%
5.03	Metal Gutters	Good condition, no evidence of leaks noted	None	2	30%					0	0	0	0	0	0	0	0	0	0	11,765	0	0	11,765	11,765	11,765	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Roof			3	50%					0	0	0	0	0	0	0	0	0	0	87,983	0	64,479	23,504	87,983	87,983	100.0%
6.00	External Walls & Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.01	Solid Plaster Cladding with Painted Finishes	Good condition	Wash down	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	97,689	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.00	Total External Walls & Finishes			2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	97,689	0.0%
7.00	Windows & Doors									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Timber Framed Doors with glazed top light over	Evidence of marks and impact damamge	Wash and repaint. Install door stops where note present.	3	50%					0	0	0	0	0	0	0	0	0	0	26,565	0	0	26,565	26,565	26,565	100.0%
7.02	Timber Doors (Solid/No Glazing)	Evidence of termite damage	Replace termite damaged doors	5	90%					0	0	0	0	3,795	0	0	0	0	0	3,795	3,795	0	0	3,795	3,795	100.0%
7.03	Timber Doors (Solid/No Glazing)	Evidence of marks and impact damamge	Wash down and repaint doors. Install door stops and/or closers where not present	3	50%					0	0	0	0	0	0	0	0	0	0	3,795	0	0	3,795	3,795	3,795	100.0%
7.04	Timber framed windows	No evadence of damage, normal wear and tear	Wash down glazing and frames	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,579	0.0%
7.05	Aluminium Louvre type windows	Generally in good condition.	Wash down and replace missing louvres. Ease and adjust.	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	146,810	0.0%
7.06	Window Glazing Treatments - metal bars	Peeling of paint finish	Wash and repaint	3	50%					0	0	0	0	0	0	0	7,830	0	0	15,660	7,830	0	7,830	15,660	7,830	200.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.00	Total Windows & Doors			3	50%					0	0	0	0	3,795	0	0	7,830	0	0	49,815	11,625	0	38,190	49,815	190,373	26.2%
A	TOTAL STRUCTURE			3	50%					0	0	0	0	3,795	0	0	7,830	0	0	137,797	11,625	64,479	61,694	137,797	1,365,146	10.1%



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					Г	Co	ondition Ga	uge																	
		Condition As	sessment	Condition	Grading	G 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	Deteriorati	-20 20-4 % %		60-80 80-10 % %	0 2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)		2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
8.00	Stairs, Balustrades & Handrails				on				0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
8.01	Insitu Reinforced Concrete Stairs	Good condition, general wear and tear	Wash down, repair cracks and paint finish	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25,300	0.0%
8.02	Metal Framed Balustrades (with Metal Infill Panels or	Corrossion present	Remove rust, wash and repaint	3	50%		l i		0	0	0	0	0	0	0	0	0	0	36,432	0	0	36,432	36,432	36,432	100.0%
8.03	Balusters) Metal Handrails	Corrossion present	Rust removal	3	50%		l i		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%
8.00	Total Stairs Balustrades & Handrails			3	50%				0	0	0	0	0	0	0	0	0	0	39,468	0	0	39,468	39,468	64,768	60.9%
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	Blockwork partition walls to toilets and Janitors	Good condition	Wash down	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,651	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Total Internal Walls/Partitions			3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,651	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	Clean and repair	3	50%				0	0	0	0	0	0	0	0	0	0	7,590	0	0	7,590	7,590	7,590	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Total Internal Doors			3	50%				0	0	0	0	0	0	0	0	0	0	7,590	0	0	7,590	7,590	7,590	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	No evadence of damage, normal wear and tear	None	3	50%				0	0	0	0	0	0	0	0	0	10,064	20,129	10,064	0	10,064	20,129	10,064	200.0%
11.02	Ceramic Tiled Floor Finishes	Impact damage, broken tiles	Remove and replace	5	90%				0	0	3,757	0	0	0	0	0	0	0	3,757	3,757	0	0	3,757	3,757	100.0%
11.03	Concrete Screed Floor Finish	Evidence of cracking	Repair cracks	4	70%				0	0	0	0	0	0	0	0	0	0	39,960	0	39,960	0	39,960	39,960	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	3,757	0	0	0	0	0	0	10,064	63,846	13,821	39,960	10,064	63,846	53,781	118.7%
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	Little impact damage, normal wear and tear	Clean, strip and repaint where damaged	3	50%				0	0	0	0	0	0	0	0	0	0	103,463	0	103,463	0	103,463	103,463	100.0%
12.02	Tiled Wall Finishes	Good condition	Wash down	3	50%				0	0	0	0	0	0	0	0	0	0	15,028	0	15,028	0	15,028	15,028	100.0%
12.03	Feature brick veneer wall to upper floor store	Good condition	Wash down	3	50%				0	0	0	0	0	0	0	0	0	0	1,947	0	1,947	0	1,947	1,947	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	120,438	0	120,438	0	120,438	120,438	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 soffit Lining with Painted Finishes	Good condition	Wash down	3	50%				0	0	0	0	0	0	0	0	0	0	24,636	0	24,636	0	24,636	24,636	100.0%
13.02	Other: Painted ply ceiling finish	Some evidence of damage	Replace damaged section - wash and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	56,759	0	56,759	0	56,759	56,759	100.0%
13.03	Painted timber rails to soffit	Some evidence of damage	Replace damaged section - wash and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	10,492	0	10,492	0	10,492	10,492	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	91,887	0	91,887	0	91,887	91,887	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 doors	General wear and tear	Wash and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	2,530	0	2,530	0	2,530	2,530	100.0%
14.02	Pin Board	General wear and tear	None	3	50%				0	0	0	0	0		0	2,378	0	0	4,756	2,378	0	2,378	4,756	2,378	200.0%
14.03	White Boards	General wear and tear	None	3	50%				0	0	0	0	0	0	0	0	0	0	3,795	0	3,795	0	3,795	3,795	100.0%
14.04	White Boards with projector screen	General wear and tear	None	3	50%				0	0	0	0	0	0	0	0	0	0	759	0	759	0	759	759	100.0%
									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	2,378	0	0	11,840	2,378	7,084	2,378	11,840	9,462	125.1%



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		Condition As	sessment	Condition	Grading	G G	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		-20 20- % %		60-80 80-1 % %	00 2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)		2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
в	TOTAL INTERNAL FIT-OUT			4	on 70%				0	0	3,757	0	0	0	0	2,378	0	10,064	335,069	16,200	259,369	59,501	Total 335,069	355,577	94.2%
15.00	Sanitary Plumbing								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	WC	Generally ok	Needs clean up	3	50%				0	0	0	0	0	0	0	0	0	0	12,650	0	12,650	0	12,650	12,650	100.0%
15.02	WHB (Single)	Generally ok	Needs clean up	3	50%				0	0	0	0	0	0	0	0	0	0	7,590	0	7,590	0	7,590	7,590	100.0%
15.03	Cleaners basin	Generally ok	Needs clean up	3	50%				0	0	0	0	0	0	0	0	0	0	3,795	0	3,795	0	3,795	3,795	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing			3	50%				0	0	0	0	0	0	0	0	0	0	24,035	0	24,035	0	24,035	24,035	100.0%
16.00	Mechanical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.01	Air-Conditioning - DX/Split System	Tired by appearance.	Service, overhaul or consider replacement	3	50%				0	0	0	17,710	0	0	0	0	0	0	70,840	17,710	35,420	17,710	70,840	17,710	400.0%
16.02	Air-Conditioning - Window Mounted Unit)	OK, not in use	Service, overhaul or consider replacement	3	50%				0	0	0	0	1,898	0	0	0	0	0	5,693	1,898	1,898	1,898	5,693	1,898	300.0%
16.03	Ceiling Mounted Fan	Large number of fan not working	Repair or replace broken fans, services remained including cleaning blades, treatment maybe required to	4	70%				0	0	0	0	0	22,264	0	0	0	0	44,528	22,264	0	22,264	44,528	22,264	200.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Total Mechanical Services			4	70%				0	0	0	17,710	1,898	22,264	0	0	0	0	121,061	41,872	37,318	41,872	121,061	41,872	289.1%
17.00	Fire Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	Smoke Detection & Alarm Systems	Check if working	None	3	50%				0	0	0	0	0	0	0	0	0	13,098	26,197	13,098	0	13,098	26,197	13,098	200.0%
17.02	Fire Hose Reel	Good condition	None	3	50%				0	0	0	0	0	0	0	0	0	0	2,530	0	2,530	0	2,530	2,530	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			3	50%				0	0	0	0	0	0	0	0	0	13,098	28,727	13,098	2,530	13,098	28,727	15,628	183.8%
18.00	Electrical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.01	Main Distribution Boards	OK condition		1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,488	0.0%
18.02	Sub-Main Distribution Boards	OK condition		1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,855	0.0%
18.03	Electrical Wiring/Reticulation	OK condition		3	50%				0	0	0	0	0	0	0	0	0	0	26,197	0	26,197	0	26,197	26,197	100.0%
18.04	General Power Outlet	OK condition		3	50%				0	0	0	0	0	0	0	0	0	0	34,929	0	34,929	0	34,929	34,929	100.0%
18.05	Lighting (External) - Incandescent	Some bulbs missing from fittings, no grille or cover	Replace missing or blown bulbs. Clean bulbs and install cover/grille	3	50%				0	0	0	0	0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	100.0%
18.06	Lighting (External) - Floodlights	Appear to be in good condition located at high level on road elevation of building	Wash external covers and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	1,392	0	0	1,392	1,392	1,392	100.0%
18.07	Lighting (Internal) - Fluorescant	OK condition		3	50%				0	0	0	0	0	0	0	0	0	0	31,625	0	31,625	0	31,625	31,625	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.00	Total Electrical Services			3	50%				0	0	0	0	0	0	0	0	0	0	100,467	0	99,076	1,392	100,467	118,810	84.6%
19.00	Vertical Transportation								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.01	No lifts present to this building			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00									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	A company and the p			5001				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.01	Telecommunication/Data Network	Average condition	Service and fix loose outlets and wiring	3	50%				0	0	0	0	0	0	0	0	0	34,929	69,858	34,929	0	34,929	69,858	34,929	200.0%
20.02	Security Services	Modern and functioning	Service and fix loose outlets and wiring	3	50%				0	0	0	0	0	0	0	0	0	26,197	52,393	26,197	0	26,197	52,393	26,197	200.0%
20.00	Total Special Services				508/				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00				3	50%				0	0	0	0	0	0	0	0	0	61,126	122,251	61,126	0	61,126	122,251	61,126	200.0%
C	TOTAL BUILDING SERVICES			3	50%				0	0	0			22,264	0	0	0	74,224	396,540	116,095	162,958	117,487	396,540	261,470	151.7%
	TOTAL BUILDING			3	50%				0	0	3,757	17,710	5,693	22,264	0	10,208	0	84,288	869,407	143,920	486,806	238,681	869,407	1,982,193	43.9%

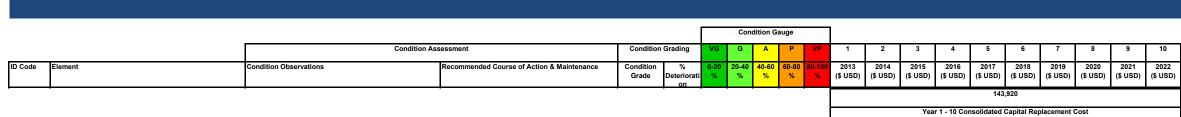


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	-	Asset Ren	ewal Cost		l	
Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace

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							Conc	dition Gau	uge																		
		Condition	Assessment	Conditio	n Grading	VG	G	Α	P	/P 1		2	3	4	5	6	7	8	9	10			Asset Re	enewal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deteriorat		20-40 %		60-80 %	-100 20 ⁻ % (\$ U		2014 \$ USD) (2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)		2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)		Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grandn Renewal	Full Replace	% Full Replace
1.00	Sub-Structure				on					0)	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
1.01	Reinforced Concrete Foundations Beams	Unseen - assume OK	n/a	2	30%					0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67,228	0.0%
1.03	Reinforced Concrete Slab on Grade	Level and looks OK	n/a	2	30%					0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	99,560	0.0%
										0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			2	30%					0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	166,789	0.0%
2.00	Frame									0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.03	Reinforced Concrete Columns & Beams	Minor chipping to columns	Clean, repair chips, repaint	2	30%					0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	226,562	0.0%
2.02	Timber Roof Trusses and Beams, etc)	Generally OK	None	2	30%					0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	229,755	0.0%
										0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			2	30%					0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	456,316	0.0%
3.00	Structural Walls									0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Reinforced Concrete Block Masonry Infill Walls	Good condition	Clean down	2	30%					0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78,626	0.0%
										0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			2	30%					0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78,626	0.0%
4.00	Upper Floors									0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.01	None	n/a	n/a	0	0%					0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
										0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Upper Floors			0	0%					0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Roof				500/					0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Paint fading, black marks/stains evident but generally OK	Waterblast clean and repaint	3	50%					0		0	0	0	0	0	0	0	0	0	87,980	0	87,980	0	87,980	87,980	100.0%
5.07	PVC Downpipes	Vertical runs consealed in columns. Exposed portion (sloped to gutter) dirty but OK		2	30%	_				0		0	0	0	0	0	0	0	0	0	7,084	0	0	7,084	7,084	7,084	100.0%
5.08	Metal Gutters	Metal flaking and rust spots starting to appear	Waterblast clean, treat rust and paint	3	50%					0		0	0	0	1,500	0	0	0	0	0	9,318	1,500	7,818	0	9,318	7,818	119.2%
5.00	Take Dack				50%					0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.00	Total Roof External Walls & Finishes			3	50%				_	0		0 0	0 0	0 0	1,500	0 0	0 0	0	0 0	0	104,382 0	1,500	95,798 0	7,084	104,382 0	102,882 0	101.5% 0.0%
6.02	Solid Plaster Cladding with Painted Finishes	Good condition generally with some minor marking	Clean and repaint	2	30%					0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	45,210	0.0%
0.02				2	50%					0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	43,210	0.0%
6.00	Total External Walls & Finishes			2	30%					0		0	0	0	0	0	0	ů	0	0	0	0		0	0	45,210	0.0%
7.00	Windows & Doors				50 %					0	_	0	0	0	0	0	0	0	0	0	0	0		0	0	43,210	0.0%
7.01	Unglazed Timber Framed Windows with Plastic	To Dry Store addition only. Timber work OK but mesh showing	Clean down and maintain	3	50%					0		0	0	0	0	0	0	0	0	0	20,145	0	0	20,145	20,145	20,145	100.0%
7.02	Coated Steel Mesh Infill Timber Doors (Solid/No Glazing)	signs of wear Some marks and impact damage but generally OK	Clean and repaint	3	50%	_			_	0		0	0	0	0	0	0	0	0	0	13,283	0	0	13,283	13,283	13,283	100.0%
7.02	Aluminium Framed Opening Glass Louvre Windows		Replace lourves and clean	3	50%					0		0	0		2,000	0	0	0	0	0	87,664	2,000	0	85,664	87,664	85,664	102.3%
7.10	& Fixed Glazed Doors Metal Louvre Vents - High Level	Hard to see - look OK from the ground	Clean	2	30%					0		0	0	0	0	0	0	0	0	0	07,004	0	0	00,004	0	47,225	0.0%
7.11	Window Glazing Treatments - Insect Screens	Generally OK	Clean	3	50%					0		0	0	0	0	0	0	6,590	0	0	13,179	6,590	0	6,590	13,179	6,590	200.0%
					-					0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.00	Total Windows & Doors			3	50%					0		0	0	0	2,000	0	0	6,590	0	0	134,270	8,590	0	125,681	134,270	172,906	77.7%
A	TOTAL STRUCTURE			3	50%					0		0	0	0	3,500	0	0	6,590	0	0	238,652	10,090	95,798	132,765	238,652	1,022,729	23.3%
8.00	Stairs, Balustrades & Handrails									0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
														-		-	-						<u> </u>			L ·	



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							Condition	Gauge																		
		Condition	Assessment	Condition	n 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	% Deteriorati	0-20 %	20-40 40-6 %	0 60-80 %	80-100 %	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)		2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grandn Renewal	Full Replace	% Full Replace
8.01	None	n/a	n/a	0	on 0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.00	Total Stairs Balustrades & Handrails			0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Internal Walls/Partitions									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.03	Reinforced Concrete Block Masonry Walls	Good condition	Clean down	2	30%					0	0	0	0	2,000	0	0	0	0	0	2,000	2,000	0	0	2,000	94,814	2.1%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Total Internal Walls/Partitions			2	30%					0	0	0	0	2,000	0	0	0	0	0	2,000	2,000	0	0	2,000	94,814	2.1%
10.00	Internal Doors									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	Timber Door - Single	Impact damage, minor paint chips etc	Clean and repaint	3	50%					0	0	0	0	0	0	0	0	0	0	10,626	0	0	10,626	10,626	10,626	100.0%
10.07	Timber Door - Half Height Timber Louvre WC door	Minor impact damage but generally OK	Clean and refinish	3	50%					0	0	0	0	0	0	0	0	0	0	6,072	0	0	6,072	6,072	6,072	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Total Internal Doors			3	50%					0	0	0	0	0	0	0	0	0	0	16,698	0	0	16,698	16,698	16,698	100.0%
11.00	Floor Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.02	Vinyl Floor Tiles	To kitchen office only - marked and stained	Good clean	3	50%					0	0	0	0	0	0	0	0	0	1,366	2,732	1,366	0	1,366	2,732	1,366	200.0%
11.05	Tiled Floor Finishes	To café, kitchen, student offices, WC's and Store - marked and stained with some loose tiles	Good clean and replace damahed or missing tiles	4	70%					0	0	0	0	0	0	0	0	128,982	0	128,982	128,982	0	0	128,982	128,982	100.0%
11.07	Bare Concrete, U3 Machine Finish	Evidence of impact damage, lifting tiles, loose grout, marks, poor workmanship, etc	Repair, Replace, Clean Comments:	3	50%					0	0	0	0	0	0	0	0	0	0	5,797	0	5,797	0	5,797	5,797	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00	Total Floor Finishes			4	70%					0	0	0	0	0	0	0	0	128,982		137,511	130,348	5,797	1,366	137,511	136,145	101.0%
12.00	Wall Finishes	Cool condition somewilly with some miner mode and stains	Clean and report where necessary	2	20%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.03	Solid Plaster Wall Lining with Painted Finishes	Good condition generally with some minor marks and stains	Clean and repaint where necessary	2	30%					0	0	0	0	0	0	0	0	0	0	114,008 0	0	0	114,008 0	114,008	114,008 0	100.0%
12.00	Total Wall Finishes			2	30%			_		0	0	0	0	0	0	0	0	0	0	114,008	0	0	114,008	0 114,008	114,008	0.0%
13.00	Ceiling Finishes			2	30 %					0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0.0%
13.02	Fibre Cement Soffit Lining with Painted Finishes	Generally in good condition	Clean	2	30%			_		0	0	0	0	0	0	0	0	0	0	10,825	0	0	10,825	10,825	10,825	100.0%
13.04	Fibre Cement Ceiling Lining with Painted Finishes	Marked with evidence of humidity or moisture damage	Good clean and repair any damage	3	50%					0	0	0	0	0	0	0	0	0	0	36,378	0	36,378	0	36,378	36,378	100.0%
13.06	Proprietary Suspended Ceilings (Exposed Grid	Marked tiles with some damage and ill-fitting tiles	Re-fit all tiles, clean or paint	3	50%					0	0	0	0	0	0	0	0	0	0	22,975	0	22,975	0	22,975	22,975	100.0%
10.00	Suspension System) with Tiles									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.00	Total Ceiling Finishes			3	50%					0	0	0	0	0	0	0	0	0	0	70,179	0	59,353	10,825	70,179	70,179	100.0%
14.00	Fixed Joinery Units									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.05	Mirrors	To WC's - all good	Clean	2	30%					0	0	0	0	0	0	0	0	0	0	2,277	0	0	2,277	2,277	2,277	100.0%
14.07	Built-in Joinery - Bench Unit	To dry store - chipped and marked top, damage to doors	Repair damage, clean	3	50%					0	0	0	0	0	0	0	0	0	0	9,488	0	9,488	0	9,488	9,488	100.0%
14.11	Large Commercial Kitchen	Stainless steel OK, tiled tops looking worn and tired	Good clean, repair damage	3	50%					0	0	0	0	0	0	0	0	0	0	63,250	0	63,250	0	63,250	63,250	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.00	Total Fixed Joinery Units			3	50%					0	0	0	0	0	0	0	0	0	0	75,015	0	72,738	2,277	75,015	75,015	100.0%
в	TOTAL INTERNAL FIT-OUT			3	50%					0	0	0	0	2,000	0	0	0	128,982	1,366	415,411	132,348	137,888	145,175	415,411	506,859	82.0%
15.00	Sanitary Plumbing									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	wc	Generally OK, rusted pan fixings	Replace fixings, clean	3	50%					0	0	0	0	0	0	0	0	0	0	18,975	0	18,975	0	18,975	18,975	100.0%
15.04	WHB (Single)	Generally OK	Clean	3	50%					0	0	0	0	0	0	0	0	0	0	13,283	0	13,283	0	13,283	13,283	100.0%
15.07	Hot Water System	Generally OK	Clean	3	50%					0	0	0	0	0	0	0	0	0	0	2,530	0	2,530	0	2,530	2,530	100.0%
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			Assessment	Conditio	n Grading	VG	G	A	PV	P 1	2	3	4	5	6	7	8	9	10			Asset Re	newal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deteriora on	0-20 ati %	20-40 %	40-60 %	60-80 80- %	00 2013 (\$ USD		2015) (\$ 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	Grandn Renewal Total	Full Replace	% Full Replace
15.11	Cold Water Storage (Outside)	Good	none	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,060	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing			3	50%					0	0	0	0	0	0	0	0	0	0	34,788	0	34,788	0	34,788	39,848	87.3%
16.00	Mechanical Services									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.04	Air-Conditioning - Window Mounted or "Through the Wall" Type	e Manual remote control - day time use only, office unit not working but others are in OK condition	Replace office AC, service and clean	4	70%					0	0	5,693	0	0	0	0	0	0	0	17,078	5,693	5,693	5,693	17,078	5,693	300.0%
16.06	Ventilation - Extract	Good working condition	Service and clean	3	50%					0	0	0	0	0	0	0	0	0	37,950	75,900	37,950	0	37,950	75,900	37,950	200.0%
16.08	Ventilation - Kitchen Extract (Large Hood)	Good working condition	Service and clean	3	50%					0	0	0	0	0	0	0	0	0	12,650	25,300	12,650	0	12,650	25,300	12,650	200.0%
16.10	Ceiling Mounted Fan	Manual control, rusted blades but generally OK condition	Clean, treat and paint blades, service	3	50%					0	0	0	0	0	0	0	0	0	8,349	16,698	8,349	0	8,349	16,698	8,349	200.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Total Mechanical Services			4	70%					0	0	5,693	0	0	0	0	0	0	58,949	134,976	64,642	5,693	64,642	134,976	64,642	208.8%
17.00	Fire Services			1						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	Smoke Detection & Alarm Systems	OK. Working in meeting rooms and café. Disconnected in kitchen	Service and monitor	3	50%					0	0	0	0	0	0	0	0	0	11,488	22,975	11,488	0	11,488	22,975	11,488	200.0%
17.07	Fire Extinguisher	2 in place and in good condition, 1 missing	Monitor & service existing, replace 1	2	30%					316	0	0	0	949	0	0	0	0	949	5,060	2,214	1,898	949	5,060	949	533.3%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			3	50%					316	0	0	0	949	0	0	0	0	12,436	28,035	13,701	1,898	12,436	28,035	12,436	225.4%
18.00	Electrical Services									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.01	Main Distribution Boards	To kitchen - OK condition	Check and maintain	3	50%					0	0	0	0	0	0	0	0	0	0	9,488	0	9,488	0	9,488	9,488	100.0%
18.02	Sub-Main Distribution Boards	To addition - OK	Check and maintain	3	50%					0	0	0	0	0	0	0	0	0	0	4,428	0	4,428	0	4,428	4,428	100.0%
18.03	Electrical Wiring/Reticulation	ок	none	3	50%					0	0	0	0	0	0	0	0	0	0	22,975	0	22,975	0	22,975	22,975	100.0%
18.04	General Power Outlet	ок	none	3	50%					0	0	0	0	0	0	0	0	0	0	30,634	0	30,634	0	30,634	30,634	100.0%
18.05	3 Phase Power Outlet	To kitchen equipment - OK	none	3	50%					0	0	0	0	0	0	0	0	0	0	9,108	0	9,108	0	9,108	9,108	100.0%
18.06	Lighting (External) - Incandescent	Some missing fittings, remainder OK	Replace missing fittings	3	50%					400	0	0	0	0	0	0	0	0	0	2,867	400	2,467	0	2,867	2,467	116.2%
18.09	Lighting (Internal) - Incandescent	Bare bulbs, OK condition	WC light not working - replace bulb?	3	50%					0	0	0	0	0	0	0	0	0	0	3,795	0	3,795	0	3,795	3,795	100.0%
18.10	Lighting (Internal) - Fluorescant	Missing diffusers, generally OK	Replace diffusers, clean all	3	50%					600	0	0	0	0	0	0	0	0	0	28,430	600	27,830	0	28,430	27,830	102.2%
18.12	Emergency Lighting (Individual Battery Pack)	Good condition - not tested	none	3	50%					0	0	0	0	0	0	0	0	0	0	759	0	759	0	759	759	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.00	Total Electrical Services			4	70%					1,000	0	0	0	0	0	0	0	0	0	112,483	1,000	111,483	0	112,483	111,483	100.9%
19.00	Vertical Transportation									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.01	None	n/a	n/a	0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
				1						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.00	Total Vertical Transportation		1	0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Special Services		<u> </u>							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.01	Telecommunication/Data Network	Good. Some loose wiring	Tidy wiring, maintain	3	50%					0	0	0	0	0	0	0	0	0	2,000	4,000	2,000	0	2,000	4,000	2,000	200.0%
				1						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Total Special Services			3	50%					0	0	0	0	0	0	0	0	0	2,000	4,000	2,000	0	2,000	4,000	2,000	200.0%
С	TOTAL BUILDING SERVICES			4	70%					1,316	0	5,693	0	949	0	0	0	0	73,385	314,281	81,343	153,861	79,078	314,281	230,409	136.4%
	TOTAL BUILDING			3	50%					1,316	0	5,693	0	6,449	0	0	6,590	128,982	74,752	968,345	223,780	387,547	357,018	968,345	1,759,997	55.0%
														22	3,780											

Year 1 - 10 Consolidated Capital Replacement Cost



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

C - CAFETERIA

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

							Condition G	Bauge																		
		Condition	Assessment	Condition	Grading	VG	G A	Р	VP	1	2	3	4	5	6	7	8	9	10			Asset Re	newal Cost			
ID Co	e Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deteriorati	0-20 20 %	0-40 40-60 % %	60-80 %		2013 \$ USD)	2014 (\$ USD)		2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)		2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grandn Renewal	Full Replace	% Full Replace



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

D - MALE RESIDENCE HALL

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 Re	newal Cost]	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 %	40-60 % 60-80 %								19 20 ISD) (\$ U	0 202 ⁻ SD) (\$ US			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	Total 0	0	0.0%
1.01	Reinforced Concrete Foundations Beams	Not inspected. Assumed OK and present to external walls/		2	30%				0	0	0	0	0	0) (0	0	0	0	0	0	0	76,840	0.0%
1.02	Reinforced Concrete Block Foundation Walls	internal load bearing walls Not inspected. Assumed OK and present to external wall only		2	30%				0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	17,768	0.0%
1.03	Reinforced Concrete Slab on Grade	Not inspected due to floor finishes. Assumed OK		2	30%				0	0	0	0	0	0	0 (0	0	0	0	0	0	0	156,392	0.0%
									0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			2	30%				0	0	0	0	0	0	D (0	0	0	0	0	0	0	251,000	0.0%
2.00	Frame								0	0	0	0	0	0	D (0	0	0	0	0	0	0	0	0.0%
2.01	Reinforced Concrete Columns & Beams	ОК		2	30%				0	0	0	0	0	0	D (0	0	0	0	0	0	0	208,170	0.0%
									0	0	0	0	0	0) (0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			2	30%				0	0	0	0	0	0	D (0	0	0	0	0	0	0	208,170	0.0%
3.00	Structural Walls								0	0			0	0) (0	0	0	0	0	0	0	0	0.0%
3.01	Reinforced Concrete Brick/Block Masonry Walls	Structurally Ok, evidence of marks, paint flaking, graffiti	Repaint, Wash	2	30%				0	0	0	0	0	0) (0	0	0	0	0	0	0	280,628	0.0%
	· · · · · · · · · · · · · · · · · · ·								0	0	0	0	0	0) (0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			2	30%				0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	280,628	0.0%
4.00	Upper Floors								0	0	0	0	0	0) (0	0	0	0	0	0	0	0	0.0%
4.01	Pre-cast/Insitu Reinforced Concrete Upper Floor	Not inspected due to floor finishes. Assumed OK.		2	30%				0	0	0	0	0	0) (0	0	0	0	0	0	0	210,598	0.0%
									0	0			0) (0	0	0	0	0	0	0	0.0%
4.00	Total Upper Floors			2	30%				0	0			0		D (0	0	0	0	0	0	210,598	0.0%
5.00	Roof								0	0			0		0 0		0	0	0	0	0	0	0	0.0%
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Not inspected. Assumed OK.	Repaint, clean regularly	2	30%				0	0			0	0) (0	0	95,002	0	0	95,002	95,002	95,002	100.0%
5.02	PVC Downpipes	Paint flaking at visible areas, internal so difficult to assess	Repaint, clean out regularly	2	30%				0	0			0) (15,162	0	0	15,162	15,162	15,162	100.0%
5.03	Metal Gutters	Evidence corrosion	Replace damaged sections, clean our regularly	3	50%				0	0			0) (0	12,338	0	12,338	0	12,338	12,338	100.0%
									0	0			0		0 0		0	0	0	0	0	0	0	0.0%
5.00	Total Roof			3	50%				0	0			0		D (0	122,502	0	12,338	110,163	122,502	122,502	100.0%
6.00	External Walls & Finishes								0	0	0		0		0 0	0	0	0	0	0	0	0	0	0.0%
6.01	Plaster and Paint finish	ок	Repaint and wash	2	30%				0	0	0		0		0 0		0	0	0	0	0	0	25,806	0.0%
6.02	External Glassblock wall to stairwell	ок		2	30%				0	0			0					0	0	0	0	0	1,822	0.0%
									0	0			0		0 0			0	0	0	0	0	0	0.0%
6.00	Total External Walls & Finishes		1	2	30%				0		0		0					0	0	0	0	0	27.628	0.0%
7.00	Windows & Doors			-	0070				0	0	0		0			0	0	0	0	0	0	0	0	0.0%
7.01	Timber Doors (Solid/No Glazing)	Aged but OK	Paint; maintain with regular washing programme	2	30%				0	0	0		0				0	0	0	0	0	0	7,590	0.0%
7.01	Aluminium Framed Windows & Doors	Evidence of flaking protective coating or corrosion, poor	Maintain with regular washing programme	2	30%				0	0			0					0	0	0	0	0	258,060	0.0%
7.02	Metal Louvre Screens	workmanship, etc	Mannan with regular washing programme	2	30%				0	0			0					0	0	0		0		
1.04					50%																0		4,554	0.0%
7.00	Total Windows & Docro				200/				0	0			0					0	0	0	0	0	0	0.0%
1.00	Total Windows & Doors			2	30%				0	0			0				0	0	0	0	0	0	270,204	0.0%
A	TOTAL STRUCTURE			3	50%				0	0	0						0	122,502	0	12,338	110,163	122,502	1,370,729	
8.00	Stairs, Balustrades & Handrails				0001				0	0	0		0			0	0	0	0	0	0	0	0	0.0%
8.01	Pre-cast/Insitu Reinforced Concrete Stairs		Clean regularly	2	30%				0	0			0				0	0	0	0	0	0	37,950	0.0%
8.02	Metal Framed Balustrades	Evidence of flaking protective coating and corrosion	Rust treat, repaint and clean regularly	2	30%				0	0	0	0	0	0	0 (0	0	0	0	0	0	0	15,370	0.0%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

D - MALE RESIDENCE HALL

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

							Condition	Gauge																	
		Condition	Assessment	Condi	ition Grading	VG	G A	P N	'P 1	2	3	4	5	6	7	8	9	10			Asset Re	newal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 %	20-40 40-60 % %		100 20 ² % (\$ U		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
	J								0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
8.00	Total Stairs Balustrades & Handrails			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53,320	0.0%
9.00	Internal Walls/Partitions								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.01	Conc Block Partition Walls	ок	None	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,710	0.0%
9.02	Aluminium Framed Windows	ок	Maintain with regular washing programme	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68,708	0.0%
																			0	0	0	0	0	0	0.0%
9.00	Total Internal Walls/Partitions			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	86,418	0.0%
10.00	Internal Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	Timber Door - Single	Some evidence of impact damage and misuse.	Wash down and paint. Recommend installing kickplates and push plates to prevent further damage	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66,792	0.0%
10.02	Timber doors to WCs - fixed to blockwork walls of similar appearance to bedroom doors	Some evidence of impact damage and misuse.	Wash down and paint. Recommend installing kickplates and push plates to prevent further damage	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66,792	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	133,584	0.0%
11.00	Floor Finishes								0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.01	Vinyl Floor Finishes	Evidence of lifting, marks, tears, worn through, poor workmanship	Remove and replace	4	70%				0		0	0	0	85,744	0	0	0	0	171,487	85,744	0	85,744	171,487	85,744	200.0%
11.02	Tiled Floor Finishes	Evidence lifting tiles, loose grout, marks, stains, etc	Replace and clean regularly	4	70%				0		0	0	0	0	0	0	23,692	0	23,692	23,692	0	0	23,692	23,692	100.0%
									0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00	Total Floor Finishes			4	70%				0		0	0	0	85,744	0	0	23,692	0	195,180	109,436	0	85,744	195,180	109,436	178.4%
12.00	Wall Finishes		m						0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.01	Tiled Wall Finishes	Evidence lifting tiles, loose grout, marks, stains, etc	Repair and clean regularly	3	50%				0		0	0	0	0	0	0	0	0	15,939	0	15,939	0	15,939	15,939	100.0%
12.02	Plaster and Paint finish	Evidence of impact damage and poor workmanship	Repaint and clean regularly	2	30%				0		0	0	0	0	0	0	0	0	0	0	0	0	0	648,242	0.0%
12.00	Total Well Finishes				E0%/				0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.00	Total Wall Finishes			3	50%				0		0	0	0	0	0	0	0 0	0	15,939 0	0	15,939 0	0	15,939	664,181 0	2.4%
13.00 13.01	Ceiling Finishes	Evidence of leaks internally, cracks, impact damage, poor	Penlace and clean regularly	4	70%				0		0	0	0	0	0	0	0	0	15,344	0		0	0 15,344		0.0%
13.01	Plywood Soffit Lining with Painted Finish	Evidence of leaks internally, cracks, impact damage, poor workmanship, etc	Replace and clean regularly Repair, Replace, Paint, Wash	4	70%				0		0	0	0	0	0	0	0	0	48,062	0	15,344	0	48,062	15,344	100.0%
13.02	Plywood Ceiling linings with Painted Finishes Plaster and Paint finish to underside of 1st floor conc	Evidence of leaks internally, cracks, distortion in sheets, poor workmanship, etc	Comments: Paint, clean	2	30%				0		0	0	0	0	0	0	0	0	21,436	0	48,062 0	21,436	21,436	48,062 21,436	100.0%
10.00	slab			-	0070				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	84,842	0	63,406	21,436	84,842	84,842	100.0%
	Fixed Joinery Units									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.02	Built-in Joinery - Bench Unit	Ok		2	30%				0		0	0	0	0	0	0	0	0	16,129	0	0	16,129	16,129	16,129	100.0%
14.03	Folding shower seats (assume only 1 per bathroom)	Evidence of marks and staining	Wash throughly, remove mats left on top and paint finish	2	30%				0		0	0	0	0	0	0	0	0	1,075	0	0	1,075	1,075	1,075	100.0%
14.04	Stainless steel shower rail with curtain	Some evidence of misue of shower curtains	Wash and clean thoroughly and regularly	2	30%				0	0	0	0	0	0	0	0	0	0	2,277	0	0	2,277	2,277	2,277	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.00	Total Fixed Joinery Units			2	30%				0	0	0	0	0	0	0	0	0	0	19,481	0	0	19,481	19,481	19,481	100.0%
в	TOTAL INTERNAL FIT-OUT			3	50%				0	0	0	0	0	85,744	0	0	23,692	0	315,441	109,436	79,345	126,661	315,441	1,151,262	27.4%
15.00	Sanitary Plumbing								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	WC	Operating	Clean regularly	2	30%				0	0	0	0	0	0	0	0	0	0	37,950	0	0	37,950	37,950	37,950	100.0%
15.02	WHB (Single)	Dirty appearance with some showing signs of bettlenut saliva.	Clean thoroughly and often	2	30%				0	0	0	0	0	0	0	0	0	0	45,540	0	0	45,540	45,540	45,540	100.0%
15.03	Shower	Ok just needs a thorough clean Corrosion, poor workmanship, shower heads missing	Replace missing shower heads and rusted pipes.	3	50%				0	0	0	0	0	0	0	0	0	0	37,950	0	37,950	0	37,950	37,950	100.0%
15.05	External cold water tap	Operating and well used	Clean and service taps	2	30%				0	0	0	0	0	0	0	0	0	0	6,325	0	0	6,325	6,325	6,325	100.0%
L				I	I									I		l					I	I		<u> </u>	



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

D - MALE RESIDENCE HALL

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

						Co	ndition Gauge		1																
		Condition	Assessment	Condi	tion Grading	VG G	A P	VP	1	2	3	4	5	6	7	8	9	10			Asset Re	newal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 % %			2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
15.06	Bathroom floor waste	Dirty appearance and grime buildup evident	Clean and wash 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%
15.07	Cleaners Sink	Operating/In Use	Clean regularly	2	30%				0	0	0	0	0	0	0	0	0	0	1,898	0	0	1,898	1,898	1,898	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing			3	50%				0	0	0	0	0	0	0	0	0	0	145,475	0	37,950	107,525	145,475	145,475	100.0%
16.00	Mechanical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.01	Air-Conditioning - Window Mounted Unit	Corrosion	Repair and clean filters	3	50%				0	0	0	0	1,898	0	0	0	0	0	5,693	1,898	1,898	1,898	5,693	1,898	300.0%
16.02	Ceiling Mounted Fan	Corrosion, poor wiring- exposed	Replace and service/ clean regularly	3	50%				0	0	0	0	0	0	0	0	0	23,656	47,311	23,656	0	23,656	47,311	23,656	200.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Total Mechanical Services			3	50%				0	0	0	0	1,898	0	0	0	0	23,656	53,004	25,553	1,898	25,553	53,004	25,553	207.4%
17.00	Fire Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	Smoke Detection & Alarm Systems	Smoke detectors and manual fire alarm system in use, assume hardwired system	Service	2	30%				0	0	0	0	0	0	0	0	0	0	18,051	0	18,051	0	18,051	18,051	100.0%
17.02	Fire Hose Reel	Present, assumed to be functional	Service	2	30%				0	0	0	0	0	0	0	0	0	0	2,530	0	0	2,530	2,530	2,530	100.0%
17.03	Fire Extinguishers	Present, assumed to be functional	Service	2	30%				0	0	0	1,898	0	0	0	0	1,898	0	9,488	3,795	3,795	1,898	9,488	1,898	500.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			2	30%				0	0	0	1,898	0	0	0	0	1,898	0	30,069	3,795	21,846	4,428	30,069	22,479	133.8%
18.00	Electrical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.01	Main Distribution Boards	Not inspected but assumed ok		2	30%				0	0	0	0	0	0	0	0	0	0	9,488	0	0	9,488	9,488	9,488	100.0%
18.02	Sub-Main Distribution Boards	Main Distribution board not inspected, assumed no submain distribution boards to this building		0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.03	Electrical Wiring/Reticulation	Operating and in use. However loose wiring identified to ceiling		3	50%				0	0	0	0	0	0	0	0	0	0	36,090	0	36,090	0	36,090	36,090	100.0%
18.04	General Power Outlet	fans and missing cover plates also. Some evidence of impact damage and misuse. Surface	missing cover plates Service. Clean and reinstate faceplates. Paint or cover	3	50%				0	0	0	0	0	0	0	0	0	0	48,121	0	48,121	0	48,121	48,121	100.0%
18.05		mounted wall units showing signs of corrosion to box. Assumed operating and in use. Daylight sensors in use.	exposed metal boxes. Clean covers	2	30%				0	0	0	0	0	0	0	0	0	0	8,223	0	0	8,223	8,223	8,223	100.0%
18.06	with cage and cover Lighting (Internal) - Incandescent	Operating	Clean bulbs, replace any blown or damaged fittings	2	30%				0	0	0	0	0	0	0	0	0	0	6,958	0	0	6,958	6,958	6,958	100.0%
18.07	Lighting (Internal) -Double Fluorescant	Operating and without diffusers	Service and clean tubes and install diffusers.	2	30%				0	0	0	0	0	0	0	0	0	0	24,668	0	0	24,668	24,668	24,668	100.0%
18.08	Emergency lighting	Mixture of older "Grey" type externally and newer "white" type	Service, wash down and check backup batteries to units	2	30%				0	0	0	0	0	0	0	0	0	0	30,075	0	30,075	0	30,075	30,075	100.0%
		internally. Assume operational.																	0	0	0	0	0	0	0.0%
18.00	Total Electrical Services			3	50%				0	0	0	0	0	0	0	0	0	0	133,546	0	84,211	49,335	133,546	133,546	100.0%
19.00	Vertical Transportation	 	 		 				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.01	None			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.00	Total Vertical Transportation			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Special Services				 				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.01	Telecommunication/Data Network	loperating but some loose and untidy wiring evident.	Tidy up loose wiring recommend installing conduit to	2	30%				0	0	0	0	0	0	0	0	0	0	48,121	0	48,121	0	48,121	48,121	100.0%
20.02	Security Services	Security cameras evident in hallways and main entrance.	enclose/tidy wiring mounted to walls Monitor. Recommend having a backup power supply to	2	30%				0	0	0	0	0	0	0	0	0	0	36,090	0	36,090	0	36,090	36,090	100.0%
		Assume all operational	cameras if not already.						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	84,211	0	84,211	0	84,211	84,211	100.0%
С	TOTAL BUILDING SERVICES			3	50%				0	0	0	1,898	1,898	0	0	0	1,898	23,656	446,305	29,348	230,116	186,841	446,305	411,264	108.5%
	TOTAL BUILDING			3	50%				0	0	0	1,898	1,898	85,744	0	0	25,590	23,656	884,247	138,784	321,799	423,665	884,247	2,933,255	30.1%
													138,	784											

Year 1 - 10 Consolidated Capital Replacement Cost



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

E - FEMALE RESIDENCE HALL

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

						Con	dition Gauge																	
		Condition	Assessment	Condi	tion Grading	VG G	A P	VP	1	2	3	4 5		6	7 8	9	10	1		Asset Re	newal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 %	40-60 % 60-80 %		2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD) (\$		17 2 SD) (\$		19 2020 ISD) (\$ US			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 and present to external walls/		2	30%				0	0	0	0 0	1	0	0 0	0	0	0	0	0	0	0	61,537	0.0%
1.02	Reinforced Concrete Block Foundation Walls	internal load bearing walls Not inspected. Assumed OK and present to external wall only		2	30%				0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	14,876	0.0%
1.03	Reinforced Concrete Slab on Grade	Not inspected due to floor finishes. Assumed OK		2	30%				0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	125,146	0.0%
									0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			2	30%				0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	201,560	0.0%
2.00	Frame								0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	0	0.0%
2.03	Reinforced Concrete Columns & Beams	Ok		2	30%				0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	172,451	0.0%
				1					0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			2	30%				0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	172,451	0.0%
3.00	Structural Walls								0	0	0	0 (0	0 0	0	0	0	0	0	0	0	0	0.0%
3.01	Reinforced Concrete Brick/Block Masonry Walls	Structurally Ok, evidence of marks, paint flaking	Repaint, Wash	2	30%				0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	213,001	0.0%
									0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			2	30%				0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	213,001	0.0%
4.00	Upper Floors								0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	0	0.0%
4.02	Pre-cast/Insitu Reinforced Concrete Upper Floor	Not inspected due to floor finishes. Assumed OK.		2	30%				0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	168,688	0.0%
									0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Upper Floors			2	30%				0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	168,688	0.0%
5.00	Roof								0	0		0 0			0 0	0	0	0	0	0	0	0	0	0.0%
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Not inspected. Assumed OK.	Repaint, clean regularly	2	30%				0	0		0 (0 0	0	0	63,883	0	0	63,883	63,883	63,883	100.0%
5.07	PVC Downpipes	Paint flaking at visible areas, internal so difficult to assess	Repaint, clean out regularly	2	30%				0	0		0 (0 0	0	0	12,405	0	0	12,405	12,405	12,405	100.0%
5.08	Metal Gutters	Evidence corrosion	Replace damaged sections, clean our regularly	3	50%				0	0		0 0			0 0	0	0	9,871	0	9,871	0	9,871	9,871	100.0%
									0	0		0 0			0 0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Roof			3	50%				0	0		0 0			0 0	0	0	86,158	0	9,871	76,288	86,158	86,158	100.0%
6.00	External Walls & Finishes		Production		000/				0	0		0 0			0 0	0	0	0	0	0	0	0	0	0.0%
6.01 6.02	Plaster and Paint finish	OK OK	Repaint and wash	2	30%				0	0		0 0				0	0	0	0	0	0	0	96,146	0.0%
6.02	External Glassblock wall to stairwell			2	30%				0	0		0 0			0 0	0	0	0	0	0	0	0	1,822	0.0%
6.00	Total External Walls & Finishes				30%				0	0	0	0 0		0		0	0	0	0	0	0	0	0 97,968	0.0%
7.00	Windows & Doors			2	30 %				0	0	0			0		0	0	0	0	0	0	0	97,988	0.0%
7.02	Timber Doors (Solid/No Glazing)	Aged but OK	Paint: maintain with regular washing programme	2	30%				0	0	0	0 0			0 0	0	0	0	0	0	0	0	7,590	0.0%
7.06	Aluminium Framed Windows & Doors	Aged but OK. Poor workmanship regarding painting around	Paint; maintain with regular washing programme Maintain with regular washing programme	2	30%				0	0		0 0				0	0	0	0	0	0	0	213,659	0.0%
7.10	Metal Louvre Screens	frame. Ok		2	30%				0	0		0 0				0	0	0	0	ů	0	0	4,554	0.0%
					5070				0	0		0 0				0	0	0	0	0	0	0	4,554	0.0%
7.00	Total Windows & Doors		1	2	30%				0	0		0 0		0		0	0	0	0	0	0	0	225,803	0.0%
A	TOTAL STRUCTURE			3	50%				0	0				0		0	0	86,158	0	9,871	76,288	86,158	1,165,628	7.4%
8.00	Stairs, Balustrades & Handrails			-					0	0	0	0 0		0		0	0	0	0	0	0	0	0	0.0%
8.01	Pre-cast/Insitu Reinforced Concrete Stairs	Evidence of spalling concrete, cracking, corrosion, poor	Clean regularly	3	50%				0	0	0	0 0				0	0	0	0	0	0	0	37,950	0.0%
8.04	Metal Framed Balustrades	workmanship Evidence of flaking protective coating or corrosion, poor	Rust treat, repaint and clean regularly	2	30%				0	0		0 0				0	0	0	0	0	0	0	15,370	0.0%
		workmanship, etc													Ů					-	-		.,	



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

E - FEMALE RESIDENCE HALL

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

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]		Condition G	auge																	
		Condition	Assessment	Condi	tion Grading	VG	G A	P VP	1	2	3	4	5	6	7	8	9	10			Asset Re	newal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 %	20-40 40-60 % %	60-80 % %	2013 (\$ USD		2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
8.00	Total Stairs Balustrades & Handrails			3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53,320	0.0%
9.00	Internal Walls/Partitions								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.01	Conc Bloc Partition Walls	ок	None	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,710	0.0%
9.02	Aluminium Framed Windows	ок	Maintain with regular washing programme	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52,048	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	69,758	0.0%
10.00	Internal Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	Timber Door - Single	Some evidence of impact damage and misuse.	Wash down and paint. Recommend installing kickplates and push plates to prevent further damage	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54,648	0.0%
10.02	Timber doors to WCs - fixed to blockwork walls of similar appearance to bedroom doors	Some evidence of impact damage and misuse.	Wash down and paint. Recommend installing kickplates and	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,216	0.0%
			push plates to prevent further damage																0	0	0	0	0	0	0.0%
10.00	Total Internal Doors			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72,864	0.0%
11.00	Floor Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.01	Vinyl Floor Finishes	Evidence of lifting, marks, tears, worn through, poor workmanship	Remove and replace	4	70%				0	0	0	0	0	66,488	0	0	0	0	132,977	66,488	0	66,488	132,977	66,488	200.0%
11.02	Tiled Floor Finishes	Evidence lifting tiles, loose grout, marks, stains, etc	Replace and clean regularly	4	70%				0	0	0	0	0	0	0	0	23,692	0	23,692	23,692	0	0	23,692	23,692	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00	Total Floor Finishes			4	70%				0	0	0	0	0	66,488	0	0	23,692	0	156,669	90,181	0	66,488	156,669	90,181	173.7%
12.00	Wall Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.01	Tiled Wall Finishes	Evidence of impact damage, lifting tiles, loose grout, marks, poor workmanship, etc	Repair, Replace, Clean	3	50%				0	0	0	0	0	0	0	0	0	0	15,939	0	15,939	0	15,939	15,939	100.0%
12.02	Plaster and Paint finish	Evidence of impact damage and poor workmanship	Repaint and clean regularly	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	462,888	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.00	Total Wall Finishes			3	50%				0	0	0	0	0	0	0	0	0	0	15,939	0	15,939	0	15,939	478,827	3.3%
13.00	Ceiling Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.01	Plywood Soffit Lining with Painted Finish	Evidence of leaks internally, cracks, impact damage, poor workmanship, etc	Replace and clean regularly	4	70%				0	0	0	0	0	0	0	0	0	0	13,424	0	13,424	0	13,424	13,424	100.0%
13.02	Plywood Ceiling linings with Painted Finishes	Evidence of leaks internally, cracks, distortion in sheets, poor workmanship, etc	Repair, Replace, Paint, Wash Comments:	4	70%				0	0	0	0	0	0	0	0	0	0	48,062	0	48,062	0	48,062	48,062	100.0%
13.03	Plaster and Paint finish to underside of 1st floor conc slab	ок	Paint, clean	2	30%				0	0	0	0	0	0	0	0	0	0	21,436	0	0	21,436	21,436	21,436	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.00	Total Ceiling Finishes			4	70%				0	0	0	0	0	0	0	0	0	0	82,922	0	61,486	21,436	82,922	82,922	100.0%
	Fixed Joinery Units								0		0		0		0	0	0	0	0	0	0	0	0	0	0.0%
14.01	Mirrors	No mirrors identified in bathrooms	Could look at installing mirrors to bathrooms	0	0%				0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.02	Built-in Joinery - Bench Unit	ок		2	30%				0	0	0	0	0	0	0	0	0	0	16,129	0	0	16,129	16,129	16,129	100.0%
14.03	Folding shower seats (assume only 1 per bathroom)	Evidence of marks and staining	Wash throughly, remove mats left on top and paint finish	2	30%				0	0	0	0	0	0	0	0	0	0	1,075	0	0	1,075	1,075	1,075	100.0%
14.04	Stainless steel shower rail with curtain	Some evidence of misue of shower curtains	Wash and clean thoroughly and regularly	2	30%				0	0	0	0	0	0	0	0	0	0	2,277	0	0	2,277	2,277	2,277	100.0%
																			0	0	0	0	0	0	0.0%
14.00	Total Fixed Joinery Units			2	30%				0	0	0	0	0	0	0	0	0	0	17,204	0	0	17,204	17,204	17,204	100.0%
B	TOTAL INTERNAL FIT-OUT			3	50%				0	0	0	0	0	66,488	0	0	23,692	0	272,734	90,181	77,425	105,128	272,734	865,077	31.5%
15.00	Sanitary Plumbing			-					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	WC	Operating	Clean regularly	2	30%				0	0	0	0	0	0	0	0	0	0	37,950	0	0	37,950	37,950	37,950	100.0%
15.02	WHB (Single)	Operating	Clean regularly	2	30%				0	0	0	0	0	0	0	0	0	0	45,540	0	0	45,540	45,540	45,540	100.0%
15.03	Shower	Corrosion, poor workmanship, shower heads missing	Repair, Replace	3	50%				0	0	0	0	0	0	0	0	0	0	37,950	0	37,950	0	37,950	37,950	100.0%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

E - FEMALE RESIDENCE HALL

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Revision: Final

						c	Condition Gau	ıge	ר																
		Condition	Assessment	Condi	ion Grading	VG G	B A	P VP	1	2	3	4	5	6	7	8	9	10			Asset Re	newal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20- % %	40 40-60 %	60-80 80-100 % %	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
15.05	External cold water tap	Dirty appearance and grime buildup evident	Clean and wash thoroughly.	2	30%				0	0	0	0	0	0	0	0	0	0	3,163	0	0	3,163	3,163	3,163	100.0%
15.06	Bathroom floor waste	Operating/In Use	Clean regularly	2	30%				0	0	0	0	0	0	0	0	0	0	15,813	0	0	15,813	15,813	15,813	100.0%
15.07	Cleaners Sink	Operating/In Use	Clean regularly	2	30%				0	0	0	0	0	0	0	0	0	0	1,898	0	0	1,898	1,898	1,898	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing			3	50%				0	0	0	0	0	0	0	0	0	0	142,313	0	37,950	104,363	142,313	142,313	100.0%
16.00	Mechanical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.01	Air-Conditioning - Window Mounted Unit)	Corrosion, mould at wall unit junction. Mould indicates leaking from unit.	Repair and clean filters	4	70%				0	0	1,898	0	0	0	0	0	0	0	5,693	1,898	1,898	1,898	5,693	1,898	300.0%
16.02	Ceiling Mounted Fan	Corrosion, poor wiring- exposed	Replace and service/ clean regularly	4	70%				0	0	0	0	0	18,090	0	0	0	0	36,179	18,090	0	18,090	36,179	18,090	200.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Total Mechanical Services			4	70%				0	0	1,898	0	0	18,090	0	0	0	0	41,872	19,987	1,898	19,987	41,872	19,987	209.5%
17.00	Fire Services	1							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	Smoke Detection & Alarm Systems	Operating	Replace batteries	2	30%				0	0	0	0	0	0	0	0	0	0	14,440	0	14,440	0	14,440	14,440	100.0%
17.02	Fire Hose Reel	Present, assumed to be functional	Service	2	30%				0	0	0	0	0	0	0	0	0	0	2,530	0	0	2,530	2,530	2,530	100.0%
17.03	Fire Extinguishers	Present, assumed to be functional	Service	2	30%				0	0	0	1,898	0	0	0	0	1,898	0	9,488	3,795	3,795	1,898	9,488	1,898	500.0%
-									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			2	30%				0	0	0	1,898	0	0	0	0	1,898	0	26,457	3,795	18,235	4,428	26,457	18,867	140.2%
18.00	Electrical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.01	Main Distribution Boards	Not inspected but assumed ok		2	30%				0	0	0	0	0	0	0	0	0	0	9,488	0	0	9,488	9,488	9,488	100.0%
18.02	Sub-Main Distribution Boards	Main Distribution board not inspected, assumed no submain		0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.03	Electrical Wiring/Reticulation	distribution boards to this building Operating and in use. However loose wiring identified to ceiling		3	50%				0	0	0	0	0	0	0	0	0	0	28,880	0	28,880	0	28,880	28,880	100.0%
18.04	General Power Outlet	fans and missing cover plates also. Some evidence of impact damage and misuse. Surface	missing cover plates Service. Clean and reinstate faceplates. Paint or cover	3	50%				0	0	0	0	0	0	0	0	0	0	38,507	0	38,507	0	38,507	38,507	100.0%
18.05		Assumed operating and in use. Daylight sensors in use.	exposed metal boxes. Clean covers	2	30%				0	0	0	0	0	0	0	0	0	0	6,958	0	0	6,958	6,958	6,958	100.0%
18.06	with cage and cover Lighting (Internal) - Incandescent	Operating	Clean bulbs, replace any blown or damaged fittings	2	30%				0	0	0	0	0	0	0	0	0	0	6,325	0	0	6,325	6,325	6,325	100.0%
18.07	Lighting (Internal) -Double Fluorescant	Operating and without diffusers	Service and clean tubes and install diffusers.	2	30%				0	0	0	0	0	0	0	0	0	0	20,240	0	0	20,240	20,240	20,240	100.0%
18.08	Emergency lighting	Mixture of older "Grey" type externally and newer "white" type	Service, wash down and check backup batteries to units	2	30%				0	0	0	0	0	0	0	0	0	0	24,067	0	24,067	0	24,067	24,067	100.0%
		internally. Assume operational.																	0	0	0	0	0	0	0.0%
18.00	Total Electrical Services			3	50%				0	0	0	0	0	0	0	0	0	0	134,463	0	91,453	43,010	134,463	134,463	100.0%
19.00	Vertical Transportation								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.01	None			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.00	Total Vertical Transportation			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Special Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.01	Telecommunication/Data Network	loperating but some loose and untidy wiring evident.	Tidy up loose wiring recommend installing conduit to	2	30%				0	0	0	0	0	0	0	0	0	0	38,507	0	38,507	0	38,507	38,507	100.0%
20.02	Security Services	Security cameras evident in hallways and main entrance.	enclose/tidy wiring mounted to walls Monitor. Recommend having a backup power supply to	2	30%				0	0	0	0	0	0	0	0	0	0	28,880	0	28,880	0	28,880	28,880	100.0%
		Assume all operational	cameras if not already.						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Total Special Services			2	30%				0	0	0	0	0	0	0	0	0	0	67,387	0	67,387	0	67,387	67,387	100.0%
с	TOTAL BUILDING SERVICES			3	50%				0	0	1,898	1,898	0	18,090	0	0	1,898	0	412,491	23,782	216,922	171,787	412,491	383,017	107.7%
	TOTAL BUILDING			3	50%				0	0	1,898	1,898	0	84,578	0	0	25,590	0	771,384	113,963	304,218	353,203	771,384	2,413,721	32.0%
													113	,963											

Year 1 - 10 Consolidated Capital Replacement Cost



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

E - FEMALE RESIDENCE HALL

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

		Condition Gauge					_			
Condition Assessment	Condition Grading	VG G A P VP	1 2 3	4 5	6 7	8 9 10		Asset Renewal Cost		
ID Code Element Condition Observations Recommended Course of	ction & Maintenance Condition % Grade Deterioration	0-20 20-40 40-60 60-80 80-100 %	2013 2014 2015 (\$ USD) (\$ USD) (\$ USD	5 2016 2017 2 D) (\$ USD) (\$ USD) (\$		2020 2021 2022 USD) (\$ USD) (\$ USD)	Total (\$ USD)	Year 11-20 Year 21-30 Total Total	 Full Replace	% Full Replace



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

F - FACULTY OFFICE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

						Con	dition Gauge																	
		Condition	Assessment	Condi	tion Grading	VG G	A P	VP	1	2	3	4 5	6	7	8	9	10]		Asset Re	newal Cost		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)		016 2017 USD) (\$ US			2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
1.00	Sub-Structure								0	0	0	0 0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
1.01	Reinforced Concrete Foundations Beams - External	Not observed	Monintor	2	30%				0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	34,239	0.0%
1.02	Reinforced Concrete Foundations Beams - internal	Not observed	Monintor	2	30%				0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	40,826	0.0%
1.03	Reinforced Concrete Slab on Grade	Missing area of floor slab in one room	Repair damaged floor slab	3	50%				0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	63,091	0.0%
1.04	Reinforced Concrete Slab on Grade to covered	Not observed	Monintor	2	30%				0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	15,736	0.0%
1.05	walkway Reinforced concrete pad	Not observed	Monintor	2	30%				0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	22,770	0.0%
									0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			3	50%				0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	176,662	0.0%
2.00	Frame								0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.01	Timber Frame Trusses	Good condition	Monintor	2	30%				0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	145,728	0.0%
2.02	Reinforced Concrete Columns & Beams	Good condition	Wash down	2	30%				0	0		0 0		0	0	0	0	0	0	0	0	0	66,664	0.0%
2.03	Reinforced Concrete Roof	Not inspected		3	50%				0	0		0 0		0	0	0	0	0	0	0	0	0	24,209	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	236,602	0.0%
3.00	Structural Walls								0	0		0 0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Reinforced Concrete Brick/Block Masonry Walls -	Good condition	Wash and paint	2	30%				0	0		0 0	0	0	0	0	0	0	0	0	0	0	78,416	0.0%
3.02	External assumed 200 thick Reinforced Concrete Brick/Block Masonry Walls -	Good condition	Wash and paint	2	30%				0	0		0 0		0	0	0	0	0	0	0	0	0	75,742	0.0%
0.02	Internal assumed 150 thick			-	00 //				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	154,158	0.0%
4.00				2	30 %				0	0		0 0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Upper Floors			0	0%				0	0		0 0	0	0	0	0	0	0	L	0				
4.01	No upper floors to this building			0	0.76												0	0	0		0	0	0	0.0%
4.00	Tatel Unner Floor				0%				0	0		0 0		0	0	0	-		0	0	0	0	0	0.0%
4.00	Total Upper Floors			0	0%				0	0		0 0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Roof				=00/				0	0		0 0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Evidence of faded paint	Wash and repaint	3	50%				0	0		0 0		0	0	0	0	54,798	0	54,798	0	54,798	54,798	100.0%
5.02	Box Gutters	Evidence of faded paint	Wash down and repaint	3	50%				0	0		0 0		0	0	0	0	21,845	0	21,845	0	21,845	21,845	100.0%
5.03	PVC Downpipes	Evidence of stains	Wash and paint	3	50%				0	0		0 0		0	0	0	0	2,429	0	2,429	0	2,429	2,429	100.0%
									0	0		0 0		0	0	0	0	0	0	0	0	0	0	0.0%
	Total Roof			3	50%				0	0	0	0 0	0	0	0	0	0	79,072	0	79,072	0	79,072	79,072	
6.00	External Walls & Finishes								0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.01	Solid Plaster with Painted Finishes	Good condition	Wash	2	30%				0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	45,089	0.0%
									0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.00	Total External Walls & Finishes			2	30%				0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	45,089	0.0%
7.00	Windows & Doors								0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Timber Doors (Solid/No Glazing)	Gnerally ok. Cracks on door to utility room	Wash and paint, Replace door to utility room	2	30%				0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	15,180	0.0%
7.02	Aluminium Framed Windows	Generally ok. Rubber seal to one of the windows has come off	Repair rubber seal	2	30%				0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	41,183	0.0%
									0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.00	Total Windows & Doors			2	30%				0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	56,363	0.0%
A	TOTAL STRUCTURE			3	50%				0	0	0	0 0	0	0	0	0	0	79,072	0	79,072	0	79,072	747,946	10.6%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

F - FACULTY OFFICE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

						C	Condition Gauge																		
		Condition	Assessment	Condi	tion Grading	VG	A P	VP	1	2	3	4	5	6	7	8	9	10]		Asset Re	newal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration		40 40-60 60-8 % %		2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
8.00	Stairs, Balustrades & Handrails								0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
8.01	No stair and balustrade to this building			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
-									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.00	Total Stairs Balustrades & Handrails			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Internal Walls/Partitions								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.01	All walls are blockwork			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Total Internal Walls/Partitions			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Internal Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	Timber Door - Single	Evidence of stains,	Wsh and paint	3	50%				0	0	0	0	0	0	0	0	0	0	12,144	0	0	12,144	12,144	12,144	100.0%
10.02	Timber Door - Single	Evidence of stains, impact damage	Repair affected door and Wash and Repaint rest	3	50%				0	0	0	0	0	0	0	0	0	0	1,518	0	0	1,518	1,518	1,518	100.0%
10.03	Timber Door - Single	Evidence of , insect attack (termites borer) to doar jamb	Repair affected door and Wash and Repaint rest	3	50%				0	0	0	0	0	0	0	0	0	0	1,518	0	0	1,518	1,518	1,518	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Total Internal Doors			3	50%				0	0	0	0	0	0	0	0	0	0	15,180	0	0	15,180	15,180	15,180	100.0%
11.00	Floor Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.01	Vinyl Floor Finishes	Generally ok.	Wash	2	30%				0	0	0	0	0	0	0	0	0	0	33,634	0	33,634	0	33,634	33,634	100.0%
11.02	Tiled Floor Finishes	Generally ok	Wash	2	30%				0	0	0	0	0	0	0	0	0	0	3,348	0	0	3,348	3,348	3,348	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00	Total Floor Finishes			2	30%				0	0	0	0	0	0	0	0	0	0	36,982	0	33,634	3,348	36,982	36,982	100.0%
12.00	Wall Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.03	Solid Plaster Wall Lining with Painted Finishes	Generally ok	Wash	2	30%				0	0	0	0	0	0	0	0	0	0	104,545	0	0	104,545	104,545	104,545	100.0%
12.04	Tiled Wall Finishes	Generally ok	Wash	2	30%				0	0	0	0	0	0	0	0	0	0	7,952	0	0	7,952	7,952	7,952	100.0%
10.00					00%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.00	Total Wall Finishes			2	30%				0	0	0	0	0	0	0	0	0	0	112,498	0	0	112,498	112,498	112,498	100.0%
13.00	Ceiling Finishes	Evidence of mode	Clean and Descipt	2	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.01 13.02	Fibre Cement Soffit Lining with Painted Finishes Timber framed vents to soffits	Evidence of marks	Clean and Repaint Clean, Paint	3	50% 30%				0	0	0	0	0	0	0	0	0	0	8,756	0	8,756 0	0	8,756	8,756	100.0%
13.02	Plywood Ceiling Linings with Painted Finishes	Evidence of stains Evidence of marks. Moulds	Wash down , remove mould and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	2,606	0	0	2,606 3,028	2,606	2,606 3,028	100.0%
12.04	Solid Plaster with Painted Finishes to soffits of	Evidence of marks	Wash and repaint	2	30%				0	0	0	0	0	0	0	0	0	0	10,289	0	0	10,289	10,289	10,289	100.0%
13.05	covered walkway Proprietary Suspended Ceilings (Exposed Grid	Evidence of damaged/marked/stained ceiling tiles	Replace	5	90%				0		5,268	0	0	0	0	0	0	0	5,268	5,268	0	0	5,268	5,268	100.0%
13.06	Suspension System) Proprietary Suspended Ceilings (Exposed Grid	Generally ok	Monintor	3	50%				0	0	0	0	0	0	0	0	0	0	21,073	0	21,073	0	21,073	21,073	100.0%
	Suspension System)			Ű	20,0				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		5,268	0	0	0	0	0	0	0	51,021	5,268	29,829	15,923	51,021	51,021	100.0%
14.00	Fixed Joinery Units								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.01	Toilet Partitions	Generally ok	Monintor	2	30%				0	0	0	0	0	0	0	0	0	0	2,024	0	0	2,024	2,024	2,024	100.0%
14.02	White Boards	Generally ok		1	10%				0	0	0	0	0	0	0	0	0	0	1,898	0	0	1,898	1,898	1,898	100.0%
14.03	Mirrors	Generally ok		1	10%				0	0	0	0	0	0	0	0	0	0	759	0	0	759	759	759	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.00	Total Fixed Joinery Units			2	30%				0	0	0	0	0	0	0	0	0	0	4,681	0	0	4,681	4,681	4,681	100.0%
в	TOTAL INTERNAL FIT-OUT			3	50%				0		5,268	0	0	0	0	0	0	0	220,361	5,268	63,463	151,630	220,361	220,361	100.0%
				-															.,	.,===	,	. ,	.,		



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

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						Co	ondition Gaug	je																	
		Condition	Assessment	Cond	lition Grading	VG G	А	P VP	1	2	3	4	5	6	7	8	9	10]		Asset Re	newal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-4 % %	0 40-60 60 %	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
15.00	Sanitary Plumbing								0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
15.01	wc	General wear and tear	wash	2	30%				0	0	0	0	0	0	0	0	0	0	6,325	0	0	6,325	6,325	6,325	100.0%
15.02	WHB (Single)	General wear and tear	wash	2	30%				0	0	0	0	0	0	0	0	0	0	5,693	0	0	5,693	5,693	5,693	100.0%
15.03	Shower	General wear and tear	wash	2	30%				0	0	0	0	0	0	0	0	0	0	6,325	0	0	6,325	6,325	6,325	100.0%
15.04	Cold Water			2	30%				0	0	0	0	0	0	0	0	0	0	6,325	0	0	6,325	6,325	6,325	100.0%
15.05	Floor Waste	General wear and tear		2	30%				0	0	0	0	0	0	0	0	0	0	5,060	0	0	5,060	5,060	5,060	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing			2	30%				0	0	0	0	0	0	0	0	0	0	29,728	0	0	29,728	29,728	29,728	100.0%
16.00	Mechanical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.01	Air-Conditioning - DX/Split System	Most not used, some not working	Service and clean	4	70%				0	0	53,130	0	0	0	0	0	0	53,130	212,520	106,260	53,130	53,130	212,520	53,130	400.0%
16.02	Ventilation - W/C Extract	General wear and tear	Service and clean	3	50%				0	0	0	0	0	0	0	0	0	1,898	3,795	1,898	0	1,898	3,795	1,898	200.0%
16.03	Ceiling Mounted Fan	General wear and tear		3	50%				0	0	0	0	0	0	0	0	0	6,958	13,915	6,958	0	6,958	13,915	6,958	200.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Total Mechanical Services			4	70%				0	0	53,130	0	0	0	0	0	0	61,985	230,230	115,115	53,130	61,985	230,230	61,985	371.4%
17.00	Fire Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	Smoke Detection & Alarm Systems	Old hard wired type, but operating	Service and clean	3	50%				0	0	0	0	0	0	0	0	0	7,148	14,295	7,148	0	7,148	14,295	7,148	200.0%
17.02	9lb Carbon Dioxide Fire Extinguisher	Good condition	Cheek expiry dates	1	10%				0	0	0	0	1,898	0	0	0	0	1,898	9,488	3,795	3,795	1,898	9,488	1,898	500.0%
17.03	Fire Hose Reel	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	2,530	0	0	2,530	2,530	2,530	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			2	30%				0	0	0	0	1,898	0	0	0	0	9,045	26,313	10,943	3,795	11,575	26,313	11,575	227.3%
18.00	Electrical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.01	Main Distribution Boards	Not inspected		2	30%				0	0	0	0	0	0	0	0	0	0	9,488	0	0	9,488	9,488	9,488	100.0%
18.02	Electrical Wiring/Reticulation	Good condition	Tidy up loose wiring	2	30%				0	0	0	0	0	0	0	0	0	0	14,295	0	0	14,295	14,295	14,295	100.0%
18.03	General Power Outlet	Good condition	Tidy up loose wiring	2	30%				0	0	0	0	0	0	0	0	0	0	19,060	0	0	19,060	19,060	19,060	100.0%
18.04	Lighting (External) - Incandescent	General wear and tear		3	50%				0	0	0	0	0	0	0	0	0	0	1,265	0	1,265	0	1,265	1,265	100.0%
18.05	Lighting (Internal) - Incandescent	General wear and tear		3	50%				0	0	0	0	0	0	0	0	0	0	3,163	0	3,163	0	3,163	3,163	100.0%
18.06	Lighting (Internal) - Fluorescant	General wear and tear		3	50%				0	0	0	0	0	0	0	0	0	0	34,155	0	34,155	0	34,155	34,155	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.00	Total Electrical Services			3	50%				0	0	0	0	0	0	0	0	0	0	81,425	0	38,583	42,843	81,425	81,425	100.0%
19.00	Vertical Transportation								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.01	Not applicable			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.00	Total Vertical Transportation			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Special Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.01	Telecommunication/Data Network	Good all working	Tidy up loose wiring	3	50%				0	0	0	0	0	0	0	0	0	19,060	38,120	19,060	0	19,060	38,120	19,060	200.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Total Special Services			3	50%				0	0	0	0	0	0	0	0	0	19,060	38,120	19,060	0	19,060	38,120	19,060	200.0%
с	TOTAL BUILDING SERVICES			3	50%				0	0	53,130	0	1,898	0	0	0	0	90,090	405,816	145,118	95,508	165,191	405,816	203,773	199.2%
	TOTAL BUILDING			3	50%				0	0	58,398	0	1,898	0	0	0	0	90,090	705,249	150,386	238,043	316,820	705,249	1,172,080	60.2%
													150),386											



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

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						Conditi	ion Gauge		l																
	Condition	Assessment	Conditi	ion Grading	VG	G	A P	VP	1	2	3	4	5	6	7	8	9	10			Asset Rer	ewal Cost		1	
ID Code Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 %	20-40 40 %	0-60 60-80 % %	0 80-100 %	2013 (\$ USD)		2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
		-	-	-			-				Yea	r 1 - 10 Cor	nsolidated	Capital Rep	lacement C	Cost		ĺ			-				· · · · ·



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						Cond	lition 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 % %			2014 (\$ USD) (2015 20 \$ USD) (\$ U		2018 (\$ 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, good condition		2	30%				0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	63,839	0.0%
1.02	Reinforced Concrete Slab on Grade	Evidence of settlement walking along hallway	Review by structural engineer	3	50%				0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	72,576	0.0%
									0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			3	50%				0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	136,415	0.0%
2.00	Frame								0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.01	Reinforced Concrete Columns & Beams	Good condition	Wash down	2	30%				0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	145,319	0.0%
									0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			2	30%				0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	145,319	0.0%
3.00	Structural Walls								0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	None	None		0	0%				0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			0	0%				0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Upper Floors								0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.01	Not applicable	None		0	0%				0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Upper Floors			0	0%				0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Roof								0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01		Evidence of leaks inside building	Inspect where ceiling panels so signs of leaks and repair	3	50%				0	0	0 0		0	0	0	0	0	83,636	0	83,636	0	83,636	83,636	100.0%
5.02	PVC Gutters	Good condition	Wash down	2	30%				0	0	0 0		0	0	0	0	0	8,143	0	0	8,143	8,143	8,143	100.0%
5.03	Metal Downpipes	Good condition	Wash down	2	30%				0	0	0 0		0	0	0	0	0	8,096	0	0	8,096	8,096	8,096	100.0%
									0	0	0 0		0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Roof			3	50%				0	0	0 0		0	0	0	0	0	99,875	0	83,636	16,239	99,875	99,875	100.0%
6.00	External Walls & Finishes								0	0	0 0		0	0	0	0	0	0	0	0	0	0	0	0.0%
6.01	Infil Reinforced Concrete Block Masonry Walls	Good condition		2	30%				0	0	0 0		0	0	0	0	0	0	0	0	0	0	65,149	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	65,149	0.0%
7.00	Windows & Doors	Cood condition	Mirch dave	2	20%				0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Aluminium Framed Windows Metal Doors (Solid/No Glazing)	Good condition Poor condition	Wash down	2	30%				0	0	0 0	0	0	0	0	0	0	0 7,590	0	7 500	0	7 500	69,505	0.0%
7.02	· · · ·	Good condition	Wash down	4	70%				0	0	0 0		0	0	0	0		0	0	7,590 0	0	7,590	7,590 3,036	100.0% 0.0%
7.03	Metal Louvre Screens			2	30%				0	0	0 0		0	0	0	0	0	0	0	0	0	0		0.0%
7.00	Total Windows & Doors			2	E0%																	0	0	
Δ	Total Windows & Doors TOTAL STRUCTURE			3	50% 50%				0	0	0 0		0	0	0	0	0	7,590	0	7,590 91,226	0 16,239	7,590	80,131 526,889	9.5% 20.4%
A 8.00	Stairs, Balustrades & Handrails				50 /8				0	0	0 0		0	0	0 0	0 0	0	0	0	91,226	0	0	526,889 0	0.0%
8.01	None			0	0%				0	0	0 0		0	0	0	0	0	0	0	0	0	0	0	0.0%
				Ű	0.70				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%
9.00	Internal Walls/Partitions		l	Ľ	070				0	0	0 0		0	0	0	0	0	0	0	0	0	0	0	0.0%
									-	-		Ĵ	Ů	Ů	-	-	-	-			- -		2	



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

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						Co	ndition Gauge)	ĺ																
		Condition	Assessment	Condit	tion Grading	VG G	A 1	VP	1	2	3	4	5	6	7	8	9	10			Asset Re	newal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 %	0 40-60 60 %		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
9.01	Timber Framed Partition Walls	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,330	0.0%
9.02	Infil Reinforced Concrete Block Masonry Walls	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49,335	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Total Internal Walls/Partitions			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67,665	0.0%
10.00	Internal Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	Timber Door - Single	Evidence of impact damage	Replace damaged door and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	24,288	0	0	24,288	24,288	24,288	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Total Internal Doors			3	50%				0	0	0	0	0	0	0	0	0	0	24,288	0	0	24,288	24,288	24,288	100.0%
11.00	Floor Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.01	Vinyl Floor Finishes	Good condition, general wear and tear	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	41,311	0	41,311	0	41,311	41,311	100.0%
11.02	Tiled Floor Finishes - Toilets only	Good condition, general wear and tear	Wash down	3	50%				0	0	0	0	0	0	0	0	0	0	7,541	0	7,541	0	7,541	7,541	100.0%
11.00	Total Floor Finishes			2	50%				0	0	0	0	0	0	0		0	0	0 48,851	0	0	0	0	0	0.0%
12.00	Wall Finishes			3	50 %				0	0 0	0	0 0	0 0	0	0	0	0	0 0	40,051	0	48,851 0	0	48,851 0	48,851 0	0.0%
12.01	Plywood Wall Linings with Painted Finishes	Good condition	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54,990	0.0%
12.02	Solid Plaster Wall Lining with Painted Finishes	Evidence of minor plaster cracking	Repair and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	69,623	0	69,623	0	69,623	69,623	100.0%
-									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.00	Total Wall Finishes			3	50%				0	0	0	0	0	0	0	0	0	0	69,623	0	69,623	0	69,623	124,612	55.9%
13.00	Ceiling Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.01	T&G Timber Board Soffit Lining with Clear Finish	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27,016	0.0%
13.02	Plywood Lining with Painted Finishes	Some damage to tiles	Replace damaged tiles	2	30%				0	0	0	0	0	0	0	0	0	0	3,980	0	0	3,980	3,980	3,980	100.0%
13.03	Proprietary Suspended Ceilings (Exposed Grid	Good condition		3	50%				0	0	0	0	0	0	0	0	0	0	30,983	0	30,983	0	30,983	30,983	100.0%
	Suspension System)								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.00	Total Ceiling Finishes			3	50%				0	0	0	0	0	0	0	0	0	0	34,963	0	30,983	3,980	34,963	61,978	56.4%
14.00	Fixed Joinery Units								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.01	Toilet Partitions	Good condition	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	2,024	0	0	2,024	2,024	2,024	100.0%
14.02	Pin Board	General wear and tear		2	30%				0	0	0	0	0	0	0	0	0	0	405	0	202	202	405	202	200.0%
14.03	White Boards	Good condtion		2	30%				0	0	0	0	0	0	0	0	0	0	3,036	0	0	3,036	3,036	3,036	100.0%
14.04	Mirrors	Good condition		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	Tied	Wash down	3	50%				0	0	0	0	0	0	0	0	0	0	3,795	0	3,795	0	3,795	3,795	100.0%
14.06	Built-in Joinery - Shelving Unit	Good condition	Wash down	3	50%				0	0	0	0	0	0	0	0	0	0	253	0	253	0	253	253	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	10,272	0	4,250	6,021	10,272	10,069	102.0%
В	TOTAL INTERNAL FIT-OUT			3	50%				0	0	0	0	0	0	0	0	0	0	187,996	0	153,707	34,289	187,996	337,464	55.7%
15.00	Sanitary Plumbing		Much datas		5000				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	WC	General wear and tear	Wash down	3	50%				0	0	0	0	0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	100.0%
15.02	Urinal (Stall)	Good condition	Wash down	3	50%				0	0	0	0	0	0	0	0	0	0	2,277	0	2,277	0	2,277	2,277	100.0%
15.03	WHB (Single)	General wear and tear	Wash down	3	50%				0	0	0	0	0	0	0	0	0	0	3,795	0	3,795	0	3,795	3,795	100.0%
15.04	Shower Hot Water System	General wear and tear	Wash down	3	50%				0	0	0	0	0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	100.0%
13.05	Hot Water System	Not inspected		3	50%				0	0	0	0	0	0	0	0	0	0	2,530	0	2,530	0	2,530	2,530	100.0%



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						Cor	dition Gauge																		
		Condition	Assessment	Condi	tion Grading	VG G	A P	VP	1	2	3	4	5	6	7	8	9	10			Asset Re	newal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 %	40-60 60-8 % %		2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
15.06	Cold Water	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	8,855	0	0	8,855	8,855	8,855	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing			3	50%				0	0	0	0	0	0	0	0	0	0	30,107	0	21,252	8,855	30,107	30,107	100.0%
16.00	Mechanical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.01	Air-Conditioning - DX/Split System	Good condition	Sevice and clean	2	30%				0	0	0	0	53,130	0	0	0	0	0	212,520	53,130	106,260	53,130	212,520	53,130	400.0%
16.02	Air-Conditioning - Ducted system	Working condition but not used due to energy cost of running whole system.		1	10%				0	0	0	0	0	0	0	0	0	0	223,309	0	111,655	111,655	223,309	111,655	200.0%
16.03	Ventilation - W/C Extract	Good condition	Boys toilet only	2	30%				0	0	0	0	0	0	0	0	0	0	949	0	949	0	949	949	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Total Mechanical Services			2	30%				0	0	0	0	53,130	0	0	0	0	0	436,778	53,130	218,863	164,785	436,778	165,733	263.5%
17.00	Fire Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	Smoke Detection & Alarm Systems	Working condiion	Service and monitor	3	50%				0	0	0	0	0	0	0	0	0	8,374	16,748	8,374	0	8,374	16,748	8,374	200.0%
17.02	9lb Carbon Dioxide Fire Extinguisher	Good condition	Cheek expiry dates	2	30%				0	0	0	2,530	0	0	0	0	2,530	0	12,650	5,060	5,060	2,530	12,650	2,530	500.0%
17.03	Fire Hose Reel	Working condition	Service and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	2,530	0	0	2,530	2,530	2,530	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			3	50%				0	0	0	2,530	0	0	0	0	2,530	8,374	31,928	13,434	5,060	13,434	31,928	13,434	237.7%
18.00	Electrical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.01	Main Distribution Boards	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	9,488	0	0	9,488	9,488	9,488	100.0%
18.02	Sub-Main Distribution Boards	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	8,855	0	0	8,855	8,855	8,855	100.0%
18.03	Electrical Wiring/Reticulation	Some loose wiring	Fixs loose wiring	2	30%				0	0	0	0	0	0	0	0	0	0	16,748	0	0	16,748	16,748	16,748	100.0%
18.04	General Power Outlet	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	22,331	0	0	22,331	22,331	22,331	100.0%
18.06	Lighting (External) - Incandescent	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	1,265	0	0	1,265	1,265	1,265	100.0%
18.09	Lighting (Internal) - Incandescent	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	4,428	0	0	4,428	4,428	4,428	100.0%
18.10	Lighting (Internal) - Fluorescant	Good condition	Replace tubes that are not working	2	30%				0	0	0	0	0	0	0	0	0	0	37,950	0	0	37,950	37,950	37,950	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.00	Total Electrical Services			2	30%				0	0	0	0	0	0	0	0	0	0	101,064	0	0	101,064	101,064	101,064	100.0%
19.00	Vertical Transportation								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.01	None	None		0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.00	Total Vertical Transportation			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Special Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.01	Telecommunication/Data Network	Good but loose wiring	Tidy up loose wiring	2	30%				0	0	0	0	0	0	0	0	0	0	22,331	0	22,331	0	22,331	22,331	100.0%
20.02	Security Services - Cameras	Good condition	Clean and sevice	2	30%				0	0	0	0	0	0	0	0	0	0	7,590	0	7,590	0	7,590	7,590	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Total Special Services			2	30%				0	0	0	0	0	0	0	0	0	0	29,921	0	29,921	0	29,921	29,921	100.0%
С	TOTAL BUILDING SERVICES			3	50%				0	0	0	2,530		0	0	0	2,530	8,374	629,799	66,564	275,096	288,138	629,799	340,260	185.1%
	TOTAL BUILDING			3	50%				0	0	0	2,530	53,130	0	0	0	2,530	8,374	925,260	66,564	520,030	338,666	925,260	1,204,613	76.8%
-													66,	,564											

Year 1 - 10 Consolidated Capital Replacement Cost



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

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						Cond	ition Gauge																		
		Condition	Assessment	Condit	tion Grading	VG G	A P	VP	1	2	3	4	5	6	7	8	9	10			Asset Re	newal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 % %	40-60 % %		2013 (\$ USD)	2014 (\$ USD)				2018 (\$ USD)	2019 (\$ USD)	2020 \$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
1.00	Sub-Structure								0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
1.01	Reinforced Concrete Foundations Beams	Good condition	none	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	102,718	0.0%
1.03	Reinforced Concrete Slab on Grade	Good condition generally. One crack noted.	repair crack and replace vinyl tiles	3	50%				0	0	0	0	0	0	0	0	0	0	500	0	500	0	500	67,054	0.7%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			3	50%				0	0	0	0	0	0	0	0	0	0	500	0	500	0	500	169,772	0.3%
2.00	Frame								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.02	Timber Roof Trusses & Beams	Good condition	none	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	199,936	0.0%
2.03	Reinforced Concrete Columns & Beams	Good condition	none	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	376,274	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	576,210	0.0%
3.00	Structural Walls								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Reinforced Concrete Block Masonry Infill Walls	One or two craks, generally OK	Repair cracks and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	162,436	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	162,436	0.0%
4.00	Upper Floors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.02	Pre-cast or Insitu Reinforced Concrete Upper Floor	Good condition	none	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	231,505	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Upper Floors			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	231,505	0.0%
5.00	Roof								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Paint fade but otherwise OK	Clean and repaint in 5 years	3	50%				0	0	0		5,805	0	0	0	0	0	82,450	15,805	66,645	0	82,450	66,645	123.7%
5.07	PVC Downpipes	Vertical runs consealed in columns. Exposed portion (sloped to gutter) in good condition		2	30%				0	0	0		0	0	0	0	0	0	12,954	0	0	12,954	12,954	12,954	100.0%
5.08	Metal Gutters	Rust spots appearing	Waterblast clean, treat rust and paint	3	50%				0	0	0	0	0	0	0	0	0	0	8,703	0	8,703	0	8,703	8,703	100.0%
5.11	Insitu Reinforced Concrete Veranda Roof to Front Including Waterproof Membrane	Not seen	Maintain membrane	3	50%				0	0	0	0	0	0	0	0	0	0	4,116	0	0	4,116	4,116	21,478	19.2%
									0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Roof			3	50%				0	0	0		5,805	0	0	0	0	0	108,223	15,805	75,348	17,070	108,223	109,780	98.6%
6.00	External Walls & Finishes				500/				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.02	Solid Plaster Cladding with Painted Finishes	Generally OK, some stains or marks evident	Clean and repaint	3	50%				0	0	0		0	0	0	0	0	0	66,192	0	0	66,192	66,192	66,192	100.0%
6.00	Tabl Estand Walls & Einiskas			3	50%				0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.00 7.00	Total External Walls & Finishes			3	50%				U	U	0	ů	Č.	U	v	U	ů	0	66,192	0	0	66,192	66,192	66,192	100.0%
7.00	Windows & Doors	Cood condition	Clean	2	30%		_		0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.10	Aluminium Framed Windows & Doors	Good condition	Clean				_						0		0		0	0	0	0	0	0	0	153,790	0.0%
7.10	Metal Louvre Vents - High Level	Hard to see - look OK from the ground		2	30%				0	0	0		0	0	0	0	0	0	0	0	0	0	0	15,544	0.0%
7.00	Total Windows & Doors			2	30%				0			-					-	-		0	0	0	0	169,334	0.0%
Δ	TOTAL STRUCTURE			2	30% 50%				0	0	0		0 5,805	0	0	0	0	0	0 174,915	0 15,805	75,848	83,261	174,915	1,485,229	
8.00	Stairs, Balustrades & Handrails			J	0070				0	0	0	0	0	0	0	0	0	0	0	0	0	03,201	0	0	0.0%
8.01	Pre-cast/Insitu Reinforced Concrete Stairs	Good condition	none	2	30%				0	0	0		0	0	0	0	0	0	0	0	0	0	0	25,300	0.0%
8.04	Metal Framed Balustrades (with Metal Infill Panels or		repaint	3	50%				0	0	0		0	0	0	0	0	0	6,660	0	0	6,660	6,660	6,660	100.0%
8.06	Balusters) Metal Handrails	Generally good condition, minor paint chips	repaint	3	50%				0	0	0		0	0	0	0	0	0	2,220	0	0	2,220	2,220	2,220	100.0%
0.00		good condition, million paint ompo		Ű	5576				,	Ŭ	Ŭ	Ŭ	Ĵ.	v	Ŭ	ž	Ŭ	v	2,220	Ů	Ŭ	2,220	2,220	2,220	100.078



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						C	Condition Ga	auge																	
		Condition	Assessment	Condi	ition Grading	VG G	e A	P VP	1	2	3	4	5	6	7	8	9	10			Asset Re	newal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20- % %	40 40-60 %	60-80 80-10 % %	2013 (\$ USD)		2015 (\$ USD)		2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
8.00	Total Stairs Balustrades & Handrails			3	50%				0	0	0	0	0	0	0	0	0	0	8,880	0	0	8,880	8,880	34,180	26.0%
9.00	Internal Walls/Partitions								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.01	Timber Framed Partition Walls	Later additions - generally OK	none	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,019	0.0%
9.03	Reinforced Concrete Block Masonry Walls	All good	none	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	160,098	0.0%
9.04	Internal Windows or Glazed Partition	Good condition	Clean	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,530	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Total Internal Walls/Partitions			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	164,647	0.0%
10.00	Internal Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	Timber Door - Single	Generallly OK with a few marks	Repaint	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53,130	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Total Internal Doors			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53,130	0.0%
11.00	Floor Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.02	Vinyl Floor Finishes - Vinyl Tiles	Generall OK but some damage and general wear and tear	Repair damage tiles and clean	3	50%				0	0	0	0	0	0	0	0	0	81,109	162,219	81,109	0	81,109	162,219	81,109	200.0%
11.05	Tiled Floor Finishes	Generally OK but some staining evident	Clean	3	50%				0	0	0	0	0	0	0	0	0	0	4,440	0	4,440	0	4,440	4,440	100.0%
44.00					500/				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00	Total Floor Finishes Wall Finishes			3	50%				0 0	0	0 0	0 0	0 0	0 0	0	0	0 0	81,109 0	166,659	81,109	4,440 0	81,109	166,659	85,550 0	194.8%
12.00	Plywood Wall Linings with Painted Finishes	Joints obvious, minor scrapes	Clean, re-fix and repaint	3	50%				0	0	0		1,000	0	0	0	0	0	0 7,057	0 1,000	0	0 6,057	0 7,057	6,057	0.0% 116.5%
12.02	Solid Plaster Wall Lining with Painted Finishes	Generally OK with some minor impact damage and	Clean, repaint	2	30%				0	0	0	0	0	0	0	0	0	0	178,342	0	0	178,342	178,342	178,342	100.0%
12.04	Tiled Wall Finishes	discolouration in places Evidence of tiles being removed for access to services.	Complete repairs to newly replaced tiles (i.e. grout) and clean	3	50%				0	0	0		2,000	0	0	0	0	0	16,117	2,000	14,117	0	16,117	14,117	114.2%
		Otherwise OK	all						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.00	Total Wall Finishes			3	50%				0	0	0	0	3,000	0	0	0	0	0	201,516	3,000	14,117	184,398	201,516	198,516	101.5%
13.00	Ceiling Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.02	Fibre Cement Soffit Lining with Painted Finishes	Good condition but dirty with some mould	Good clean	3	50%				0	0	0	0	0	0	0	0	0	0	13,653	0	13,653	0	13,653	13,653	100.0%
13.04	Plywood Ceiling Lining with Painted Finishes	Good condition except for hole cut in janitors room	Repair hole and repaint room	3	50%				0	300	0	0	0	0	0	0	0	0	2,890	300	2,590	0	2,890	2,590	111.6%
13.06	Proprietary Suspended Ceilings (Exposed Grid	Some damaged or miss-aligned tiles but generally OK	re-fit mis-aligned tiles, replace damaged or missing tiles	4	70%				0	0	0	0	0	0	0	0	60,832	0	60,832	60,832	0	0	60,832	60,832	100.0%
	Suspension System) with Tiles								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.00	Total Ceiling Finishes			4	70%				0	300	0	0	0	0	0	0	60,832	0	77,375	61,132	16,243	0	77,375	77,075	100.4%
14.00	Fixed Joinery Units								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.03	Pin Board	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	2,024	0	1,012	1,012	2,024	1,012	200.0%
14.04	White Boards	Good condition	Clean	2	30%				0	0	0	0	0	0	0	0	0	0	3,795	0	0	3,795	3,795	3,795	100.0%
14.05	Mirrors	Good condition	none	2	30%				0	0	0	0	0	0	0	0	0	0	1,139	0	0	1,139	1,139	1,139	100.0%
14.07	Built-in Joinery - Bench Unit	General wear and tear	Clean	3	50%				0	0	0	0	0	0	0	0	0	0	9,488	0	9,488	0	9,488	9,488	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.00	Total Fixed Joinery Units			3	50%				0	0	0	0	0	0	0	0	0	0	16,445	0	10,500	5,946	16,445	15,433	106.6%
В	TOTAL INTERNAL FIT-OUT			3	50%				0	300	0	0	3,000	0	0	0	60,832	81,109	470,875	145,241	45,300	280,333	470,875	628,531	74.9%
15.00	Sanitary Plumbing								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	wc	General wear and tear	Clean	3	50%				0	0	0	0	0	0	0	0	0	0	15,813	0	15,813	0	15,813	15,813	100.0%



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						C	ondition Gau	ge	ן																
		Condition	Assessment	Condi	ion Grading	VG G	A	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 20-4 % %		80-80 80-100 % %	2013 (\$ USD)		2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
15.04	WHB (Single)	General wear and tear	Clean	3	50%				0	0	0	0	0	0	0	0	0	0	5,693	0	5,693	0	5,693	5,693	100.0%
15.13	Cleaners Sink - Insitu Concrete	Poor appearance but OK condition	repairs to concrete wall and sealant	3	50%				0	0	0	0	300	0	0	0	0	0	1,565	300	0	1,265	1,565	1,265	123.7%
15.14	Drinking Fountain	Poor appearance but OK condition	Major clean	4	70%				0	0	0	0	300	0	0	0	0	0	2,198	300	1,898	0	2,198	1,898	115.8%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing			4	70%				0	0	0	0	600	0	0	0	0	0	25,268	600	23,403	1,265	25,268	24,668	102.4%
16.00	Mechanical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.01	Air-Conditioning - DX/Split System	Manual remote control - day time use only set to various temps, all in OK condition	Service and clean	3	50%				0	0	0	97,405	0	0	0	0	0	0	389,620	97,405	194,810	97,405	389,620	97,405	400.0%
16.04	Air-Conditioning - Window Mounted Unit)	Manual remote control - day time use only, most in OK condition, 1 or 2 need replacing	Replace 2, service and clean others	4	70%				0	0	17,078	0	0	0	0	0	0	0	51,233	17,078	17,078	17,078	51,233	17,078	300.0%
16.07	Ventilation - W/C Extract	Presidents office only - in good condition	Service and clean	2	30%				0	0	0	0	0	0	0	0	0	0	949	0	949	0	949	949	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Total Mechanical Services			3	50%				0	0	17,078	97,405	0	0	0	0	0	0	441,801	114,483	212,836	114,483	441,801	115,431	382.7%
17.00	Fire Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	Smoke Detection & Alarm Systems	All looks OK - not tested	Test	3	50%				0	0	0	0	0	0	0	0	0	15,578	31,156	15,578	0	15,578	31,156	15,578	200.0%
17.06	Fire Hose Reel	Good (new) condition	Test	2	30%				0	0	0	0	0	0	0	0	0	0	1,265	0	0	1,265	1,265	1,265	100.0%
17.07	Fire Extinguisher	Good	Test and maintain	3	50%				0	0	0	0	1,898	0	0	0	0	1,898	9,488	3,795	3,795	1,898	9,488	1,898	500.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			3	50%				0	0	0	0	1,898	0	0	0	0	17,476	41,909	19,373	3,795	18,741	41,909	18,741	223.6%
18.00	Electrical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.01	Main Distribution Boards	ок	none	2	30%				0	0	0	0	0	0	0	0	0	0	9,488	0	0	9,488	9,488	9,488	100.0%
18.03	Electrical Wiring/Reticulation	ок	none	3	50%				0	0	0	0	0	0	0	0	0	0	31,156	0	31,156	0	31,156	31,156	100.0%
18.04	General Power Outlet	Some damaged plates	replace plates	3	50%				0	0	0	0	0	0	0	0	0	0	41,541	0	41,541	0	41,541	41,541	100.0%
18.06	Lighting (External) - Incandescent	ок	check	3	50%				0	0	0	0	0	0	0	0	0	0	3,163	0	3,163	0	3,163	3,163	100.0%
18.09	Lighting (Internal) - Incandescent	Generally OK, some missing bulbs or not working	replace bulbs or test	4	70%				100	0	0	0	0	0	0	0	0	0	3,263	100	3,163	0	3,263	3,163	103.2%
18.10	Lighting (Internal) - Fluorescant	Generally OK, some missing tubes or not working	replace tubes or test	3	50%				400	0	0	0	0	0	0	0	0	0	41,449	400	41,049	0	41,449	41,049	101.0%
18.12	Emergency Lighting (Individual Battery Pack)	OK - not tested	Test and maintain	3	50%				0	0	0	0	0	0	0	0	0	0	2,277	0	2,277	0	2,277	2,277	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.00	Total Electrical Services			4	70%				500	0	0	0	0	0	0	0	0	0	132,336	500	122,348	9,488	132,336	131,836	100.4%
19.00	Vertical Transportation								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.01	None	In Operation (Y/N) Condition:	Repair, Replace, Service Comments:	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.00	Total Vertical Transportation			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Special Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.01	Telecommunication/Data Network	Good but untidy wiring	tidy wiring	3	50%				0	0	0	0	0	0	0	0	0	41,541	83,083	41,541	0	41,541	83,083	41,541	200.0%
20.02	Security Services - Cameras	Good but insufficient coverage	more cameras	2	30%				0	0	0	0	7,789	0	0	0	0	0	38,945	7,789	31,156	0	38,945	31,156	125.0%
20.03	Wireless Internet Tansmitter	Good	none	2	30%				0	0	0	0	0	0	0	0	0	0	2,000	0	2,000	0	2,000	2,000	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Total Special Services			4	70%				0	0	0	0	7,789	0	0	0	0	41,541	124,028	49,330	33,156	41,541	124,028	74,697	166.0%
с	TOTAL BUILDING SERVICES			4	70%				500	0	17,078	97,405	10,287	0	0	0	0	59,017	765,341	184,286	395,538	185,517	765,341	365,372	209.5%
	TOTAL BUILDING			3	50%				500	300	17,078	97,405	29,092	0	0	0	60,832	140,126	1,411,131	345,333	516,687	549,112	1,411,131	2,479,132	56.9%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

G - ADMINISTRATION

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		Γ					Condition C	Gauge																_	
		Condition Assessment		Condition Grading		VG G A P V		P VP	1	2	3	3 4 5		6 7		89		10		Asset Renewal Cost					
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20 %	-40 40-60 %	0 60-80 80-10 % %	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD) (2022 \$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
							-		345,333 Year 1 - 10 Consolidated Capital Replacement Cost									-	-	-	-	-	-		



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						Cor	ndition Gauge																		
		Conditio	on Assessment	Condi	tion Grading	VG G	A P	VP	1	2	3	4	5	6	7	8	9	10]		Asset Re	newal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 % %	40-60 % %			2014 (\$ 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 - Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	132,013	0.0%
1.03	Reinforced Concrete Slab on Grade	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	111,598	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	243,611	0.0%
2.00	Frame								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.01	Reinforced Concrete Columns & Beams	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	426,882	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	426,882	0.0%
3.00	Structural Walls			1					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Infill Reinforced Concrete Block Masonry Walls	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	171,799	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	171,799	0.0%
4.00	Upper Floors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.01	Insitu Reinforced Concrete Upper Floor	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	239,007	0.0%
4.02	Insitu Reinforced Concrete Upper Floor - Canopy	Good condition but not sealed/ protected	Apply membrane to canopy areas	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	136,916	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Upper Floors			3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	375,923	0.0%
5.00	Roof								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	minor rust damage and paint deterioration	Remove rust and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	244,161	0	244,161	0	244,161	244,161	100.0%
5.02	Membrane Roof Cladding	Require to canopy to protect concrete		3	50%				0	0	0	0	0	0	0	0	0	50,855	101,709	50,855	0	50,855	101,709	50,855	200.0%
5.03	PVC Gutters	OK condition		2	30%				0	0	0	0	0	0	0	0	0	0	13,391	0	0	13,391	13,391	13,391	100.0%
5.04	Metal Down Pipes	OK condition		2	30%				0	0	0	0	0	0	0	0	0	0	18,722	0	0	18,722	18,722	18,722	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Roof			3	50%				0	0	0	0	0	0	0	0	0	50,855	377,983	50,855	244,161	82,967	377,983	327,128	115.5%
6.00	External Walls & Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.01	Solid Plaster Cladding with Painted Finishes	Good condition		3	50%				0	0	0	0	0	0	0	0	0	0	98,721	0	0	98,721	98,721	98,721	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.00	Total External Walls & Finishes			3	50%				0	0	0	0	0	0	0	0	0	0	98,721	0	0	98,721	98,721	98,721	100.0%
7.00	Windows & Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Aluminium Framed Windows & Doors	General wear and tear		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	113,691	0.0%
7.02	Metal Louvre Screens	General wear and tear		3	50%				0	0	0	0	0	0	0	0	0	0	7,590	0	0	7,590	7,590	7,590	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.00	Total Windows & Doors			3	50%				0	0	0	0	0	0	0	0	0	0	7,590	0	0	7,590	7,590	121,281	6.3%
Α	TOTAL STRUCTURE			3	50%				0	0	0	0	0	0	0	0	0	50,855	484,294	50,855	244,161	189,278	484,294	1,765,345	27.4%
8.00	Stairs, Balustrades & Handrails								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.01	Pre-cast/Insitu Reinforced Concrete Stairs	Good condition	Note: 1No internal, 1No external	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25,300	0.0%
8.04	Metal Framed Balustrades (with Metal Infill Panels of Balusters)	r Paint chipping of metal otherwise ok	Strip and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	14,231	0	0	14,231	14,231	14,231	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%



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					Ī	Conc	lition Gauge																	
		Condition	Assessment	Condit	tion Grading	VG G	A P	VP	1	2	3	4 5		6	7 8	9	10	٦		Asset Re	newal Cost]	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 % %	40-60 % %					016 20 USD) (\$ U			2019 202 USD) (\$ U	0 202 ⁴ SD) (\$ US		Total) (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
8.00	Total Stairs Balustrades & Handrails			3	50%				0			0 0	_		0 0		0	14,231	0	0	14,231	Total 14,231	39,531	36.0%
9.00	Internal Walls/Partitions								0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	0	0.0%
9.01	Timber Framed Partition Walls	Good condition		2	30%				0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	5,123	0.0%
9.02	Reinforced Concrete Block Masonry Walls	Good condition		2	30%				0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	181,173	0.0%
									0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	0	0.0%
9.00	Total Internal Walls/Partitions			2	30%				0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	186,297	0.0%
10.00	Internal Doors								0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	0	0.0%
10.01	Timber Door - Single	Good condition		3	50%				0	0	0	0 0		0	0 0	0	0	45,540	0	0	45,540	45,540	45,540	100.0%
10.02	Metal Door - Double	Good condition		3	50%				0	0	0	0 0		0	0 0	0	0	3,795	0	0	3,795	3,795	3,795	100.0%
10.03	Operable wall	Good condition		3	50%				0	0	0	0 0		0	0 0	0	0	22,163	0	0	22,163	22,163	22,163	100.0%
									0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	0	0.0%
10.00	Total Internal Doors			3	50%				0	0	0	0 0		0	0 0	0	0	71,498	0	0	71,498	71,498	71,498	100.0%
11.00	Floor Finishes			1					0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	0	0.0%
11.02	Vinyl Floor Finishes	General wear and tear		3	50%				0	0	0	0 0		0	0 0	0	159,248	318,496	159,248	0	159,248	318,496	159,248	200.0%
11.05	Tiled Floor Finishes	General wear and tear	Wash and clean	3	50%				0	0	0	0 0		0	0 0	0	0	7,934	0	7,934	0	7,934	7,934	100.0%
									0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	0	0.0%
11.00	Total Floor Finishes			3	50%				0	0	0	0 0		0	0 0	0	159,24	3 326,429	159,248	7,934	159,248	326,429	167,181	195.3%
12.00	Wall Finishes								0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	0	0.0%
12.01	Plywood Wall Linings with Painted Finishes	General wear and tear		3	50%				0	0	0	0 0		0	0 0	0	0	15,370	0	0	15,370	15,370	15,370	100.0%
12.02	Solid Plaster Wall Lining with Painted Finishes	General wear and tear		3	50%				0	0	0	0 0		0	0 0	0	0	227,012	0	227,012	0	227,012	227,012	100.0%
									0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	0	0.0%
12.00	Total Wall Finishes			3	50%				0	0	0	0 0		0	0 0	0	0	242,382	0	227,012	15,370	242,382	242,382	100.0%
13.00	Ceiling Finishes								0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	0	0.0%
13.01	Painted concrete soffits to canopies	Good condition		3	50%				0	0	0	0 0		0	0 0	0	0	9,780	0	0	9,780	9,780	9,780	100.0%
13.02	Fibre Cement Soffit Lining with Painted Finishes	Good condition		3	50%				0	0	0	0 0		0	0 0	0	0	9,541	0	9,541	0	9,541	9,541	100.0%
13.03	Plywood Ceiling Lining with Painted Finishes	Good condition		3	50%				0	0	0	0 0		0	0 0	0	0	4,187	0	4,187	0	4,187	4,187	100.0%
13.04	Proprietary Suspended Ceilings (Exposed Grid	Good condition		3	50%				0	0	0	0 0		0	0 0	0	0	119,436	0	119,436	0	119,436	119,436	100.0%
	Suspension System)								0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	0	0.0%
13.00	Total Ceiling Finishes	1		3	50%				0	0	0	0 0		0	0 0	0	0	142,944	0	133,164	9,780	142,944	142,944	100.0%
14.00	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	Toilet Partitions	Good condition	Wash and clean	3	50%				0	0	0	0 0		0	0 0	0	0	6,578	0	6,578	0	6,578	6,578	100.0%
14.02	Pin Board	Good condition		1	10%				0	0	0	0 0		0	0 0	0	0	810	0	405	405	810	405	200.0%
14.03	White Boards	Good condition		1	10%				0	0	0	0 0		0	0 0	0	0	2,277	0	0	2,277	2,277	2,277	100.0%
14.04	Mirrors	Good condition		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	Built-in Joinery - circulation desk	General wear and tear		3	50%				0	0	0	0 0		0	0 0	0	0	19,924	0	19,924	0	19,924	19,924	100.0%
14.06	Built-in Joinery - Shelving Unit	General wear and tear		3	50%				0	0	0	0 0		0	0 0	0	0	506	0	506	0	506	506	100.0%
									0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	0	0.0%
14.00	Total Fixed Joinery Units	1		3	50%				0	0	0	0 0		0	0 0	0	0	31,612	0	27,413	4,200	31,612	31,208	101.3%
В	TOTAL INTERNAL FIT-OUT			3	50%				0	0	0	0 0		0	0 0	0	159,24	829,096	159,248	395,522	274,326	829,096	881,040	94.1%
15.00	Sanitary Plumbing								0	0	0	0 0		0	0 0	0	0	0	0	0	0	0	0	0.0%
I																				1	1		<u> </u>	



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



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

H - LEARNING RESOURCE CENTRE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

						Conditio	n Gauge	9]																
	Conditio	on Assessment	Condi	tion Grading	VG	G A	V P	P VP	1	2	3	4	5	6	7	8	9	10]		Asset Re	newal Cost		1	
ID Code Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 2 %	0-40 40- % %	60 60- % %	-80 80-10 % %	2013 (\$ USD	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
TOTAL BUILDING			3	50%					0	0	0	139,150	0	0	0	0	6,325	247,580	2,537,520	393,055	1,485,258	659,207	2,537,520	3,409,263	74.4%
														3,055											

Year 1 - 10 Consolidated Capital Replacement Cost



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

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						Cond	ition Gauge																	
		Condition	Assessment	Condi	tion Grading	VG G	A P	VP	1	2	3	4	5	6	7	3 9	10			Asset Re	newal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 % %	40-60 % 60-8 %		2013 (\$ USD)	2014 (\$ USD)					2019 2 USD) (\$1	20 20 SD) (\$ U			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	D	0	0	0 0	0	0	0	0	0	Total 0	0	0.0%
1.01	Reinforced Concrete Foundation Beams	Evidence of settlement at one end but otherwise un-seen	Review by Structural?	2	30%				0	0	0	0	D	0	0	0 0	0	0	0	0	0	0	55,369	0.0%
1.03	Reinforced Concrete Slab on Grade	Floors have uneven surface and poor finish but generally OK - fit for purpose	Uplift vinyl and tiles, apply floor levelling and new floor finish	2	30%				0	0	0	0	D	0	0	0 0	0	0	0	0	0	0	41,644	0.0%
									0	0	0	0	D	0	0	0 0	0	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			2	30%				0	0	0	0	D	0	0) ()	0	0	0	0	0	0	97,013	0.0%
2.00	Frame								0	0	0	0	D	0	0	0 0	0	0	0	0	0	0	0	0.0%
2.02	Reinforced Concrete Columns & Beams	Good condition generally but some flaking paint		2	30%				0	0	0	0	D	0	0	0 0	0	0	0	0	0	0	51,802	0.0%
2.03	Timber Roof Framing	Looks OK generally	Review by Structural Engineer, Repair, Replace, Repaint, Wash	2	30%				0	0	0	0	D	0	0	0 0	0	0	0	0	0	0	130,711	0.0%
									0	0	0	0	D	0	0	0 0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			2	30%				0	0	0	0	D	0	0	0 0	0	0	0	0	0	0	182,513	0.0%
3.00	Structural Walls								0	0	0	0	D	0	0	0 0	0	0	0	0	0	0	0	0.0%
3.01	Reinforced Concrete Block Masonry Infill Walls	Evidence of cracking and poor workmanship	Repair cracks, &/or re-plaster and paint	2	30%				0	0	0	0	D	0	0	0 0	0	0	0	0	0	0	95,786	0.0%
									0	0	0	0	D	0	0	0 0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			2	30%				0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	95,786	0.0%
4.00	Upper Floors								0	0	0		D	0	0	0 0	0	0	0	0	0	0	0	0.0%
4.01	None	n/a		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%
4.00	Total Upper Floors			0	0%				0	0	0		0	0) 0	0	0	0	0	0	0	0	0.0%
5.00	Roof	Destadana da contratar	Bulley		00%				0	0	0		D	0			0	0	0	0	0	0	0	0.0%
5.01	Profiled Metal Sheet Roof Cladding (Galv)	Rusted and needs replacing	Replace	5	90%				0	0	45,749							45,749	45,749	0	0	45,749	45,749	100.0%
5.06 5.07	PVC Gutters	Lengths missing, remaining gutter is mis-shapen and damaged		5	90%				0	0	7,428							7,428	7,428	0	0	7,428	7,428	100.0%
5.07	PVC Downpipes	Lengths missing, remaining DP's damaged	Replace	5	90%				0	0	1,822							1,822	1,822	0	0	1,822	1,822	100.0%
5.00	Total Boof			5	00%				0	0	0							0	0	0	0	0	0	0.0%
6.00	Total Roof External Walls & Finishes			5	90%				0	0	54,999	_					0	54,999	54,999	0	0	54,999	54,999 0	100.0% 0.0%
6.02		Evidence of cracks and paint degradation	Repair plaster and re-paint	4	70%				0	0	0		D		0		0	28,129	0	28,129	0	0 28,129	28,129	100.0%
0.02	Solid Plaster Cladding with Painted Finishes	Evidence of cracks and paint degradation		-	1078				0	0	0			0				0	0	0	0	0	0	0.0%
6.00	Total External Walls & Finishes			4	70%				0	0	0			-				28,129	0	28,129	0	28,129	28,129	100.0%
7.00	Windows & Doors	l							0	0	0	0	0	0	0		0	0	0	0	0	0	0	0.0%
7.01	Timber Framed Windows & Doors	Partially boarded up with ply	wash and maintain	2	30%				0	0	0	0	0	0	0		0	0	0	0	0	0	36,128	0.0%
7.02	Timber Doors (Solid/No Glazing)	Evidence of damage, borer etc	replace	5	90%				0	0	0							17,078	17,078	0	0	17,078	17,078	100.0%
7.06	Aluminium Louvres	Corroded and damaged	Replace	5	90%				0	0	0							759	759	0	0	759	759	100.0%
7.07	Internal Aluminium Windows	Good condition generally but some flaking paint	n/a	1	10%				0	0	0							0	0	0	0	0	1,898	0.0%
7.13	PVC Doors	New - still has plastic wrapping	n/a	1	10%				0	0	0							0	0	0	0	0	1,898	0.0%
7.11	Window Mesh - Plastic	Evidence of delamination, peeling, tearing, general damage,	Repair, Replace	5	90%				0	759	0							1,518	759	759	0	1,518	759	200.0%
		poor workmanship, poor workmanship, etc	Comments:						0	0	0							0	0	0	0	0	0	0.0%
7.00	Total Windows & Doors			4	70%				0	759	0	0 17						19,355	18,596	759	0	19,355	58,519	33.1%
A	TOTAL STRUCTURE			4	70%				0		54,999	0 17) 0		102,482		28,888	0	102,482	516,957	19.8%
9.00	Internal Walls/Partitions								0	0	0		D	0	0			0	0	0	0	0	0	0.0%
					<u> </u>											Ĩ							<u>ا</u>	



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

I - AGRICULTURE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

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							Conditio	n Gauge																		
		Condition	Assessment	Condi	tion Grading	VG	G	P	VP	1	2	3	4	5	6	7	8	9	10			Asset Re	newal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration		20-40 40- % %	-60 60-80 %		2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
9.01	Blockwork - incl'd above	n/a	n/a	0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	l otal 0	0	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Total Internal Walls/Partitions			0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Internal Doors									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	Timber Door - Single	Good condition, recently repainted	n/a	1	10%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,036	0.0%
10.02	Timber Door - Single	Poor condition,	sand, fill and repaint	3	50%					0	0	0	0	0	0	0	0	0	0	1,518	0	0	1,518	1,518	1,518	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Total Internal Doors			2	30%					0	0	0	0	0	0	0	0	0	0	1,518	0	0	1,518	1,518	4,554	33.3%
11.00	Floor Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.02	Vinyl Floor Finishes	Edges lifting, surface marking and worn areas	Uplift all and replace	5	90%					0	17,602	0	0	0	0	0	0	0	0	35,203	17,602	0	17,602	35,203	17,602	200.0%
11.05	Tiled Floor Finishes	Old tiles, some missing, grout loose	Repairs and replacements	4	70%					0	0	0	0	0	0	0	0	18,057	0	18,057	18,057	0	0	18,057	18,057	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00	Total Floor Finishes			5	90%					0	17,602	0	0	0	0	0	0	18,057	0	53,260	35,658	0	17,602	53,260	35,658	149.4%
12.00	Wall Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.03	Solid Plaster Wall Lining with Painted Finishes	Some evidence of blistering paint	Clean and re-paint	4	70%					0	0	0	0	0	0	0	0	10,753	0	10,753	10,753	0	0	10,753	10,753	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.00	Total Wall Finishes			4	70%					0	0	0	0	0	0	0	0	10,753	0	10,753	10,753	0	0	10,753	10,753	100.0%
13.00	Ceiling Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.02	Plywood Soffit Lining with Painted Finishes	Poor condition, peeling paint and holes	Remove and replace	5	90%					0	0	17,002	0	0	0	0	0	0	0	17,002	17,002	0	0	17,002	17,002	100.0%
13.04	Fibre Cement Ceiling Lining with Painted Finishes	Evidence of leaks internally, cracks, distortion in sheets, poor workmanship, etc		3	50%					0	0	0	0	0	0	0	0	0	0	30,432	0	30,432	0	30,432	30,432	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.00	Total Ceiling Finishes			4	70%					0	0	17,002	0	0	0	0	0	0	0	47,434	17,002	30,432	0	47,434	47,434	100.0%
14.00	Fixed Joinery Units									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.04	White Boards	New condition	wash down	1	10%					0	0	0	0	0	0	0	0	0	0	2,277	0	0	2,277	2,277	2,277	100.0%
14.07	Built-in Joinery - Bench Units to labs	New condition	clean, ease and adjust doors	1	10%					0	0	0	0	0	0	0	0	0	0	11,859	0	0	11,859	11,859	11,859	100.0%
14.07a	Built-in Joinery - Bench Units to classrooms	General wear and tear with some water damage to internal shelving	Refurb and replace some shelves	3	50%					0	0	0	0	0	0	0	0	0	0	14,042	0	14,042	0	14,042	14,042	100.0%
14.08	Built-in Joinery - Shelving Unit	New condition	clean	1	10%					0	0	0	0	0	0	0	0	0	0	633	0	0	633	633	633	100.0%
14.11	Built-in Joinery - Kitchen (Large)	Good condition	clean, remove marks from formica, ease and adjust doors	2	30%					0	0	0	0	0	0	0	0	0	0	37,950	0	0	37,950	37,950	37,950	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.00	Total Fixed Joinery Units			2	30%					0	0	0	0	0	0	0	0	0	0	66,760	0	14,042	52,719	66,760	66,760	100.0%
в	TOTAL INTERNAL FIT-OUT			3	50%					0	17,602	17,002	0	0	0	0	0	28,809	0	179,724	63,412	44,473	71,839	179,724	165,159	108.8%
15.00	Sanitary Plumbing									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	wc	General wear and tear	clean	3	50%					0	0	0	0	0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	100.0%
15.04	WHB (Single)	New condition but poorly installed	clean and re-do water connections	2	30%					0	0	0	0	0	0	0	0	0	0	3,795	0	0	3,795	3,795	3,795	100.0%
15.04a	Тарware	New condition but evidence of wear already	clean and check washers etc	3	50%					0	0	0	0	0	0	0	0	0	0	506	0	506	0	506	506	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing			3	50%					0	0	0	0	0	0	0	0	0	0	10,626	0	6,831	3,795	10,626	10,626	100.0%
16.00	Mechanical Services									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.01	Air-Conditioning - DX/Split System	Local (manual) controled - day time only, set to 21 degrees, generally all are reasonable condition and working OK	Service, clean filters	2	30%					0	0	0	0	22,138	0	0	0	0	0	88,550	22,138	44,275	22,138	88,550	22,138	400.0%



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		Condition	Assessment	Cond	ition Grading	VG	G	A P	VP	1	2	3	4	5	6	7	8	9	10			Asset Re	newal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 %		60-80%	80-100 %	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)		2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
16.04	Air-Conditioning - Window Mounted Unit)	Local (manual) controled - day time only, poor condition, leaking water and rusted	Replace	5	90%					3,795	0	0	0	0	0	0	0	0	0	11,385	3,795	3,795	3,795	11,385	3,795	300.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Total Mechanical Services			4	70%					3,795	0	0	0	22,138	0	0	0	0	0	99,935	25,933	48,070	25,933	99,935	25,933	385.4%
17.00	Fire Services				1					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.07	Fire Extinguisher	OK condition	Service and re-hang on wall. Provide new extinguishers to classrooms	4	70%					0	0	0	0	1,581	0	0	0	0	1,581	7,906	3,163	3,163	1,581	7,906	1,581	500.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			4	70%					0	0	0	0	1,581	0	0	0	0	1,581	7,906	3,163	3,163	1,581	7,906	1,581	500.0%
18.00	Electrical Services									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.02	Sub-Main Distribution Board	OK condition	Service	2	30%					0	0	0	0	0	0	0	0	0	0	4,428	0	0	4,428	4,428	4,428	100.0%
18.03	Electrical Wiring/Reticulation	OK condition	n/a	2	30%					0	0	0	0	0	0	0	0	0	0	9,610	0	0	9,610	9,610	9,610	100.0%
18.04	General Power Outlet	OK condition	Clean	2	30%					0	0	0	0	0	0	0	0	0	0	12,813	0	0	12,813	12,813	12,813	100.0%
18.06	Lighting (External) - Incandescent	Generally OK, one fitting not working	Replace damage fiting	3	50%					0	0	0	0	0	0	0	0	0	0	3,163	0	3,163	0	3,163	3,163	100.0%
18.09	Lighting (Internal) - Incandescent	OK condition	Clean	2	30%					0	0	0	0	0	0	0	0	0	0	3,163	0	0	3,163	3,163	3,163	100.0%
18.10	Lighting (Internal) - Fluorescant	OK condition, diffusers missing	Clean, new diffusers	3	50%					0	0	0	0	0	0	0	0	0	0	6,325	0	6,325	0	6,325	6,325	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.00	Total Electrical Services			3	50%					0	0	0	0	0	0	0	0	0	0	39,501	0	9,488	30,014	39,501	39,501	100.0%
19.00	Vertical Transportation									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.01	None	None		0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.00	Total Vertical Transportation			0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Special Services									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.01	Telecommunication/Data Network	Working but wiring untidy	Tidy wiring	2	30%					0	0	0	0	0	0	0	0	0	0	3,433	0	3,433	0	3,433	3,433	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Total Special Services			2	30%					0	0	0	0	0	0	0	0	0	0	3,433	0	3,433	0	3,433	3,433	100.0%
С	TOTAL BUILDING SERVICES			3	50%					3,795	0	0	0	23,719	0	0	0	0	1,581	161,401	29,095	70,984	61,322	161,401	81,073	199.1%
	TOTAL BUILDING			3	50%					3,795	18,361	72,000	0	41,555	0	0	0	28,809	1,581	443,607	166,102	144,345	133,161	443,607	763,190	58.1%
														166	i,102											

Year 1 - 10 Consolidated Capital Replacement Cost



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

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					1	Conc	lition Gauge																	
]	Condition	Assessment	Conditi	ion Grading	VG G	A P	VP	1 2	3	4	5	6	7	8	9	10			Asset Rer	ewal Cost			
ID Code Elei	nent	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 % %	40-60 % %		13 201 (\$ U\$				2018 (\$ USD)	2019 (\$ 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	Total 0	0	0.0%
1.01	Reinforced Concrete Foundation beam	Not observed	Monitor	2	30%				0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	26,945	0.0%
1.02	Reinforced Concrete Foundation beam for patio	Not observed	Monitor	2	30%				0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,265	0.0%
1.03	Reinforced Concrete Foundation Walls	Evidence of flaking paint, impact damage	Repaint	2	30%				0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,778	0.0%
1.04	Reinforced Concrete Foundation Walls for patio	Not observed	Monitor	2	30%				0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,313	0.0%
1.05	Reinforced Concrete Slab on Grade	Not observed	Monitor	2	30%				0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	36,849	0.0%
1.06	Reinforced Concrete Slab on Grade to patio	Not observed	Monitor	2	30%				0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,367	0.0%
									0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00 Tot	al Sub-Structure			2	30%				0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	106,516	0.0%
2.00 Fra	ne								0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.01	Timber Frame Trusses	Evidence of staining		2	30%				0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	83,490	0.0%
2.02	Timber posts	Good condition	No maintenance required	2	30%				0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,821	0.0%
2.03	Other:								0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
	al Frame			2	30%				0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	87,311	0.0%
	ictural Walls								0 0		0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	No structural walls to this building			0	0%				0 0		0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
.					00/				0		0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
	al Structural Walls			0	0%				_		0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00 Opp	No upper floors to this building			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			Ŭ	070						0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00 Tot	al Upper Floors			0	0%						0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00 Roc					070		_				0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01		Evidence of faded paint	Repaint	2	30%						0	0	0	0	0	0	0	32,064	0	0	32,064	32,064	32,064	100.0%
5.02		Dirty	Clean,Repaint	2	30%				0 0		0	0	0	0	0	0	0	17,029	0	0	17,029	17,029	17,029	100.0%
5.03	PVC Downpipes	Evidence of moulds, stains etc	Clean	3	50%				0 0		0	0	0	0	0	0	0	6,679	0	6,679	0	6,679	6,679	100.0%
		Comments:							0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00 Tot	al Roof			3	50%				0 0	0	0	0	0	0	0	0	0	55,772	0	6,679	49,092	55,772	55,772	100.0%
6.00 Ext	ernal Walls & Finishes) 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.01	Shadowcladd plywood cladding	Evidence of corroded fixings, stains	Replace fixings, Wash and repaint walls	2	30%				0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	63,474	0.0%
									0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.00 Tot	al External Walls & Finishes			2	30%				0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	63,474	0.0%
7.00 Win	dows & Doors			₽					0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Aluminium Framed Windows & Doors	Good condition	No maintenance required	2	30%				0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	31,480	0.0%
7.02	Timber Door - Single	Evidence of impact damage, insect attack (termites/borer)	Replace,	5	90%				0 0	0	0	3,036	0	0	0	0	0	3,036	3,036	0	0	3,036	3,036	100.0%
7.03	Metal Louvre Screens	Evidence of flaking protective coating	Clean, Paint	2	30%				0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	615	0.0%
									0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.00 Tot	al Windows & Doors			3	50%				0 0	0	0	3,036	0	0	0	0	0	3,036	3,036	0	0	3,036	35,130	8.6%



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]	Cor	ndition Gauge																		
		Condition	Assessment	Condi	ition Grading	VG G	A P	VP	1	2	3	4	5	6	7	8	9	10			Asset Rer	newal Cost		l	
•	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 %	40-60 % %	0 80-100 %	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)		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
	TOTAL STRUCTURE			3	50%				0	0	0	0	3,036	0	0	0	0	0	58,808	3,036	6,679	49,092	Total 58,808	348,203	16.9%
	Stairs, Balustrades & Handrails								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
	Timber Framed Balustrades to patio	Evidence of stains	Wash and repaint	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,135	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
	Total Stairs Balustrades & Handrails			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,135	0.0%
	Internal Walls/Partitions								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
	Timber Framed Partition Walls	Not observed	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,382	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
	Total Internal Walls/Partitions			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,382	0.0%
	Internal Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
	Timber Door - Single	Good condition	No maintenance required	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%
	Total Internal Doors			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,554	0.0%
	Floor Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
	Vinyl Floor Finishes	Evidence of bubbles due to poor workmanship	Clean and wash thoroughly. Monitor floor	2	30%				0	0	0	0	0	0	0	0	0	0	18,405	0	18,405	0	18,405	18,405	100.0%
	Tiled Floor Finishes			2	30%				0	0	0	0	0	0	0	0	0	0	6,202	0	0	6,202	6,202	6,202	100.0%
				-					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
	Total Floor Finishes			2	30%				0	0	0	0	0	0	0	0	0	0	24,607	0	18,405	6,202	24,607	24,607	100.0%
	Wall Finishes		Point Oliver		00%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
	Plasterboard Wall Linings with Painted Finishes Tiled Wall Finishes	Evidence of impact damage, marks, etc Comments:	Paint, Clean Comments:	2	30%				0	0	0	0	0	0	0	0	0	0	35,841	0	35,841	0	35,841	35,841	100.0%
		Evidence of lifting tiles, marks,	Repair, Clean	3	50%				0	0	0	0	0	0	0	0	0	0	13,215 0	0	13,215 0	0	13,215 0	13,215 0	100.0% 0.0%
	Total Wall Finishes			3	50%				0	0	0	0	0	0	0	0	0	0	49,056	0	49,056	0	49,056	49,056	100.0%
	Ceiling Finishes			•	0070				0	0	0	0	0	0	0	0	0	0	0	0		0	0		0.0%
	Fibre Cement Soffit Lining with Painted Finishes	Evidence of stains	Clean and paint	3	50%				0	0	0	0	0	0	0	0	0	0	4,262	0	4,262	0	4,262	4,262	100.0%
																									100.0%
				3						0	0	0		0	0	0		0		_					100.0%
	Fibre Cement soffits to patio	Evidence of stains, growing plants	Comments: Remove and replace	5	90%				0	0	1,022	0	0	0	0	0	0	0	1,022	1,022	0	0	1,022	1,022	100.0%
	Plasterboard Ceiling Lining with Painted Finishes	Good condition	No maintenance required	2	30%				0	0	0	0	0	0	0	0	0	0	16,445	0	0	16,445	16,445	16,445	100.0%
	Timber framed vents to soffits	Evidence of stains	Clean, Paint	2	30%				0	0	0	0	0	0	0	0	0	0	1,898	0	0	1,898	1,898	1,898	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
	Total Ceiling Finishes			4	70%				0	0	2,088	0	0	0	0	0	0	0	33,894	2,088	13,463	18,343	33,894	33,894	100.0%
	Fixed Joinery Units								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
	White Boards	Evidence of stains	Clean	2	30%				0	0	0	0	0	0	0	0	0	0	1,518	0	0	1,518	1,518	1,518	100.0%
	Mirrors	Good condition	No maintenance required	2	30%				0	0	0	0	0	0	0	0	0	0	759	0	0	759	759	759	100.0%
	Built-in Joinery - Vanity Unit to toilets	Evidence of impact damage, marks, etc	Repair, Replace	4	70%				0	0	0	0	0	0	0	0	3,795	0	3,795	3,795	0	0	3,795	3,795	100.0%
	Built-in Joinery - Vanity to art classroom	Good condition	No maintenance required	2	30%				0	0	0	0	0	0	0	0	0	0	949	0	0	949	949	949	100.0%
	Built-in Joinery - Kitchen (Medium)	Good condition	No maintenance required	2	30%				0	0	0	0	0	0	0	0	0	0	18,975	0	0	18,975	18,975	18,975	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
	Total Fixed Joinery Units			3	50%				0	0	0	0	0	0	0	0	3,795	0	25,996	3,795	0	22,201	25,996	25,996	100.0%
	Plasterboard Ceiling Lining with Painted Finishes Timber framed vents to soffits Total Ceiling Finishes Fixed Joinery Units White Boards Mirrors Built-in Joinery - Vanity Unit to toilets Built-in Joinery - Kitchen (Medium)	Good condition Evidence of stains Evidence of stains Good condition Evidence of impact damage, marks, etc Good condition	Remove and replace No maintenance required Clean, Paint Clean Clean No maintenance required Repair, Replace No maintenance required	5 2 2 2 4 2 2 4 2 2 4 2 2 2 2	30% 30% 70% 30% 30% 30% 30% 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	1,022 0 0 2,088 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 3,795 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0	16,445 1,898 0 33,894 0 1,518 759 3,795 949 18,975 0		0 0 2,088 0 0 0 3,795 0 0 0	0 9,202 1,022 0 0 0 0 0 0 0 2,088 13,463 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 9,202 0 1,022 0 0 0 0 16,445 0 0 1,898 0 0 1,898 0 0 0 2,088 13,463 18,343 0 0 0 2,088 13,463 18,343 0 0 0 3,795 0 0 0 0 759 3,795 0 0 0 0 949 0 0 18,975 0 0 0	0 9,202 0 9,202 1,022 0 0 1,022 0 0 16,445 16,445 0 0 1,898 1,898 0 0 1,898 1,898 0 0 0 0 2,088 13,463 18,343 33,894 0 0 0 0 0 0 0 0 0 0 759 759 3,795 0 0 3,795 0 0 18,975 18,975 0 0 0 0	0 9,202 0 9,202 1,022 9,202 1,022 0 0 1,022 1,022 0 0 1,6445 16,445 16,445 0 0 1,898 1,898 1,898 0 0 1,898 1,898 1,898 0 0 0 0 0 2,088 13,463 18,343 33,894 33,894 0 0 0 0 0 0 2,088 13,463 18,343 33,894 33,894 0 0 0 0 0 0 1,018 1,518 1,518 1,518 1,518 0 0 759 759 759 3,795 0 0 3,795 3,795 0 0 949 949 949 0 0 18,975 18,975 18,975 0 0 0 0 0



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							Condition	Gauge																	
		Condition	Assessment	Condi	tion Grading	VG	G A	P	'P 1	2	3	4	5	6	7	8	9	10			Asset Re	newal Cost]	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 %	20-40 40-60 % %	60-80 80 %	100 2013 % (\$ USE	2014)) (\$ USD)		2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
в	TOTAL INTERNAL FIT-OUT			3	50%				0	0	2,088	0	0	0	0	0	3,795	0	133,553	5,883	80,925	46,745	Total 133,553	154,624	86.4%
15.00	Sanitary Plumbing								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	wc	Good condition	No maintenance required	2	30%				0	0	0	0	0	0	0	0	0	0	6,325	0	0	6,325	6,325	6,325	100.0%
15.02	Urinal (Stall)	Good condition	No maintenance required	2	30%				0	0	0	0	0	0	0	0	0	0	2,277	0	0	2,277	2,277	2,277	100.0%
15.03	WHB (Single)	Evidence of stains, corrosion	Clean	3	50%				0	0	0	0	0	0	0	0	0	0	3,795	0	3,795	0	3,795	3,795	100.0%
15.04	Kitchen sink	Good condition	No maintenance required	2	30%				0	0	0	0	0	0	0	0	0	0	3,163	0	0	3,163	3,163	3,163	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing			3	50%				0	0	0	0	0	0	0	0	0	0	15,560	0	3,795	11,765	15,560	15,560	100.0%
16.00	Mechanical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.01	Air-Conditioning - DX/Split System	Evidence of corosion, mould on external unit	Service, Clean, Paint	3	50%				0	0	0	35,420	0	0	0	0	0	0	141,680	35,420	70,840	35,420	141,680	35,420	400.0%
16.02	Air-Conditioning - Window Mounted Unit)	Evidence of corosion	Service, Clean, Paint	3	50%				0	0	0	0	11,385	0	0	0	0	0	34,155	11,385	11,385	11,385	34,155	11,385	300.0%
16.03	Ceiling Mounted Fan	Good condition	Service	2	30%				0	0	0	0	0	0	0	0	0	0	2,783	0	2,783	0	2,783	2,783	100.0%
									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	35,420	11,385	0	0	0	0	0	178,618	46,805	85,008	46,805	178,618	49,588	360.2%
17.00	Fire Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.01	Smoke Detection & Alarm Systems	Generally ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	4,175	0	4,175	0	4,175	4,175	100.0%
17.02	9lb Carbon Dioxide Fire Extinguisher	None Evident	Recommend installation of fire extinguishers	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.03	Fire Hose Reel	Generally ok	Door to fire hose reel cupboard needs to be repainted	2	30%				0	0	0	0	0	0	0	0	0	0	1,265	0	0	1,265	1,265	1,265	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			2	30%				0	0	0	0	0	0	0	0	0	0	5,440	0	4,175	1,265	5,440	5,440	100.0%
18.00	Electrical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.01	Main Distribution Boards	Not inspected. Assumed ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	9,488	0	0	9,488	9,488	9,488	100.0%
18.02	Sub-Main Distribution Boards	Not inspected. Assumed ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	4,428	0	0	4,428	4,428	4,428	100.0%
18.03	Electrical Wiring/Reticulation	Ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	8,349	0	0	8,349	8,349	8,349	100.0%
18.04	General Power Outlet	Generally ok. Damaged faceplate.	Replace face plate and clean remainder	3	50%				0	0	0	0	0	0	0	0	0	0	11,132	0	11,132	0	11,132	11,132	100.0%
18.05	3 Phase Power Outlet	Generally ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	13,915	0	0	13,915	13,915	13,915	100.0%
18.06	Lighting (External) - Fluorescant	Evidence of water, dirty	Replace	5	90%				0	0	0	10,120	0	0	0	0	0	0	10,120	10,120	0	0	10,120	10,120	100.0%
18.07	Lighting (Internal) - Incandescent	Electrical/store not accessible. Assumed one Incandescent in each	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	633	0	0	633	633	633	100.0%
18.08	Lighting (Internal) - Fluorescant	Operating	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	18,343	0	0	18,343	18,343	18,343	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.00	Total Electrical Services	1		3	50%				0	0	0	10,120	0	0	0	0	0	0	76,406	10,120	11,132	55,154	76,406	76,406	100.0%
19.00	Vertical Transportation	1	1		1				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.01	No Passenger Lifts to this building	1	1	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.00	Total Vertical Transportation	İ	l .	0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Special Services	1	1						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.01	Telecommunication/Data Network	In Operation	Service and tidy wiring and clean phone ports	2	30%				0	0	0	0	0	0	0	0	0	0	11,153	0	11,153	0	11,153	11,153	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Total Special Services			2	30%				0	0	0	0	0	0	0	0	0	0	11,153	0	11,153	0	11,153	11,153	100.0%
	TOTAL BUILDING SERVICES			3	50%				0	0	0	45,540	11,385	0	0	0	0	0	287,176	56,925	115,262	114,989	287,176	158,146	181.6%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

J - A+ CENTRE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

										_																
		Condition	Assessment	Condi	tion Grading	VG	Cond G	dition Gau	Ige P VF	1	2	3	4	5	6	7	8	9	10	1		Asset R/	enewal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 %	20-40 %	40-60 %	50-80 <mark>80-1</mark> % %	00 201 (\$ US						3 2019 D) (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
	TOTAL BUILDING			3	50%					0	0	2,0	8 45,5	40 14,42		0	0	3,795	0	479,536	65,844	202,866	210,826	479,536	660,973	72.6%
															65,844	Denlessment	_									

Year 1 - 10 Consolidated Capital Replacement Cost



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

K - STUDENT SERVICES

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						Con	dition Gauge																		
		Condition	Assessment	Condi	tion Grading	VG G	A P	VP	1	2	3	4	5	6	7	8	9	10			Asset Re	newal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 %	40-60 % 60-80 %		2013 (\$ USD)	2014 (\$ 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		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48,572	0.0%
1.02	Reinforced Concrete Slab on Grade	No evidence of damage		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43,982	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	92,554	0.0%
2.00	Frame								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.01	Reinforced Concrete Columns & Beams	Some minor chipping and impact damage to columns	Repair damage and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80,576	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80,576	0.0%
3.00	Structural Walls								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Infil Reinforced Concrete Block Masonry Walls	Good condition	Wsh down and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49,590	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49,590	0.0%
4.00	Upper Floors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.01	Not applicable	None		0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Upper Floors			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Roof								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Evidence of fading	Wash down and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	52,087	0	52,087	0	52,087	52,087	100.0%
5.02	PVC Gutters	Ok condition	Clean and wash out	3	50%				0	0	0	0	0	0	0	0	0	0	5,420	0	5,420	0	5,420	5,420	100.0%
5.03	Metal Gutters	Ok condition	Clean and wash out	3	50%				0	0	0	0	0	0	0	0	0	0	6,072	0	6,072	0	6,072	6,072	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Roof			3	50%				0	0	0	0	0	0	0	0	0	0	63,579	0	63,579	0	63,579	63,579	100.0%
6.00	External Walls & Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.01	Solid Plaster Cladding with Painted Finishes	Minor marks but gernerally ok	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22,811	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.00	Total External Walls & Finishes			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22,811	0.0%
7.00	Windows & Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Aluminium Framed Windows & Doors	Minor evidence of flaking to paint	Wash down and repaont doors	3	50%				0	0	0	0	0	0	0	0	0	0	46,491	0	0	46,491	-	46,491	
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.00	Total Windows & Doors			3	50%				0	0	0	0	0	0	0	0	0	0	46,491	0	0	46,491	46,491	46,491	100.0%
A	TOTAL STRUCTURE			3	50%				0	0	0	0		0	0	0	0	0	110,070	0	63,579	46,491	110,070	355,602	31.0%
8.00	Stairs, Balustrades & Handrails								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.01	None	None		0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
				-					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.00	Total Stairs Balustrades & Handrails			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Internal Walls/Partitions			-					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.01	Reinforced Concrete Block Masonry Walls	Good condition		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	64,515	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

K - STUDENT SERVICES

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					Г		Condition Ga	ige]																
		Condition	Assessment	Condit	ion Grading	VG	G A	P VP	1	2	3	4	5	6	7	8	9	10			Asset Rer	newal Cost			
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20 %	9-40 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
9.00	Total Internal Walls/Partitions			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	64,515	0.0%
10.00	Internal Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	Timber Door - Single	General wear and tear, impact damage	Repair and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	15,180	0	0	15,180	15,180	15,180	100.0%
10.02	Timber Door - Sliding	General wear and tear, impact damage	Repaint	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,771	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Total Internal Doors			3	50%				0	0	0	0	0	0	0	0	0	0	15,180	0	0	15,180	15,180	16,951	89.6%
11.00	Floor Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.01	Vinyl Floor Finishes	Normal wear and tear, including some chipping to vinyl	Uplift and repair damage portions	4	70%				0	0	0	0	0	24,362	0	0	0	0	48,724	24,362	0	24,362	48,724	24,362	200.0%
11.02	Tiled Floor Finishes	Impact damage, broken tiles	Remove and replace damage tiles	4	70%				0	0	0	0	0	0	0	0	6,083	0	6,083	6,083	0	0	6,083	6,083	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00	Total Floor Finishes			4	70%				0	0	0	0	0	24,362	0	0	6,083	0	54,808	30,445	0	24,362	54,808	30,445	180.0%
12.00	Wall Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.01	Solid Plaster Wall Lining with Painted Finishes	Minor water damage marks	Strip, plaster and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	71,698	0	71,698	0	71,698	71,698	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.00	Total Wall Finishes			3	50%				0	0	0	0	0	0	0	0	0	0	71,698	0	71,698	0	71,698	71,698	100.0%
13.00	Ceiling Finishes				500(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	Qual and the		3	50%				0	0	0	0	0	0	0	0	0	0	10,888	0	10,888	0	10,888	10,888	100.0%
13.02	Plywood Ceiling Lining with Painted Finishes	Good condition	Clean down	3	50%				0	0	0	0	0	0	0	0	0	0	3,211	0	3,211	0	3,211	3,211	100.0%
13.03	Proprietary Suspended Ceilings (Exposed Grid Suspension System)	Damaged ceiling tiles	remove and replace	4	70%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,272 0	0.0%
13.00	Total Ceiling Finishes			4	70%				0	0	0	0	0	0	0	0	0	0	0 14,099	0	14,099	0	0 14,099	32,370	43.6%
14.00	Fixed Joinery Units			-	1078				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.01	Toilet Partitions	Impact damage	Repair and wash down	3	50%				0	0	0	0	0	0	0	0	0	0	5,566	0	5,566	0	5,566	5,566	100.0%
14.02	White Boards	General wear and tear	Clean	3	50%				0	0	0	0	0	0	0	0	0	0	1,518	0	1,518	0	1,518	1,518	100.0%
14.03	Mirrors	Good condition		3	50%				0	0	0	0	0	0	0	0	0	0	759	0	759	0	759	759	100.0%
14.04	Built-in Joinery - Bench Unit	Good condition, General wear and tear		3	50%				0	0	0	0	0	0	0	0	0	0	3,795	0	3,795	0	3,795	3,795	100.0%
14.05	Built-in Joinery - Shelving Unit	Good condition, General wear and tear		3	50%		-	_	0	0	0	0	0	0	0	0	0	0	633	0	633	0	633	633	100.0%
14.06	Built-in Joinery - Kitchen (Medium)	Good condition, General wear and tear		3	50%		-		0	0	0	0	0	0	0	0	0	0	18,975	0	18,975	0	18,975	18,975	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.00	Total Fixed Joinery Units			3	50%				0	0	0	0	0	0	0	0	0	0	31,246	0	31,246	0	31,246	31,246	100.0%
в	TOTAL INTERNAL FIT-OUT			4	70%				0	0	0	0	0	24,362	0	0	6,083	0	187,030	30,445	117,042	39,542	187,030	247,225	75.7%
15.00	Sanitary Plumbing								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	wc	General wear and tear	Repair damage seat and lean	3	50%				0	0	0	0	0	0	0	0	0	0	15,813	0	15,813	0	15,813	15,813	100.0%
15.04	WHB (Single)	General wear and tear	Wash	3	50%				0	0	0	0	0	0	0	0	0	0	9,488	0	9,488	0	9,488	9,488	100.0%
15.10	Cold Water	General wear and tear	Wash	3	50%				0	0	0	0	0	0	0	0	0	0	12,650	0	12,650	0	12,650	12,650	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing			3	50%				0	0	0	0	0	0	0	0	0	0	37,950	0	37,950	0	37,950	37,950	100.0%
16.00	Mechanical Services	<u> </u>							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.01	Air-Conditioning - DX/Split System	Tired by appearance.	Service, overhaul or consider replacement	3	50%				0	0	0	26,565	0	0	0	0	0	0	106,260	26,565	53,130	26,565	106,260	26,565	400.0%
16.02	Ventilation - W/C Extract	Tired by appearance.	Service, overhaul or consider replacement	3	50%				0	0	0	0	0	0	0	0	0	2,846	5,693	2,846	0	2,846	5,693	2,846	200.0%



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			Condition Assessment	Condi	ion Grading	VG G	dition Gauge	VP	1	2	3	4	5	6	7	8	9	10	I	r	Asset Re	newal Cost		1	
Carl	Flowers	Condition Observations	Recommended Course of Action & Maintenance		-			0 00 400	2013	2014	2015	2016	2017	2018	2019	2020		2022	Total	Year 1-10			Grand	Full	% Full
) Cod	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 % %	% %		(\$ USD)			(\$ USD)		(\$ USD)		(\$ USD)	2021 (\$ USD)	(\$ USD)	(\$ USD)	Total	Total	Total	Renewal	Replace	Replace
.03	Ceiling Mounted Fan	Tired by appearance.	Service, overhaul or consider replacement	3	50%				0	0	0	0	0	0	0	0	0	5,566	11,132	5,566	0	5,566	11,132	5,566	200.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.00	Total Mechanical Services			3	50%				0	0	0	26,565	0	0	0	0	0	8,412	123,085	34,977	53,130	34,977	123,085	34,977	351.9%
.00	Fire Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
.01	Smoke Detection & Alarm Systems	Check if working	None	3	50%				0	0	0	0	0	0	0	0	0	5,075	10,150	5,075	0	5,075	10,150	5,075	200.0%
.02	9lb Carbon Dioxide Fire Extinguisher	Good condition	Cheek expiry dates	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%
.03	Fire Hose Reel	Ok condition	Service and maintain	2	30%				0	0	0	0	0	0	0	0	0	0	1,265	0	0	1,265	1,265	1,265	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.00	Total Fire Services			3	50%				0	0	0	1,265	0	0	0	0	1,265	5,075	17,740	7,605	2,530	7,605	17,740	7,605	233.3%
3.00	Electrical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
.01	Main Distribution Boards	OK condition		2	30%				0	0	0	0	0	0	0	0	0	0	9,488	0	0	9,488	9,488	9,488	100.0%
.03	Electrical Wiring/Reticulation	OK condition		2	30%				0	0	0	0	0	0	0	0	0	0	10,150	0	0	10,150	10,150	10,150	100.0%
.04	General Power Outlet	OK condition		3	50%				0	0	0	0	0	0	0	0	0	0	13,533	0	13,533	0	13,533	13,533	100.0%
.06	Lighting (External) - Incandescent	OK condition		2	30%				0	0	0	0	0	0	0	0	0	0	1,265	0	0	1,265	1,265	1,265	100.0%
8.09	Lighting (Internal) - Incandescent	OK condition	Replace missing or blown bulbs	3	50%				0	0	0	0	0	0	0	0	0	0	949	0	949	0	949	949	100.0%
3.10	Lighting (Internal) - Fluorescant	OK condition	Replace missing or blown tubes	3	50%				0	0	0	0	0	0	0	0	0	0	25,300	0	25,300	0	25,300	25,300	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Electrical Services			3	50%				0	0	0	0	0	0	0	0	0	0	60,684	0	39,782	20,902	60,684	60,684	100.0%
0.00	Vertical Transportation								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.03	Not Applicable	None		0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Total Vertical Transportation			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
0.00	Special Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
.01	Telecommunication/Data Network	OK condition	Service and maintain	3	50%				0	0	0	0	0	0	0	0	0	13,533	27,066	13,533	0	13,533	27,066	13,533	200.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
.00	Total Special Services			3	50%				0	0	0	0	0	0	0	0	0	13,533	27,066	13,533	0	13,533	27,066	13,533	200.0%
	TOTAL BUILDING SERVICES			3	50%				0	0		27,830	0	0	0	0		27,020	266,524	56,115	133,392	77,017	266,524	154,749	172.2%
	TOTAL BUILDING			3	50%				0	0		27,830		24,362	0	0		27,020	563,624	86,560	314,013	163,050	563,624	757,576	74.4%
				3	30%				0	U	0	21,030		24,362 560	Ū		7,340	21,020	303,024	00,000	314,013	103,050	303,024	131,570	14.4%

Year 1 - 10 Consolidated Capital Replacement Cost



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							Conditio	on Gauge																		
		Condition	Assessment	Condi	tion Grading	VG	G	A P	VP	1	2	3	4	5	6	7	8	9	10]		Asset Re	newal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 %	20-40 40 %	0-60 60-80 % %			2014 \$ USD) (2015 \$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
1.00	Sub-Structure									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.01	Reinforced Concrete Foundation Beams	Unseen		3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	227,852	0.0%
1.03	Reinforced Concrete Slab on Grade	OK, some minor cracks		3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	370,822	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	598,673	0.0%
2.00	Frame									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.01	Structural Steel Frame (Portal/Columns/Beams)	OK, evidence of corrosion starting		3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	713,118	0.0%
2.02	Structural Steel Frame (Roof Trusses)	OK, evidence of corrosion starting		3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,133,794	0.0%
2.03	Insitu Concrete Slab Roof	Roughly placed, poor quality finish, cracks in places	Recommend new surface and applied roofing membrane	4	70%					0	0	0	0	0	0	0	0	0	0	285,035	0	285,035	0	285,035	285,035	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			4	70%			ليجزع		0	0	0	0	0	0	0	0	0	0	285,035	0	285,035	0	285,035	2,131,948	13.4%
3.00	Structural Walls		1							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Un-Reinforced Triple Brick Masonry Walls	Hard to tell - looks OK	Recommend engineers inspection and report	3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,032,384	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,032,384	0.0%
4.00	Upper Floors									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.01	Timber Framed Gym Floor at 1.0m Above GF Sla	ab OK condition		3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	911,559	0.0%
4.02	Pre-cast/Insitu Reinforced Concrete Upper	OK condition		3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	469,821	0.0%
4.03	Observation Floor and Staggered Seating Unenclosed Entry Floor Slab	OK condition		3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	106,632	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Upper Floors			3	50%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,488,012	0.0%
5.00	Roof									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished	d) Unseen - assume needs maintenance of some sort	Judging by the condition of the whole building all metal or PVC	2 4	70%			لتصنعه		0	0	0	0	0	0	0	0	323,941	0	323,941	323,941	0	0	323,941	323,941	100.0%
5.05	Box Gutters	Unseen - assume needs maintenance of some sort	elements will be in need of replacement very soon	4	70%					0	0	0	0	0	0	0	0	46,679	0	46,679	46,679	0	0	46,679	46,679	100.0%
5.09	PVC Down Pipes 150mm Dia	Poor condition, some missing, others damaged		5	90%					0	0	28,336	0	0	0	0	0	0	0	28,336	28,336	0	0	28,336	28,336	100.0%
5.10	Metal Rain Water Heads	Evidence of leaks internally or corrosion, poor workmanship,		4	70%					0	0	0	0	0	0	0	0	15,180	0	15,180	15,180	0	0	15,180	15,180	100.0%
5.11	Membrane roofing	etc Appears to be faded or missing	Recommend new surface and applied roofing membrane	5	90%					0	0 1	04,513	0	0	0	0	0	0	0	104,513	104,513	0	0	104,513	104,513	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Roof			5	90%					0	0 1	32,849	0	0	0	0	0	385,800	0	518,648	518,648	0	0	518,648	518,648	100.0%
6.00	External Walls & Finishes									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.02	Solid Plaster Cladding with Painted Finishes	Evidence of leaks internally, cracks (crazed or structural), poor	r	4	70%					0	0	0	0	0	0	0	0	0	0	395,747	0	395,747	0	395,747	395,747	100.0%
		workmanship, etc								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.00	Total External Walls & Finishes			4	70%					0	0	0	0	0	0	0	0	0	0	395,747	0	395,747	0	395,747	395,747	100.0%
7.00	Windows & Doors			+							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.06	Aluminium Framed Windows & Doors	In very poor condition with broken glass and missing rubber		5	90%						0	0	0	516,192	0	0	0	0	0	516,192	516,192	0	0	516,192	516,192	100.0%
		seals									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		516,192	0	0	0	0	0	516,192	516,192	0	0	516,192	516,192	100.0%
A	TOTAL STRUCTURE			4	70%							32,849		516,192	0	0	0	385,800	0	1,715,623		680,782	0	1,715,623	6,681,605	25.7%
8.00	Stairs, Balustrades & Handrails										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
	,																		-							



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							Condition G	auge																	
		Condition	Assessment	Condi	tion Grading	VG	G A	PV	'P 1	1 2	3	4	5	6	7	8	9	10			Asset Re	newal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration		0-40 40-60 % %)13 2014 JSD) (\$ 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
8.01	18m wide Insitu Reinforced Concrete Stairs	OK condition		3	50%				(0 0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	37,950	0.0%
8.01a	Smaller Pre-cast Reinforced Concrete Stairs	OK condition		3	50%				(0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	88,550	0.0%
8.04	Metal Framed Balustrades (with Metal Infill Panels)	OK condition, some minor paint		3	50%				(0 0	0	0	0	0	0	0	0	0	71,726	0	0	71,726	71,726	71,726	100.0%
8.04a	Stainless Steel Balustrades (with SS Infill Panels)	OK condition, some denting		3	50%				(0 0	0	0	0	0	0	0	0	0	91,080	0	0	91,080	91,080	91,080	100.0%
									(0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.00	Total Stairs Balustrades & Handrails			3	50%				(0 0	0	0	0	0	0	0	0	0	162,806	0	0	162,806	162,806	289,306	56.3%
9.00	Internal Walls/Partitions								(0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.03	Un-Reinforced Brick Masonry Walls	Hard to tell - looks OK but some damage evident		3	50%				(0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	268,686	0.0%
									(0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Total Internal Walls/Partitions			3	50%				(0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	268,686	0.0%
10.00	Internal Doors								(0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	Timber Door - Single	Some in very poor condition - vandalised or chipped, others are reasonable		4	70%				(0 0	0	0	0	0	0	0	0	0	45,540	0	45,540	0	45,540	45,540	100.0%
									(0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Total Internal Doors			4	70%				(0 0	0	0	0	0	0	0	0	0	45,540	0	45,540	0	45,540	45,540	100.0%
11.00	Floor Finishes								(0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.06	Concrete Screed Floor Finish	Worse for wear, cracks and chips		4	70%				C	0 0	0	0	0	0	0	0	0	0	99,681	0	99,681	0	99,681	99,681	100.0%
									C	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00	Total Floor Finishes			4	70%					0 0	0	0	0	0	0	0	0	0	99,681	0	99,681	0	99,681	99,681	100.0%
12.00	Wall Finishes									0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.03	Solid Plaster Wall Lining with Painted Finishes	Chipping and cracking		4	70%				(0	0	0	0	0	0	324,766	0	324,766	324,766	0	0	324,766	324,766	100.0%
12.04	Tiled Wall Finishes	OK but poorly maintained		4	70%				(0 0	0	0	0	0	0	0	76,507	0	76,507	76,507	0	0	76,507	76,507	100.0%
12.06	Steel Strapping with Acoustic Panel	OK gerenally but some areas of impact damage		4	70%				(0	0	0	0	0	0	338,818	0	338,818	338,818	0	0	338,818	338,818	100.0%
40.00	Tabl Well Sinishan				70%/					0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.00	Total Wall Finishes Ceiling Finishes			4	70%					0 0	0	0	0 0	0	0	0	740,091	0 0	740,091 0	740,091	0	0	740,091 0	740,091	100.0% 0.0%
13.00	Proprietary Suspended Ceilings (Exposed Grid and	OK with some damage		3	50%					0 0	0	0	0	0	0	0	0	0	40,379	0	40,379	0	40,379	40,379	100.0%
13.07	Tile Suspension System) Feature Ceiling Panels to Gymnasium and Practice			3	50%					0 0	0	0	0	0	0	0	0	0	237,005	0	237,005	0	237,005	237,005	100.0%
13.07	Court Metal Sheet Soffit Cladding	Evidence of corrosion to edges of panels	Requires cleaning, some rust treatment and painting	3	50%					0 0	0		0	0	0	0	0	0	261,855	0	261,855	0	261,855	261,855	100.0%
13.08	Paint Finish To Staggered Concrete Seating	OK condition	······································	3	50%				(0 0	0	0	0	0	0	0	0	0	5,313	0	5.313	0	5,313	5,313	100.0%
									(0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.00	Total Ceiling Finishes			3	50%				(0 0	0	0	0	0	0	0	0	0	544,552	0	544,552	0	544,552	544,552	100.0%
14.00	Fixed Joinery Units									0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.01	Toilet Partitions	OK condition		3	50%				(0 0	0	0	0	0	0	0	0	0	13,662	0	13,662	0	13,662	13,662	100.0%
14.01a	Urinal Partitions - Half Height	OK condition		3	50%				(0 0	0	0	0	0	0	0	0	0	2,530	0	2,530	0	2,530	2,530	100.0%
14.01b	Shower Partitions	OK condition		3	50%				(0 0	0	0	0	0	0	0	0	0	49,790	0	49,790	0	49,790	49,790	100.0%
14.05	Mirrors	ок		3	50%				(0 0	0	0	0	0	0	0	0	0	3,036	0	3,036	0	3,036	3,036	100.0%
14.07	Built-in Joinery - Bench Unit	ок		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 - Water Bottle Filling Basins	OK but 50% of tapware missing		4	70%				(0 0	0	0	0	0	0	0	9,488	0	9,488	9,488	0	0	9,488	9,488	100.0%
				1					(0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
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						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	newal Cost		I	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 %				14 201 SD) (\$ US		2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)		2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
14.00	Total Fixed Joinery Units			4	70%				0) 0	0	0	0	0	0	9,488	0	87,993	9,488	78,506	0	Total 87,993	87,993	100.0%
в	TOTAL INTERNAL FIT-OUT			4	70%				0	0 0	0	0	0	0	0	749,579	0	1,680,664	749,579	768,280	162,806	1,680,664	2,075,850	81.0%
15.00	Sanitary Plumbing								0 () 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.01	wc	ок		3	50%				0	0 0	0	0	0	0	0	0	0	28,463	0	28,463	0	28,463	28,463	100.0%
15.02	Urinal (Single)	ОК		3	50%				0	0 0	0	0	0	0	0	0	0	11,385	0	11,385	0	11,385	11,385	100.0%
15.04	WHB (Single)	OK but tapware corroded and some wastes damaged		3	50%				0 (0 0	0	0	0	0	0	0	0	15,180	0	15,180	0	15,180	15,180	100.0%
15.06	Shower Including Overhead HWC, Taps and Head (Partitions Measured Separately)	ок		3	50%				0 (0 0	0	0	0	0	0	0	0	31,625	0	31,625	0	31,625	31,625	100.0%
15.12	Cold Water Pump	ок		3	50%				0 0	0 0	0	0	0	0	0	0	0	12,650	0	12,650	0	12,650	12,650	100.0%
15.13	Drinking Fountains	Corroded		4	70%				0 (0 0	0	0	0	0	0	7,590	0	7,590	7,590	0	0	7,590	7,590	100.0%
									0 0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.00	Total Sanitary Plumbing			4	70%				0) 0	0	0	0	0	0	7,590	0	106,893	7,590	99,303	0	106,893	106,893	100.0%
16.00	Mechanical Services								0 (0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.01	Air-Conditioning - DX/Split System	ок		3	50%				0 (0 0	61,985	0	0	0	0	0	0	247,940	61,985	123,970	61,985	247,940	61,985	400.0%
16.05	AHU Ventilation - Supply Only	Not working		5	90%				0 43,	236 0	0	0	0	0	0	0	0	86,472	43,236	0	43,236	86,472	43,236	200.0%
									0		0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
16.00	Total Mechanical Services			4	70%				0 43,	236 0	61,985	0	0	0	0	0	0	334,412	105,221	123,970	105,221	334,412	105,221	317.8%
17.00	Fire Services								0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.06	Cabinet Fire Hose Reel	OR		3	50%				0		0	0	0	0	0	0	0	5,060	0	5,060	0	5,060	5,060	100.0%
17.07	Fire Extinguisher	ок		3	50%				0		0	2,530	0	0	0		2,530	12,650	5,060	5,060	2,530	12,650	2,530	500.0%
47.00	Table				500/				0		0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
17.00	Total Fire Services			3	50%				0		0	2,530	0	0	0	0	2,530	17,710	5,060	10,120	2,530	17,710	7,590	233.3%
18.00 18.01	Electrical Services Main Distribution Boards	ОК		3	50%				0 0		0	0	0	0	0	0	0	0 18,975	0	0 18,975	0	0 18,975	0 18,975	0.0%
18.03	Electrical Wiring/Reticulation	ok		3	50%				0 0		0	0	0	0	0	0	0	109,065	0	109,065	0	109,065	109,065	100.0%
18.04	General Power Outlet	ок		3	50%				0 0		0	0	0	0	0	0	0	145,420	0	145,420	0	145,420	145,420	100.0%
18.05	3 Phase Power Supply	ок		3	50%				0 0		0	0	0	0	0	0	0	10,000	0	10,000	0	10,000	10,000	100.0%
18.06	Lighting (External)	Corroded		4	70%				0 (0	0	0	0	0	0	0	36,355	0	36,355	0	36,355	36,355	100.0%
18.09	Lighting (Internal)	ок		3	50%					0 0		0	0	0	0	0	0	145,420	0	145,420	0	145,420	145,420	100.0%
									0 0		0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
18.00	Total Electrical Services			4	70%				0) 0	0	0	0	0	0	0	0	465,236	0	465,236	0	465,236	465,236	100.0%
19.00	Vertical Transportation			1					0 0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
19.01	None	1		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%
19.00	Total Vertical Transportation	1		0	0%				0) 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.00	Special Services		<u> </u>						0 (0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.01	Telecommunication/Data Network	Unknown		0	0%				0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.02	Security Services	Unknown		0	0%				0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
20.03	Other		<u> </u>						0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
			<u> </u>						0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
L																				1	1			



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

L - GYMNASIUM

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

							Cond	dition Gau	e																	
			Condition Assessment	Cond	ition Grading	VG	G	Α	P VP	1	2	3	4	5	6	7	8	9	10			Asset Rei	ewal Cost		1	
Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 %	20-40 %	40-60 6 %	0-80 <mark>80-10</mark> % %	0 2013 (\$ US	3 2014 D) (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% F Repl
00	Total Special Services			0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
	TOTAL BUILDING SERVICES			4	70%					0	43,236	0	61,985	2,530	0	0	0	7,590	2,530	924,251	117,871	698,629	107,751	924,251	684,940	134
	TOTAL BUILDING			4	70%					0	43,236	132,849	61,985	518,722	0	0	0	1,142,968	2,530	4,320,537	1,902,290	2,147,690	270,557	4,320,537	9,442,394	45.

Year 1 - 10 Consolidated Capital Replacement Cost



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M - SECURITY, MAINTENANCE, BOOKSTORE & IT

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						Cond	dition Gauge																		
		Condition	Assessment	Condit	ion Grading	VG G	A P	VP	1	2	3	4	5	6	7	8	9	10			Asset Re	newal Cost			
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)			2017 SUSD)	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	Unseen - assume OK	n/a	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37,267	0.0%
1.03	Reinforced Concrete Slab on Grade	ОК	n/a	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74,838	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	112,105	0.0%
2.00	Frame								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.01	Structural Steel Frame (Portals and Purlins)	Good condition generally	paint touch ups	2	30%				0	0	0	0	0	0	0	0	0	0	9,102	0	9,102	0	9,102	143,919	6.3%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			2	30%				0	0	0	0	0	0	0	0	0	0	9,102	0	9,102	0	9,102	143,919	6.3%
3.00	Structural Walls								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.02	Insitu Reinforced Concrete Walls	Walls and column bases up to 1.0m high; generally OK with occassional spalling or cracking	Repairs likely in places	3	50%				0	0	0	0	0	0	0	0	0	4,910	4,910	4,910	0	0	4,910	31,056	15.8%
		occassional spanning or oracining							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			3	50%				0	0	0	0	0	0	0	0	0	4,910	4,910	4,910	0	0	4,910	31,056	15.8%
4.00	Upper Floors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.01	Timber Framed Upper Floor	Upper floors for storage only; framing and flooring OK	minimum work	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44,781	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Upper Floors			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44,781	0.0%
5.00	Roof								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Prefinished - some dents and rusty nails but probably 10 years life feft	Rust repairs and paint touchups	3	50%				0	0	0	0	16,718	0	0	0	0	0	97,789	16,718	81,070	0	97,789	81,070	120.6%
5.08	Metal Gutters	Full of dirt and vegetation, rusted and needs replacing	Replace all	5	90%				0	0	9,791	0	0	0	0	0	0	0	9,791	9,791	0	0	9,791	9,791	100.0%
5.09	Metal Down Pipes	7 of 8 have completely corroded and fallen off the building	Replace all	5	90%			-	0	0	5,060	0	0	0	0	0	0	0	5,060	5,060	0	0	5,060	5,060	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Roof			5	90%				0	0	14,851	0	6,718	0	0	0	0	0	112,640	31,570	81,070	0	112,640	95,921	117.4%
6.00	External Walls & Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.01	Reinforced Concrete Block Masonry Walls	To Server room only - new	n/a	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,973	0.0%
6.02	Solid Plaster Cladding with Painted Finishes	Over concrete walls up to 1.0m high, generally ok with some cracks, flaking paint or discolouration	Minor repairs and repaint	3	50%				0	0	0	0	1,000	0	0	0	0	0	10,317	1,000	0	9,317	10,317	9,317	110.7%
6.03	Fibre Cement Cladding with Painted Finishes	Infill walls - flakey paint, evidence of deterioration	Repair or replace and repaint	3	50%				0	0	0	0	400	0	0	0	0	0	3,057	400	2,657	0	3,057	2,657	115.1%
6.04	Profiled Metal Sheet Wall Cladding (Pre-Finished)	Flaking paint and corrosion, especially at back.	Remove and replace	5	90%				0	0	18,087	0	0	0	0	0	0	0	18,087	18,087	0	0	18,087	18,087	100.0%
6.06	Other:								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.00	Total External Walls & Finishes			3	50%				0	0	18,087	0	1,400	0	0	0	0	0	31,460	19,487	2,657	9,317	31,460	32,034	98.2%
7.00	Windows & Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Timber Framed Windows	High level only - generally OK	Repaint	4	70%				0	0	0	0	2,000	0	0	0	0	0	5,226	2,000	3,226	0	5,226	3,226	162.0%
7.02	Timber Doors (Solid/No Glazing)	Leafs in poor condition - mouldy with edge damage. Frames need repairs in places	Replace	5	90%				0	0	0	0	17,078	0	0	0	0	0	17,078	17,078	0	0	17,078	17,078	100.0%
7.06	Aluminium Framed Windows	More recently installed. Some broken glass, frames faded but OK	Repair, Replace, Wash Comments:	4	70%				0	0	0	0	0	0	0	0	0	0	3,289	0	3,289	0	3,289	3,289	100.0%
7.08	Metal Garage Door	One not working, other is damaged	Replace	5	90%				0	0	0	0	8,855	0	0	0	0	0	8,855	8,855	0	0	8,855	8,855	100.0%
7.10	Timber Framed Glazed Louvre Windows	Some missing louvres and remainder very dirty, louvre mechanism needs maintenance, frames generally OK	Repair and clean	4	70%				0	0	0	0	0	0	0	0	0	0	9,677	0	9,677	0	9,677	9,677	100.0%
7.12	Steel Mesh Security Screens	Most are very corroded	Replace	5	90%				0	569	0	0	0	0	0	0	0	0	1,139	569	0	569	1,139	569	200.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

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							Condition Ga	auge											_					_	
		Condition	Assessment	Condi	tion Grading	VG	G A	P VP	1	2	3	4	5	6	7	8	9	10			Asset Re	newal Cost			
D Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 %	20-40 40-60 % %	60-80 % %	2013 (\$ USD)		2015 (\$ USD)	2016 (\$ 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
.00	Total Windows & Doors			5	90%				0	569	0	0	27,933	0	0	0	0	0	45,263	28,502	16,192	569	45,263	42,694	106.0%
4	TOTAL STRUCTURE			4	70%				0	569	32,938	0	46,051	0	0	0	0	4,910	203,375	84,468	109,020	9,886	203,375	502,509	40.5%
.00	Stairs, Balustrades & Handrails								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.03	Timber Framed Stairs	Good condition, recently installed	Clean	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,488	0.0%
8.07	Timber Framed Balustrades	Good condition, recently installed	Clean	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	633	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Stairs Balustrades & Handrails			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,120	0.0%
.00	Internal Walls/Partitions								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
0.01	Timber Framed Partition Walls	Generally good condition	n/a	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,553	0.0%
0.05	Reinforced Concrete Block Masonry Walls	To Server room only - new	n/a	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,951	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
.00	Total Internal Walls/Partitions			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24,504	0.0%
0.00	Internal Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
0.01	Timber Door - Single	Generally good condition, paint faded with some marks	Clean and repaint	3	50%				0	0	0	0	600	0	0	0	0	0	5,154	600	0	4,554	5,154	4,554	113.2%
0.02	Timber Door - Double	Generally good condition, paint faded with some marks	Clean and repaint	3	50%				0	0	0	0	300	0	0	0	0	0	2,577	300	0	2,277	2,577	2,277	113.2%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
0.00	Total Internal Doors			3	50%				0	0	0	0	900	0	0	0	0	0	7,731	900	0	6,831	7,731	6,831	113.2%
1.00	Floor Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.02	Vinyl Floor Finishes	Some marks and chipped tiles. General wear and tear to remainder	Replace damaged tiles. Clean remainder	4	70%				0	0	0	0	0	14,330	0	0	0	0	28,660	14,330	0	14,330	28,660	14,330	200.0%
1.03	Carpet Floor Finishes	Laid over vinyl in IT office. Generally OK	Clean only	2	30%				0	0	0	0	0	0	0	0	0	0	7,286	0	7,286	0	7,286	7,286	100.0%
1.06	U3 Floated Concrete Painted	General wear and tear	Clean and repaint	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,801	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Floor Finishes			3	50%				0	0	0	0	0	14,330	0	0	0	0	35,946	14,330	7,286	14,330	35,946	38,417	93.6%
2.00	Wall Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.02	Plywood Wall Linings with Painted Finishes	Evidence of joints opening up, some surface cracking	Re-nail sheets, fill cracked and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	43,119	0	0	43,119	43,119	43,119	100.0%
2.03	Solid Plaster Wall Lining with Painted Finishes	On block to server room only - new	n/a	1	10%				0	0	0	0	0	0	0	0	0	0	3,432	0	0	3,432	3,432	3,432	100.0%
2.06	Fibre Cement with Painted Finishes	Some damage in security room, weights room never painted	Replace damaged sheets, clean and paint	3	50%				0	0	0	0	0	0	0	0	0	0	22,458	0	22,458	0	22,458	22,458	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Wall Finishes			3	50%				0	0	0	0	0	0	0	0	0	0	69,009	0	22,458	46,551	69,009	69,009	100.0%
3.00	Ceiling Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.07	Profiled Metal Sheet Soffit Lining (Pre-Finished)	Corrosion to fixings and edges.	Remove and replace	5	90%				0	0	19,392	0	0	0	0	0	0	0	19,392	19,392	0	0	19,392	19,392	100.0%
3.08	Timber framed, suspended ceiling	Reasonably new	n/a	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,465	0.0%
3.09	Plywood Ceiling Linings with Painted Finishes	Some joints opening up	Re-nail sheets, fill cracked and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	9,108	0	0	9,108	9,108	9,108	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Ceiling Finishes			3	50%				0	0	19,392	0	0	0	0	0	0	0	28,500	19,392	0	9,108	28,500	33,965	83.9%
4.00	Fixed Joinery Units		1						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.04	White Boards	Evidence of general wear & tear	Clean	3	50%				0	0	0	0	0	0	0	0	0	0	1,898	0	1,898	0	1,898	1,898	100.0%
4.07	Built-in Joinery - Bench Unit	Impact damage and worn edges	Replace	4	70%				0	0	0	0	0	0	0	0	9,488	0	9,488	9,488	0	0	9,488	9,488	100.0%
	1								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%



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						Condition Gaug																		
	Condition	Assessment	Condi	ition Grading	VG G	A	P VP	1	2	3	4	5	6	7	8	9	10			Asset Re	enewal Cost		1	
Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration		40 40-60 60 %	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	F
Total Fixed Joinery Units			4	70%				0	0	0	0	0	0	0	0	9,488	0	11,385	9,488	1,898	0	Total 11,385	11,385	+
TOTAL INTERNAL FIT-OUT			3	50%				0	0	19,392	0	900	14,330	0	0	9,488	0	152,572	44,110	31,642	76,820	152,572	194,231	+
Sanitary Plumbing								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	T
Exterior tap	Worn but working	Replace washer, maintain	3	50%				0	0	0	0	0	0	0	0	0	0	253	0	0	253	253	253	+
								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total Sanitary Plumbing			3	50%				0	0	0	0	0	0	0	0	0	0	253	0	0	253	253	253	+
Mechanical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+
Air-Conditioning - DX/Split System	Manual remote control - daytime use only, set at 22 degrees, OK condition	Service and clean	3	50%				0	0	0	17,710	0	0	0	0	0	0	70,840	17,710	35,420	17,710	70,840	17,710	+
Air-Conditioning - Window Mounted Unit)	Manual remote control - day time only, poor condition, leaking water and rusted	Replace	5	90%				1,898	0	0	0	0	0	0	0	0	0	5,693	1,898	1,898	1,898	5,693	1,898	+
+	water and fusted							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+
Total Mechanical Services			4	70%				1,898	0	0	17,710	0	0	0	0	0	0	76,533	19,608	37,318	19,608	76,533	19,608	+
Fire Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Ť
Fire Extinguisher	Good condition	monitor & service	2	30%				0	0	0	0	633	0	0	0	0	633	3,163	1,265	1,265	633	3,163	633	+
-								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Fire Services			2	30%				0	0	0	0	633	0	0	0	0	633	3,163	1,265	1,265	633	3,163	633	Ť
Electrical Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Sub-Main Distribution Boards	Loose wiring, messy board	Repair and sort	4	70%				0	0	0	0	0	0	0	0	0	0	4,428	0	4,428	0	4,428	4,428	1
Electrical Wiring/Reticulation	OK, some untidy wiring	Tidy wiring	3	50%				0	0	0	0	0	0	0	0	0	0	22,644	0	22,644	0	22,644	22,644	1
General Power Outlet	ок	Clean	3	50%				0	0	0	0	0	0	0	0	0	0	30,192	0	30,192	0	30,192	30,192	1
Lighting (External) - Incandescent	OK condition	Clean	3	50%				0	0	0	0	0	0	0	0	0	0	2,214	0	2,214	0	2,214	2,214	\uparrow
Lighting (Internal) - Incandescent	Good condition	Clean	3	50%				0	0	0	0	0	0	0	0	0	0	3,163	0	3,163	0	3,163	3,163	Ť
 Lighting (Internal) - Fluorescant	Generally in good condition, some diffusers missing	Replace tubes, install diffusers, clean	3	50%	-			0	0	0	0	0	0	0	0	0	0	13,915	0	13,915	0	13,915	13,915	T
Lighting (Internal) - High Bay lights	To Weights room, good condition	Clean and maintain	3	50%				0	0	0	0	0	0	0	0	0	0	5,060	0	5,060	0	5,060	5,060	Ť
-								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\uparrow
Total Electrical Services			4	70%				0	0	0	0	0	0	0	0	0	0	81,615	0	81,615	0	81,615	81,615	+
Vertical Transportation								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+
Passenger Lifts	None		0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	T
								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	T
Total Vertical Transportation			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Ť
Special Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Ť
Telecommunication/Data Network	Working condition - no issues	Maintenance only - tidy wiring	3	50%				0	0	0	0	0	0	0	0	0	7,590	15,180	7,590	0	7,590	15,180	7,590	Ť
Server Room	Recently installed	Maintenance only	2	30%				0	0	0	0	0	0	0	0	0	0	12,650	0	12,650	0	12,650	12,650	Ť
Security Services	Recently installed surveillance camera	Maintenance only	2	30%				0	0	0	0	0	0	0	0	0	0	76	0	76	0	76	76	Ť
								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Ť
Total Special Services			3	50%				0	0	0	0	0	0	0	0	0	7,590	27,906	7,590	12,726	7,590	27,906	20,316	Ť
TOTAL BUILDING SERVICES			3	50%				1,898	0	0	17,710	633	0	0	0	0	8,223	189,469	28,463	132,923	28,083	189,469	122,424	Ť
TOTAL BUILDING			3	50%				1,898	569	52,331	17,710	47,583	14,330	0	0	9,488	13,133	545,415	157,041	273,586	114,789	545,415	819,164	f

Year 1 - 10 Consolidated Capital Replacement Cost



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

N - MAINTENANCE SHOP, OFFICES & MUSIC ROOMS

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 Re	newal Cost]	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	0-20 20-40 %	40-60 % 60-80 %		2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal	Full Replace	% Full Replace
1.00	Sub-Structure								0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total 0	0	0.0%
1.01	Reinforced Concrete Foundations Beams	Unseen - assume OK	n/a	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37,571	0.0%
1.03	Reinforced Concrete Slab on Grade	ок	n/a	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75,654	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Sub-Structure			1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	113,224	0.0%
2.00	Frame								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.01	Structural Steel Frame (Portals and Purlins)	Good condition generally	paint touch ups	2	30%				0	0	0	0	0	0	0	0	0	0	9,201	0	9,201	0	9,201	145,488	6.3%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Frame			2	30%				0	0	0	0	0	0	0	0	0	0	9,201	0	9,201	0	9,201	145,488	6.3%
3.00	Structural Walls		1						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.02	Insitu Reinforced Concrete Walls	Walls and column bases up to 1.0m high; generally OK	No repairs	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31,309	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Structural Walls			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31,309	0.0%
4.00	Upper Floors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.01	Timber Framed Upper Floor	None		0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Upper Floors			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Roof								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01	Profiled Metal Sheet Roof Cladding (Pre-Finished)	Prefinished - some dents and rusty nails but probably 10 years life feft	Rust repairs and paint touchups	3	50%				0	0	0	0	0	0	0	0	0	0	81,908	0	81,908	0	81,908	81,908	100.0%
5.08	Metal Gutters	Evidence of corrosion, some holes visible	Replace corroded lengths where necessary	4	70%				0	0	0	0	0	0	0	0	9,892	0	9,892	9,892	0	0	9,892	9,892	100.0%
5.09	Metal Down Pipes	4 of 8 (one side) are missing off the building, remaining 4 seen	n Replace 4, maintain 4	4	70%				0	2,530	0	0	0	0	0	0	2,530	0	5,060	5,060	0	0	5,060	5,060	100.0%
		to be working OK							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.00	Total Roof			4	70%				0	2,530	0	0	0	0	0	0	12,422	0	96,861	14,952	81,908	0	96,861	96,861	100.0%
6.00	External Walls & Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.02	Solid Plaster Cladding with Painted Finishes	Over concrete walls up to 1.0m high, generally ok with some minor discolouration	Repaint	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,393	0.0%
6.03	Fibre Cement Cladding with Painted Finishes	Infill walls - OK condition, better than Block M Paint seems to be holding on.	Clean and repaint in 5 years	3	50%				0	0	0	0	0	0	0	0	0	0	2,657	0	2,657	0	2,657	2,657	100.0%
6.04	Profiled Metal Sheet Wall Cladding (Pre-Finished)	Corrosion established in several places. Holes and damage also evident. Very dirty.	Remove and replace	4	70%				0	0	0	0	0	0	0	0	11,135	0	11,135	11,135	0	0	11,135	11,135	100.0%
6.06	Other:	also evident. Very unty.							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
6.00	Total External Walls & Finishes			3	50%				0	0	0	0	0	0	0	0	11,135	0	13,791	11,135	2,657	0	13,791	23,184	59.5%
7.00	Windows & Doors								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
7.01	Timber Framed Windows	Some are OK but others the paint is peeling and ply infill panels are rotting	Repairs to infill panels, repaint	4	70%				0	0	0	0	0	0	0	0	0	0	10,753	0	10,753	0	10,753	10,753	100.0%
7.06	Aluminium Framed Windows	More recently installed. Some broken glass, frames faded but OK	Repair, Replace, Wash Comments:	4	70%				0	0	0	0	0	0	0	0	0	0	2,467	0	2,467	0	2,467	2,467	100.0%
7.07	Metal Doors (Solid/No Glazing)	Two severely corroded on face, edges and hinges. Others show signs of corrosion beginning. Frames Ok but need maintenance.	Replace	5	90%				0	0	0	0	25,300	0	0	0	0	0	25,300	25,300	0	0	25,300	25,300	100.0%
7.08	Metal Garage Door	Corrosion evident on all doors, some worse than others	Clean, treat rust and paint. Maintain operating gear	4	70%				0	0	0	0	0	0	0	0	0	0	17,710	0	17,710	0	17,710	17,710	100.0%
7.10	Timber Framed Glazed Louvre Windows	Some missing louvres and remainder very dirty, louvre	Repair and clean	4	70%				0	0	0	0	0	0	0	0	0	0	33,032	0	33,032	0	33,032	33,032	100.0%
7.12	Steel Mesh Security Screens	mechanism needs maintenance, frames generally OK Most are ok, some minor corrosion, fixing timber rotting in	Wash down, replace rotton timber, replace all in 6 years	4	70%				0	0	0	0	0	1,943	0	0	0	0	3,886	1,943	0	1,943	3,886	1,943	200.0%
		places							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

N - MAINTENANCE SHOP, OFFICES & MUSIC ROOMS

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

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						Cor	dition Gauge																		
		Condition	Assessment	Cond	ition 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 %	40-60 60-80 % %	0 80-100 %	2013 (\$ USD)		2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)		2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Full Replace
7.00	Total Windows & Doors			5	90%				0	0	0	0	25,300	1,943	0	0	0	0	93,147	27,243	63,961	1,943	93,147	91,204	102.1%
A	TOTAL STRUCTURE			4	70%				0	2,530	0	0	25,300	1,943	0	0	23,557	0	212,999	53,330	157,726	1,943	212,999	501,269	42.5%
8.00	Stairs, Balustrades & Handrails								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.03	None			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.00	Total Stairs Balustrades & Handrails			0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Internal Walls/Partitions								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.05	Reinforced Concrete Block Masonry Walls	All walls in very good condition	none	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61,555	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Total Internal Walls/Partitions			2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61,555	0.0%
10.00	Internal Doors				1				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.01	Timber Door - Single	Generally good condition, paint faded with some marks	Clean and repaint	3	50%				0	0	0	0	600	0	0	0	0	0	14,262	600	0	13,662	14,262	13,662	104.4%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10.00	Total Internal Doors			3	50%				0	0	0	0	600	0	0	0	0	0	14,262	600	0	13,662	14,262	13,662	104.4%
11.00	Floor Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.02	Vinyl Floor Finishes	Generally good condition. Some discolouration and uplift in places	Replace loose tiles. Clean remainder	3	50%				0	0	0	0	0	0	0	0	0	21,950	43,901	21,950	0	21,950	43,901	21,950	200.0%
11.06	U3 Floated Concrete	General wear and tear	Clean and repaint	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,916	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
11.00	Total Floor Finishes			3	50%				0	0	0	0	0	0	0	0	0	21,950	43,901	21,950	0	21,950	43,901	38,867	113.0%
12.00	Wall Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.06	Exposed Blockwork Painted	Very good condition	none	2	30%				0	0	0	0	0	0	0	0	0	0	15,389	0	0	15,389	15,389	15,389	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12.00	Total Wall Finishes			2	30%				0	0	0	0	0	0	0	0	0	0	15,389	0	0	15,389	15,389	15,389	100.0%
13.00	Ceiling Finishes								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.07	Profiled Metal Sheet Soffit Lining (Pre-Finished)	Corrosion to fixings and edges.	Remove and replace	5	90%				0	0	19,544	0	0	0	0	0	0	0	19,544	19,544	0	0	19,544	19,544	100.0%
13.06	Proprietary Suspended Ceilings (Exposed Grid Suspension System)	To offices - generally OK, some tiles out of position or marked	Re-fit tiles and clean	3	50%				0	0	0	0	0	0	0	0	0	0	16,463	0	16,463	0	16,463	16,463	100.0%
13.07	Roof Space Insulation and Vapour Barrier	To store - barrier damaged most everywhere with some insulation hanging down	Re-fit insulation, repair barrier	4	70%				0	0	0	0	4,614	0	0	0	0	0	9,227	4,614	4,614	0	9,227	9,227	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
13.00	Total Ceiling Finishes			4	70%				0	0	19,544	0	4,614	0	0	0	0	0	45,234	24,158	21,076	0	45,234	45,234	100.0%
14.00	Fixed Joinery Units			1					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.04	White Boards	Good condition - general wear & tear	Clean	3	50%				0	0	0	0	0	0	0	0	0	0	1,518	0	1,518	0	1,518	1,518	100.0%
14.03	Pin Board	Good condition - general wear & tear	none	2	30%				0	0	0	0	0	0	0	0	0	0	1,518	0	759	759	1,518	759	200.0%
14.08	Built-in Joinery - Shelving Unit	Rough timber frame & ply shelves to maint. Shop. Rough unfinished condition	none	3	50%				0	0	0	0	0	0	0	0	0	0	2,530	0	2,530	0	2,530	2,530	100.0%
-									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
14.00	Total Fixed Joinery Units			3	50%				0	0	0	0	0	0	0	0	0	0	5,566	0	4,807	759	5,566	4,807	115.8%
в	TOTAL INTERNAL FIT-OUT			3	50%				0	0	19,544	0	5,214	0	0	0	0	21,950	124,351	46,708	25,883	51,760	124,351	179,513	69.3%
15.00	Sanitary Plumbing								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
15.14	Tap - exterior and interior	Worn and dirty but working	Replace washer, maintain	3	50%				0	0	0	0	0	0	0	0	0	0	759	0	0	759	759	759	100.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
L	I		1	1	-																I				I



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Revision: Final

								dition Ga																		
		Conditio	Assessment	Cond	ition Grading	V	/G G	Α	P VF	1	2	3	4	5	6	7	8	9	10			Asset Re	newal Cost		1	
) Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deterioration	on 9	-20 20-40 % %	40-60 %	60-80 80-1 % %	00 2013 (\$ USD		2015 (\$ USD)	2016 (\$ USD)		2018 (\$ USD)		2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Renewal Total	Full Replace	% Fu Repla
.00	Total Sanitary Plumbing			3	50%					0	0	0	0	0	0	0	0	0	0	759	0	0	759	759	759	100.0
6.00	Mechanical Services									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
.01	Air-Conditioning - DX/Split System	Manual remote control - daytime use only, set at 21 degrees OK condition	Service and clean. Replace AC to maintenance room	4	70%					4,428	0	13,283	0	0	0	0	0	0	17,710	70,840	35,420	17,710	17,710	70,840	17,710	400.0
.04	Air-Conditioning - Window Mounted Unit)	Manual remote control - day time only, OK condition	Service and clean	3	50%					0	0	0	0	1,898	0	0	0	0	0	5,693	1,898	1,898	1,898	5,693	1,898	300.
.10	Ceiling Mounted Fan	Manual control, rusted blades but generally OK condition	Clean, treat and paint blades, service	4	70%			-		0	0	0	0	0	2,783	0	0	0	0	5,566	2,783	0	2,783	5,566	2,783	200.
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
.00	Total Mechanical Services			4	70%					4,428	0	13,283	0	1,898	2,783	0	0	0	17,710	82,099	40,101	19,608	22,391	82,099	22,391	366.3
7.00	Fire Services									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
7.06	Fire Hose Reel	Wall mounted, good condition	Inspect & test	2	30%					0	0	0	0	0	0	0	0	0	0	1,265	0	0	1,265	1,265	1,265	100.0
7.07	Fire Extinguisher	Good condition	Monitor & service	2	30%					0	0	0	0	633	0	0	0	0	633	3,163	1,265	1,265	633	3,163	633	500.0
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
7.00	Total Fire Services			2	30%					0	0	0	0	633	0	0	0	0	633	4,428	1,265	1,265	1,898	4,428	1,898	233.
3.00	Electrical Services									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
3.02	Sub-Main Distribution Boards	OK condition	Check and maintain	3	50%					0	0	0	0	0	0	0	0	0	0	4,428	0	4,428	0	4,428	4,428	100.0
3.03	Electrical Wiring/Reticulation	OK, some untidy wiring	Tidy wiring	3	50%					0	0	0	0	0	0	0	0	0	0	17,459	0	17,459	0	17,459	17,459	100.0
8.04	General Power Outlet	ОК	Clean	3	50%					0	0	0	0	0	0	0	0	0	0	23,278	0	23,278	0	23,278	23,278	100.0
8.06	Lighting (External) - Incandescent	OK condition	Replace bulbs and clean	3	50%					0	0	0	0	0	0	0	0	0	0	3,163	0	3,163	0	3,163	3,163	100.0
8.09	Lighting (Internal) - Incandescent	Bare bulbs, good condition	Replace bulbs	3	50%					0	0	0	0	0	0	0	0	0	0	1,265	0	1,265	0	1,265	1,265	100.0
B.10	Lighting (Internal) - Fluorescant (Modular)	Generally in good condition	Replace tubes and clean	3	50%					0	0	0	0	0	0	0	0	0	0	12,650	0	12,650	0	12,650	12,650	100.0
8.10	Lighting (Internal) - High Bay lights	To maintenance shop, average condition	Clean diffuser	3	50%					0	0	0	0	0	0	0	0	0	0	7,590	0	7,590	0	7,590	7,590	100.0
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
8.00	Total Electrical Services			3	50%					0	0	0	0	0	0	0	0	0	0	69,832	0	69,832	0	69,832	69,832	100.0
9.00	Vertical Transportation	1								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.01	Passenger Lifts	None		0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
9.00	Total Vertical Transportation		1	0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
0.00	Special Services									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
0.01	Telecommunication/Data Network	Working condition, phones are old	Maintenance only - tidy wiring	3	50%					0	0	0	0	0	0	0	0	0	10,975	21,950	10,975	0	10,975	21,950	10,975	200.0
				1						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
0.00	Total Special Services		1	3	50%					0	0	0	0	0	0	0	0	0	10,975	21,950	10,975	0	10,975	21,950	10,975	200.0
	TOTAL BUILDING SERVICES			3	50%					4,428	0	13,283	0	2,530	2,783	0	0	0	29,318	179,067	52,341	90,704	36,022	179,067	105,854	169.3
_	TOTAL BUILDING			4	70%					4 428	2,530	32 827	0	33,044	4,726	0	0	23,557	51,268	516,418	152,379	274,314	89,725	516,418	786,636	65.6

Year 1 - 10 Consolidated Capital Replacement Cost



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

SITE INFRASTRUCTURE

Document CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

					Γ	Co	ndition Gau	ge																	
		Condition /	Assessment	Conditio	n Grading	VG G	А	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	% 0 Deter.	-20 20-40 % %	40-60 6 %	60-80 80-10 % %	2013 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Total	Full Replace	% Full Replace
1.00	Roading								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.01	Gravel Roads	Evidence of rutting, scour and potholes as access road to Pig Pens and Agricultural area	Review by Civil Engineer, repair pot holes and scour and level surface	3	50%				0	0	2,897	0	0	0	0	2,897	0	0	14,483	5,793	5,793	2,897	14,483	2,897	500.0%
1.02	Asphalt Concrete Roads - resurface	Ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	336,763	0	336,763	0	336,763	336,763	100.0%
1.03	Asphalt Concrete Roads - rebuild pavement	Ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	471,469	0.0%
1.04	Reinforced Concrete Roads	To Gymnasium. Significant amount of cracking and damamged concrete	Uplift and replace worst damaged areas, repair other areas	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	188,518	0.0%
1.05	Reinforced Concrete Kerbs & Channels	With rebated edge near gym. Ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,455	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
1.00	Total Roading			3	50%				0	0	2,897	0	0	0	0	2,897	0	0	351,246	5,793	342,557	2,897	351,246	1,001,101	35.1%
2.00	Car Parks								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.01	Asphalt Concrete Car Parks - Resurface asphalt	Ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	134,994	0	134,994	0	134,994	134,994	100.0%
2.02	Asphalt Concrete Car Parks - Rebuild pavement	Ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	188,992	0.0%
2.02	Reinforced Concrete Car Parks	Evidence of cracking, spalling and chipped concrete	Uplift and remove worst affected areas. Repair remainder	4	70%				0	0	0	0	0	0	0	0	0	0	318,517	0	0	318,517	318,517	318,517	100.0%
2.03	Reinforced Concrete Car Parks	Evidence of minor cracks and heavily used	Wash down thoroughly and monitor	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	171,509	0.0%
2.04	Painted wheel stops to Carparks	Evidence of displacement, chipped and flaking paint finish but in sound condition for thos inspected.	Move into desired position on carpark. Wash and paint finish	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52,181	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
2.00	Total Car Parks			3	50%				0	0	0	0	0	0	0	0	0	0	453,511	0	134,994	318,517	453,511	866,193	52.4%
3.00	Foot Paths & Circulation Areas								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.01	Gravel Foot Paths & Circulation Areas	From Gym carpark to Agriculture building. Narrow but otherwise ok	Monitor and recommend widening	2	30%				0	0	0	291	0	0	0	0	291	0	1,453	581	581	291	1,453	291	500.0%
3.02	Asphalt Concrete Foot Paths & Circulation Areas	Part has been screeded over recently with a cement concrete screed and the other section is the walkway from road between Cafeteria and Library up to A+ center. Appears ok.	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	22,414	0	0	22,414	22,414	22,414	100.0%
3.03	Reinforced Concrete Foot Paths & Circulation Areas	Evidence of cracks, spalling and settlement in certain areas	Uplift and replace worst affected areas. Repair remainder.	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	275,999	0.0%
3.04	Concrete Screed Floor Finish	Recently installed over asphalt surface. Ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24,635	0.0%
3.05	Gravel chip feature bed to front of Gym on	Appears ok. Some evidence of grass and weeds growing	Deweed and spray.	2	30%				0	0	0	0	0	0	0	0	0	0	9,473	0	9,473	0	9,473	9,473	100.0%
3.06	compacted base Painted wheel stop as kerb to bottom of walkway	through Evidence of chipped and flaking paint	Wash down and repaint	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	759	0.0%
	from carpark up to Library								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
3.00	Total Foot Paths & Collection Areas			3	50%				0	0	0	291	0	0	0	0	291	0	33,339	581	10,054	22,704	33,339	333,571	10.0%
4.00	Fences & Gates								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.01	Chain Link Fences / Gate	Chainlink with three rows of barbed wire to top. Generally ok. Some evidence of rust and marks	Clear overgrown vegetation from around parts of the fence	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60,160	0.0%
4.02	Chain Link Fences / Gate		Clear out dirty enclosure. Wash down fence	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	512	0.0%
4.03	Metal Framed Fences / Gate	Large entry gate to Agriculture area. Some evidence of dirt and grime buildup particularly at bottom left hand corner of fence. Single gate to Classroom A.	Wash down thoroughly	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,423	0.0%
4.04	Metal framed fences/gate to old Satellite Station surround	Rusted top railed and damaged entry gate	Demolish and remove	5	90%				0	0	0	0	1,518	0	0	0	0	0	1,518	1,518	0	0	1,518	1,518	100.0%
4.05	Metal framed fences/gate to old new Satellite station surround	Detached bottom rail noticed but generally ok	Fix up detached bottom rail and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,973	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4.00	Total Fences & Gates			3	50%				0	0	0	0	1,518	0	0	0	0	0	1,518	1,518	0	0	1,518	65,587	2.3%
5.00	Structures								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
5.01	Steel posts on raised concrete columns and timber roof framed Covered Ways (Profiled Metal Roof)	Recent installation and in good condition. One section of downpipe detached from guttering and some displaced downpipe concrete splashbacks	Reinstate in right location the concrete downpipe splashbacks (suggest grouting into ground) and refix downpipes to guttering where detached or loosely fitted	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,110,630	0.0%
5.02	Metal Framed Balustrades	Worn paint finish and evidence of rusting	Wash and remove rust. Apply paint finish	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44,718	0.0%



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

SITE INFRASTRUCTURE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

							Condition	Gauge																	
		Condition	Assessment	Conditio	on Grading	VG	G A	Р	VP 1	2	3	4	5	6	7	8	9	10			Asset Rer	ewal Cost		1	
ID Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deter.	0-20 2 %	0-40 40-60 % %	0 60-80 %	80-100 2013 % (\$ USD		2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Total	Full Replace	% Full Replace
	Concrete Stairs																		0	0	0	0	0	0	0.0%
5.03	Concrete stairwell from Classroom Building B up to Faculty building	Weathered and well used but ok	Clean and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,277	0.0%
5.04	Concrete stairwell from carpark up to building F	Weathered and well used but ok	Clean and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,947	0.0%
5.05	Concrete stairwell from carpark level up to Library	Well used but ok	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,744	0.0%
5.06	Concrete steps down from road to Student services building K	Well used but good condition	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,214	0.0%
5.07	Concrete steps up from Administration building to Library	Well used but good condition	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,518	0.0%
5.08	Concrete steps down Library to Faculty building	Well used but good condition	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,518	0.0%
5.09	Concrete steps up to Faculty office F2	Good condition, no evidence of damamge	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,214	0.0%
5.10	Concrete steps down to Faculty F2 from top level carpark	Good condition, no evidence of damamge	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,518	0.0%
5.11	Concrete steps up to Administration from walkway from Canteen building	Evidence of a large chunk of concrete missing and exposed reinforcing to 3rd step up	Breakup and rmeove part of 3rd step and damaged reinforcing. Supply and install new reinforcing and	4	70%				0	0	0	0	0	0	0	0	0	0	2,277	0	0	2,277	2,277	2,277	100.0%
5.12	Concrete stairs up to Canteen building from carpark		reinforcing. Supply and install new reinforcing and Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	911	0.0%
5.13	Concrete steps up near external rainwater tanks to Canteen	Evidence of spalling, cracking and damamged tread	Repair cracked concrete and damaged concrete top step	4	70%				0	0	0	0	0	0	0	0	0	0	759	0	0	759	759	759	100.0%
5.14	Concrete stairs up from Female dorm to road	Well used but ok	Wash and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	759	0.0%
5.15	Concrete stair up to Agriculture building from Gym	Well used and evidence of mould and mildew growth to front	Wash down thoroughly. Insert caps over handrail post inserts.	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	759	0.0%
5.16	Concrete stairs up from carpark to Administration	edge of stair. Uncapped metal inserts ofr balustrade posts. Well used but ok	Wash down and clean	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,277	0.0%
5.17	building Concrete Ramps	Down from Admin to carpark. Good condition. Down from New Faculty office F2- Good condition. Down from carpark to new	Wash down and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,795	0.0%
	A selection of December Assoc	faculty building - good condition.																						\vdash	0.0%
	Agricultural Research Area																		0	0	0	U	0	0	0.0%
5.18	New Pig Pen enclosure	Reinforced concrete slab floor, plaster and paint finished blockwork walls. Steel posts with timber roof framing and corrugated prefinished metal roof. Recently constructed and in good condition.	Wash down thoroughly and regularly.	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	104,876	0.0%
5.19	Old Pig Pen enclosure	Built with concrete block walls and slab, part chainlink mesh to walls, plywood to gable ends, timber framed corrugated iron roof. This Pig pen has deteriorated beyond repair and should	Demolish and replace	5	90%				0	0	0	0	0	0	0	0	0	90,029	90,029	90,029	0	0	90,029	90,029	100.0%
5.20	Storage container mounted on concrete blocks to corners	be replaced Open and exposed at time of visit. Appears in ok condition, adequately supported and elevated on concrete footings to corners. Evidence of rust annd holes to rear corner of	Wash down and paint finish. Fill holes to container	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,943	0.0%
5.21	Chicken coops	container however Timber framerd, chicken netting to walls and corrugated iron	Wash down and monitor.	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,954	0.0%
5.22	Compost store comprising reinforced concrete	roof. Not in use at time of visit but appear ok. Evidence of poor workmanship to concrete blockwork	Wassh down and paint finish corrugated iron roof. Make good	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23,909	0.0%
		particularly to rear side corner of building. Advanced rust evident to underside of roof cladding	and plaster finish blockwork walls																						
5.23	Chainlink fence enclosed, timber framed clear roofing to store	Evidence of dirt and grime buildup on roof. Appears to be functional and ok	Wash and clean roof.	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31,878	0.0%
5.24	Cover to compost store comprising corrugated iron roof, rusted scaffolding tubes to roof and as posts		Demolish and rebuild with a new enclosure	4	70%				0	0	0	0	0	0	0	0	0	0	7,400	0	0	7,400	7,400	7,400	100.0%
5.25	Store for Garden tools and equipment constructed with a concrete nib wall, scafoolding tube framed	Advanced rusting evident to scaffolding metal posts and rails. Rusting also evident to edges of metal roof. Poor workmanship and damage to concrete block nib wall	Wash down and paint finish steel work. Repair damage to nib wall.	4	70%				0	0	0	0	0	0	0	0	0	0	9,298	0	0	9,298	9,298	9,298	100.0%
	Remainder of the Campus																		0	0	0	0	0	0	0.0%
5.26	Storage container next to shade shack at western most end of campus	Evidence of corrosion, marks and worn paint finish but still performing ok. Raised on concrete pads at corners	Wash down and paint finish	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,958	0.0%
5.27	Shade shack built from salvaged scaffolding poles and timber framing with corrugated iron roof	Structurally not adequate. Advanced corrosion evident to scaffolding posts and corrugated iron roofing	Demolish and rebuild	5	90%				0	0	0	0	0	0	0	0	0	5,815	5,815	5,815	0	0	5,815	5,815	100.0%
5.28	Steel posts, corrugated iron roof and metal framed with infill sign panel signboard near shade shack	Partially vandalized and graffiti marked signboard, rusted corrugated iron roof and sign surround trim. Only part of writing	Demolish and replace	4	70%				0	0	0	0	0	0	0	0	0	0	4,428	0	0	4,428	4,428	4,428	100.0%
5.29	Reinforced concrete platform (as old temporary facilities platform during construction) now used for carparking. Includes concrete retaining wall	evident. Evidence of cracking and damage to sides and top. Weathered and impact damage	Wash down thoroughly. Repair cracks and damage. Install whell stops if continue to use as a carpark.	4	70%				0	0	0	0	0	0	0	0	0	0	105,026	0	0	105,026	105,026	105,026	100.0%
5.30		Rusty container and damaged windows. Evidence of graffiti and vandalism. Timber framed, metal roof with part of roof rusting as just corrugated iron with no paint finish. Window mounted AC units not present and electrical fittings removed and disconnected.	If building to be reused, gut internally and rebuild. Reinstate services. Wash down and paint thoroughly and repair damaged windows and doors. Enclose roof space also to protect top of containers and exposed steel framing.	5	90%				0	0	0	0	0	0	0	0	0	61,669	61,669	61,669	0	0	61,669	61,669	100.0%
5.31	Concrete wall and sib enclosure with part steel framed wall aboveappears to be an abandoned animal enclosure	Damamged blockwork wall, rusted and damaged steel mesh above where present.	If to be reused this would need to be demolish and rebuilt rather than just repaired	5	90%				0	0	0	0	0	0	0	0	0	32,258	32,258	32,258	0	0	32,258	32,258	100.0%



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					ſ	Co	ndition Gau	ıge																	
		Condition	Assessment	Conditio	on Grading	VG G	Α	P VI	P 1	2	3	4	5	6	7	8	9	10			Asset Rer	newal Cost		1	
ID Code Eler	nent	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	n % Deter.	0-20 20-40 % %	0 40-60 6 %	60-80 80-1 % %	100 2013 6 (\$ USD)	2014 (\$ USD)	2015 (\$ USD)	2016 (\$ USD)	2017 (\$ 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
5.32	Abandoned container near Agriculture building	Rusted through and abandoned	Demolish and remove	5	90%				0	0	0	0	0	0	0	0	0	5,882	5,882	5,882	0	0	5,882	5,882	100.0%
5.33	Storage building comprising two containers and a central open store area near Gym	Located on a 1m high concrete platform constructed from two long containers with central storage area. Roof constructed from timber framing and corrugated iron roof cladding. Evidence of rusted through roof cladding, rust and graffitti to containers with part rusted through.	Repair rusted through areas of container at base. Wash down thoroughly and repaint. Replace roof cladding. Enclose front storage area and roof space recommended	4	70%				0	0	0	0	0	0	0	0	0	0	296,010	0	0	296,010	296,010	296,010	100.0%
5.34	Storage Container behind IT shop/Security office/Weight lifting room fixed on concrete blocks at corners	Generally ok, offset about the ground. Evidence of rust and marks to container	Wash down and paint finish	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,882	0.0%
5.35	Storage Container behind Maintenance Shop sitting on concrete slabs to corners.	Insufficient clearance above ground particularly to front face. Marks and evidence of rust but generally ok	Wash down and paint finish	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,882	0.0%
5.36	Comprising two containers with central toilet block. Toilet block is blockwork walled with concrete slab and ply ceiling.	Evidence of rust to roof cladding. Water damaged ply to toilet and shower ceiling. Damaged louvre external windows. Graffitti to rear of building. Advanced corrosion to base of containers.	Demolish and rebuild with a structure more elevated above ground.	5	90%				0	0	0	0	0	0	0	0	0	280,109	280,109	280,109	0	0	280,109	280,109	100.0%
5.37	Sand bedded volleyball court	Evidence of grass and soil layer on top to parts.	Remove grass and soil from areas where present. Churn up and recompact bedding	3	50%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,532	0.0%
5.38	LPG Gas store	Painted concrete blockwork walls. Timber framed, prefinished metal roof. PVC gutters and downpipes and serviced for LPG gas bottle connections		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45,301	0.0%
5.39	Recreational building using traditional techniques and materials near Male Dormitory	Partially abandoned and deteriorating. No roof covering and missing or damaged seating boards	Remove remains of roof cladding and install new. Remove and replace seating boards	4	70%				0	0	0	0	0	0	0	0	0	0	15,370	0	0	15,370	15,370	15,370	100.0%
5.40	Recreational building using traditional techniques and materials near Female Dormitory		Strengthen framing, Replace roof cladding and fixed seating	4	70%				0	0	0	0	0	0	0	0	0	0	3,416	0	0	3,416	3,416	3,416	100.0%
5.41	Rest area buildings in Cultural Hub near carpark built using traditional techniques	Well built using local construction tehcniques with thatched roof and timber framing.	Monitor roof and framing members	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37,191	0.0%
5.42	Old rainwater header tank on steel support structure and concrete pads	Advanced rust and corrosion to header tank and steel work. Appears to no longer be used	Demolish and remove	4	70%				0	0	0	0	0	0	0	0	0	0	11,385	0	0	11,385	11,385	11,385	100.0%
5.42	Unidentified concrete structures to the Campus - mostly embedded in the ground including those near the Gymnasium	Not inspected, unsure what they are used for	Inspect and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37,950	0.0%
5.43	Carpark Solar Panel Structures	Well built using Solar panel to the roof, supported on structural steel members, with a central metal gutter and downpipes feeding into a soak pit channel. Approximate length and width as no drawing provided or measured for this item.	Wash down. Recoat and protect steelwork	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,851,258	0.0%
5.44	Canopy Solar Panel Structure	Well built using Solar panel to the roof, supported on structural steel members	Wash down. Recoat and protect supporting steel work.	1	10%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	717,635	0.0%
5.45	Solar Panel Gear and Equipment housed inside the Library	Not inspected but assumed ok		1	10%				0	0	0	0	0	0	0	0	0	0	63,250	0	0	63,250	63,250	63,250	100.0%
5.46	Generator Buidlings	Combination of blockwork walls and metal posts and rail fence type cladding. Timber framed, prefinished metal walls with plastic guttering and spouting	Wash down and paint roof. Clean out guttering and downpipes. Wash and and paint blockwork	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	571,129	0.0%
5.47	Water well and pump 1	Constructed and maintained by Utility company. Not valued as part of this Condition Assessment but note condition is good		0															0	0	0	0	0	0	0.0%
5.48	Water well and pump 2	Constructed and maintained by Utility company. Not valued as part of this Condition Assessment but note condition is good		0															0	0	0	0	0	0	0.0%
5.49	Water well and pump 3	Constructed by COM but operated and utilised by the utility company. Not valued as part of this Condition Assessment but not condition as ok and in operation	Wash down and repaint steelwork. Monitor performance and replace parts as required.	0															0	0	0	0	0	0	0.0%
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
	I Structures			3	50%				0	0	0	0	0	0	0	0	0	475,762	994,380	475,762	0	518,618	994,380	9,649,455	10.3%
6.00 Reta	ining Walls								0	0	0	0	0	U	0	0	0	0	0	0	0	0	0	0	0.0%
0.04	Reinforced Concrete Retaining Walls				5001										0			-	0	0	0	0	0	0	0.0%
6.01	below Library	Evidence of cracked and damaged plaster to blockwork retaining wall.	Repair cracked and damaged plaster to blockwork. Wash down	3	50%				0	0	0	0	0	0	0	0	0	0	13,460	0	0	13,460	13,460	13,460	100.0%
6.02	Reinforced concrete retaining wall to flower bed below Administration area	Ok generally, some evidence of a rough plaster finish	Wash down and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21,766	0.0%
6.03	Reinforced Concrete Retaining Walls to rear of new Faculty building below carpark		Wash down and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27,857	0.0%
б.04 0.05	Raised nib wall/feature seating wall to front of F2 building	Good condition no evidence of any damage	Wash down and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,031	0.0%
6.05	Terraced seating retaining wall below Library	Well used but ok	Wash and clean regularly	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	56,176	0.0%



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



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		Condition	Assessment	Conditio	n Grading	VG G	Α	P V	/P 1	2	3	4	5	6	7	8	9	10			Asset Rer	newal Cost]	
ID Code Eleme	nt	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% Deter.	0-20 20-40 %	40-60 %	60-80 80- %	-100 2013 % (\$ USD)		2015 (\$ USD)	2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Total	Full Replace	% Full Replace
7.27	Head walls to above culvert	Generally ok. Some evidence of rough plaster finish	Wash down and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,265	0.0%
7.28	Assumed 300mm concrete culvert under walkway between Cafeteria and Administration building	Blocked and waste evident at entry and exit points	Clean out pipe and remove waste in pipe and at entry and exit pointd	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,233	0.0%
7.29	300mm diameter assumed plastic culvert near Student Services building K	Mostly submerged in earth. Requires cleanout. Could not locate inlet end- assumed distance for this item and that inlet end is ok.	Wash down and clean pipe out completely. Clear out at entry and exit points	3	50%				0	0	0	0	0	0	0	0	0	0	2,277	0	0	2,277	2,277	2,277	100.0%
7.30	300mm diameter assumed plastic culvert near Student Services building K underneath concrete ramp	Mostly submerged in earth. Requires cleanout.	Wash down and clean pipe out completely. Clear out at entry and exit points	3	50%				0	0	0	0	0	0	0	0	0	0	1,898	0	0	1,898	1,898	1,898	100.0%
7.31		Blocked up partially by plant matter and soil.	Clean out culvert thoroughly and at entry and exit points	3	50%				0	0	0	0	0	0	0	0	0	0	6,199	0	0	6,199	6,199	6,199	100.0%
7.32	Concrete culvert overall approx 710mm wide x 610mm high concrete box culvert	Performing ok, some evidence of scour where swales and concrete channels termite near the entrance and exit points of the culverts	Clean out culverts. Repair scour damage at entry and exit points	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	217,567	0.0%
7.33	Headwalls either side of above Culverts	Generally ok.	Wash down and remove mould and mildew marks.	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40,480	0.0%
7.34	Double plastic culvert (assume 300mm diameter uPVC pipe) located to rear of IT shop/Security/Weight lifting room building.	Functioning. Some evidence of plant matter growth to front and rear which could be partially preventing ingress and egree of effluent.	Clean out entry and exist points to culvert. Wash out culvert drain	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,120	0.0%
7.35		Generally ok.	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,590	0.0%
7.36	150mm assumed UPVC culvert through headwall of box culovert near building K student services	Appears ok and elevated above ground at terminal end	Clean out culvert thoroughly	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,664	0.0%
7.37		Aged and lack of cover to top of culvert. Chipped and broken end to culvert	Clean out culvert and provide additional cover to top of culvert	3	50%				0	0	0	0	0	0	0	0	0	0	1,771	0	0	1,771	1,771	1,771	100.0%
7.38	Steel grate top and assumed concrete channel below to front of Building M	Evidence of grass growth through grate.	Clean out below grate. Wash and paint grate	3	50%				0	0	0	0	0	0	0	0	0	0	3,099	0	0	3,099	3,099	3,099	100.0%
7.39	Assumed 300mm diameter uPVC pipe under road to Male dormitory	Mostly blocked pipe	Clean out pipe completely including at entry and exit points	3	50%				0	0	0	0	0	0	0	0	0	0	2,657	0	0	2,657	2,657	2,657	100.0%
7.40	Concrete headwalls to above	Chipped corner section off entry headwall.	Wash down and monitor	3	50%				0	0	0	0	0	0	0	0	0	0	1,518	0	0	1,518	1,518	1,518	100.0%
7.41	Assumed 200mm UPVC plastic culvert near Female dorm under walkway/access road	Damaged end to pipe.	Clean out pipe and entry and exit points and monitor	3	50%				0	0	0	0	0	0	0	0	0	0	2,220	0	0	2,220	2,220	2,220	100.0%
7.42	Assumed 150mm PE pipe culvert connected to drain	Ok,	Clean out pipe and exit point	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,480	0.0%
7.43	Concrete headwall to above	Ok	Wash down	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	443	0.0%
7.44	310mm PE pipe culvert above access road linking canteen to Library and Admin buildings	Reasonably clear openings to entry and exit points	Clean out pipe completely including at entry and exit points	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,795	0.0%
7.45	Concrete headwalls to above	Weathered and aged but ok	Wash down and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,518	0.0%
7.46	Assumed 100mm diameter PE pipe culvert below walkway linking Administration to Faculty building	Part blocked outlet end. Unclear to where it is connected (assumed manhole)	Clean out pipe and make good exit points	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,807	0.0%
7.47	Concrete headwall to above	Weathered but otherwise ok	Wash down and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	949	0.0%
7.48	100mm diameter approx corrugated plastic pipe culvert	Damaged end to pipe	Clean out pipe and make good entry and exit points	3	50%				0	0	0	0	0	0	0	0	0	0	1,480	0	0	1,480	1,480	1,480	100.0%
7.49	Assumed 310mm diameter uPVC pipe under walkway to Classroom B	Partially overgrown vegetation at exit point. Grime and dirt build up to pipe	Clean and wash out pipe. Remove vegetation and plant matter at entry and exit points	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,657	0.0%
7.50	Concrete headwalls to above	Weathered but otherwise ok	Wash down and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,898	0.0%
7.51	External water tap on concrete filled steel bollard below concrete platform adjacent A+Center and two to Agriculture research area of Campus.	Partially damaged concrete base footing to tap near A+ center and marks and rust evdient to steel bollard but all taps appear operational	Wash down thoroughly and paint steel bollard	3	50%				0	0	0	0	0	0	0	0	0	0	12,334	0	0	12,334	12,334	12,334	100.0%
7.52	Assumed 150mm dia UPVC pipe terminating out	Plant matter grouwing around terminal end. Unclear where connected to but assumed ok	Clean and wash out pipe. Remove plant matter from terminal end of pipe	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,530	0.0%
7.53	Assumed 75mm dia UPVC pipe terminating out headwall between faculty building F2 and carpark	Partially blocked end of pipe. Unclear where connected to but assumed ok.	Clear out pipe completely.	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,581	0.0%
7.54	Assumed 310mm dia PE pipe terminating out headwall between faculty building F2 and carpark	Dirt and grime evident to base of pipe. Unclear where connectd to but assumed ok	Clean out pipe completely	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,428	0.0%



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	Condition	Assessment	Conditio	n Grading	G G	Α	P V	P 1	2	3	4	5	6	7	8	9	10			Asset Re	enewal Cost			
Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	% 0 Deter.	-20 20-40 % %	40-60 6 %	60-80 80-1 % %	2013 (\$ USD			2016 (\$ USD)	2017 (\$ USD)	2018 (\$ USD)	2019 (\$ USD)	2020 (\$ USD)	2021 (\$ USD)	2022 (\$ USD)	Total (\$ USD)	Year 1-10 Total	Year 11-20 Total	Year 21-30 Total	Grand Total	Full Replace	F
Concrete headwall to above three pipes	Weathered and evidence of scour to underside of base slab to headwall	Wash down and monitor	3	50%				0	0	0	0	0	0	0	0	0	0	1,392	0	0	1,392	1,392	1,392	
Inground Piped Sewer Drainage	Not inspected but assumed ok	Check cleanout locations , inspect and clean out pipes recommended	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	101,200	\uparrow
Chemical storage chambers to service Classroom Building A	Not inspected but assumed ok	Inspect and clean out chemical storage. Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26,565	
Septic Tank outside of Agriculture building	Older type. Not inspected but assumed ok	Clean out Septic tank thoroughly with sucker truck if it has not been cleaned out for some time. Inspect and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,385	Ť
Septic tank beyond Gymnasium	Older type. Not inspected but assumed ok	Clean out Septic tank thoroughly with sucker truck if it has not been cleaned out for some time. Inspect and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,385	T
Septic tank beyond Maintenance toilet facilities building	Not inspected but assumed ok	Clean out Septic tank thoroughly with sucker truck if it has not been cleaned out for some time. Inspect and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,385	T
Large Septic tank comprising three chambers overall approx 30' long x 12' wide x 10' deep	Not inspected but assumed ok	Inspect and clean out septic tank chambers if it has not been done for a period of time. Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44,275	T
Distribution and Inspection boxes	Projecting above ground. All appear ok although were not inspected.	Inspect and monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35,420	Ť
Leaching Field System	Not inspected but advised by Francesco that this will need extending replacing	Allow to extend leaching field and sepotic tank within 5 years (preferably earlier)	5	90%				0	0	0	0	189,750	0	0	0	0	0	189,750	189,750	0	0	189,750	189,750	T
Pumps	Pumps located at Wells and not assessed as part of this Condition Assessment as operated by the Utility company. No pumps to campus that we are aware of.		0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Ī
								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Τ
Site Drainage			3	50%				0	0	0	0	189,750	0	0	0	0	0	452,522	189,750	0	262,772	452,522	2,000,347	Τ
Electrical Infrastructure								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Τ
Main Electrical Switchboard station into campus	Located near Main entrance. Fixed on concrete wall with timber framed, corrugated inro roof - veryt advanced rust to roofing. Evidence of advanced corrosion to containment boxes	Replace roofing. Enclose main switchboards. Reaplce rust doors. Wash and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	82,225	0	82,225	0	82,225	82,225	T
Sub main switchboard station into campus	Located near top level carpark. Fixed on concrete wall with timber framed, corrugated inro roof - very advanced rust to roofing.	Replace roofing. Enclose switchboard/junction box. Wash and repaint	3	50%				0	0	0	0	0	0	0	0	0	0	44,275	0	44,275	0	44,275	44,275	T
Temporary Generators & Fuel Storage	Various types to Generator buildings (3No located on campus)	Service regularly due to frequency of power cuts to campus	2	30%				0	0	0	0	0	0	0	0	0	0	948,750	0	0	948,750	948,750	948,750	+
Transformers to Generator buildings and near main	Generally ok, some rust evident to opening doors	Wash down and paint finish	2	30%				0	0	0	0	0	0	0	0	0	0	177,100	0	0	177,100	177,100	177,100	t
swithcboard station Transformer adjacent Gymnasium carpark on concrete and	Good condition.	Wash down and paint finish	2	30%				0	0	0	0	0	0	0	0	0	0	44,275	0	0	44,275	44,275	44,275	Ť
concrete pad HV/LV Electrical Reticulation	Appears ok		2	30%				0	0	0	0	0	0	0	0	0	0	151,800	0	0	151,800	151,800	151,800	+
Street type light poles - Single arm	Ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	22,770	0	0	22,770	22,770	22,770	+
Street type light poles - Double arm	Ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	5,060	0	0	5,060	5,060	5,060	Ť
Single lamp fittings at high level	Ok	Wash down covers, paint finish to worn steel work and replace blown lamps	2	30%				0	0	0	0	0	0	0	0	0	0	35,420	0	0	35,420	35,420	35,420	+
Single lamp fittings at high level	One lamp is on a lean near Classroom B	Adjust back to vertical and plumb light post that is on a lean	4	70%				0	0	0	0	0	0	0	0	2,530	0	2,530	2,530	0	0	2,530	2,530	Ť
Solar panel powered double street lamp	Some damage evident in missing lamp covers and rust and mould and mildew buildup on posts and metal work	Wash down thorughly and paint finish. Wash bulb covers and reinstate. Replace missing bulb covers. Service unit to ensure all is operational including replacing any blown bulbs.	4	70%				0	0	0	0	0	0	0	0	66,413	0	66,413	66,413	0	0	66,413	66,413	T
Satellite dish, cabling and concrete support structure	Appears ok and assumed operational	Wash down satellite dish and service	2	30%				0	0	0	0	0	0	0	0	0	0	37,950	0	0	37,950	37,950	37,950	Ţ
Lighting Bollards	Ok, dirty appearance	Wash throughly and service fitting	2	30%				0	0	0	0	0	0	0	0	0	0	13,915	0	0	13,915	13,915	13,915	+
Lighting Bollards	Damaged lighting bollards (3No) plus one not present and only exposed wiring to base evident (bottom of walkway linking carpark to Library)	Remove and replace	5	90%				0	0	5,060	0	0	0	0	0	0	0	5,060	5,060	0	0	5,060	5,060	+
								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	t
Total Electrical Infrastructure			3	50%				0	0	5,060	0	0	0	0	0	68,943	0	1,637,543	74,003	126,500	1,437,040	1,637,543	1,637,543	†
Water Services								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Incoming Water Mains	Not inspected, assume ok		2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25,300	1
Water Reticulation	Well serviced and appears ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43,010	\dagger
Meters	Various ages, all assume are ok	Monitor	2	30%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,975	+
Water Storage Tanks	Water storage tanks to Cafeteria building have been included		0	0%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+



Campus: NATIONAL CAMPUS AT PALIKIR, POHNPEI STATE

SITE INFRASTRUCTURE

Document: CONDITION ASSESSMENT & ASSET MANAGEMENT PLAN

Audit Date: October 2013

Revision: Final

							Conditior	n Gauge																		
		Condition	Assessment	Conditio	ion Gradin	g VG	G A	-	VP	1	2	3	4	5	6	7	8	9	10	7		Asset Re	newal Cost		1	
D Code	Element	Condition Observations	Recommended Course of Action & Maintenance	Condition Grade	n % Deter		20-40 40-0			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 Total	Full Replace	% Full Replace
.05	Concrete water storage tank to Agriculture building	No longer utilised. Some cracking evident to base of tank.	Repair cracks. Wash down and paint door. Consider utilising as a backup water supply to site	3	50%		76 70	78	70	0	0	0	0	0	0	0	0	0	0	8,223	0	0	8,223	8,223	8,223	100.0%
.06	Pumps	Assume a Pump to above is no longer in use		0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
.07	Standard Hydrant	Some marks and worn paint finish	Wash down and paint. Service and inspect hydrants	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,975	0.0%
.08	Large Hydrant to Main entrance below Library	Some marks and worn paint finish	Wash down and paint. Service and inspect hydrants	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
.00	Total Water Services			3	50%					0	0	0	0	0	0	0	0	0	0	8,223	0	0	8,223	8,223	114,483	7.2%
0.00	Site Furniture									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
0.01	Concrete Planter Boxes	Either side of Ramp up to main entrance to Gym. Appears ok	Monitor	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,650	0.0%
0.02	Moveable bollards to Solar panel canopy carpark	Appears ok	Wash and monitor	2	30%					0	0	0	0	0	0	0	0	0	0	886	0	0	886	886	886	100.0%
0.03	Clothesline post and line	Worn paint finish to steelwork. Damaged line	Wash down and paint steelwork. Install new line	3	50%					0	0	0	0	0	0	0	0	0	0	3,416	0	3,416	0	3,416	3,416	100.0%
0.04	Asphalt filled bollards around Fire Hydrant at top of carpark near flag poles	Some evidence of chipped and damaged paint to the stripped paint bollards	Wash down and paint finish	2	30%					0	0	0	0	0	0	0	0	0	0	1,771	0	0	1,771	1,771	1,771	100.0%
0.05	Steel bollards to entry road to Agriculture building	2No to Entrance to Agriculture carpark. Both are damaged and on a lean. Link chain rusty and on the ground	Remove and replace	5	90%					0	0	1,139	0	0	0	0	0	0	0	1,139	1,139	0	0	1,139	1,139	100.0%
0.06	Steel bollards to entry roads to top level carpark above new faculty building	Evidence of marks and scarathed paint, no link chain evident.	Wash down and repaint	2	30%					0	0	0	0	0	0	0	0	0	0	2,277	0	0	2,277	2,277	2,277	100.0%
0.07	Steel bollards to entry roads and carpark to	To Gymnasium entry and to protect Fire Hydrants. Vertical and still functioning as intended generally. Bollards protecting Fire	Wash down and repaint. Concrete fill bollards	4	70%					0	0	0	0	0	0	0	0	4,554	0	4,554	4,554	0	0	4,554	4,554	100.0%
0.08	Steel bollards to either side of road into Building M and N		Wash down and paint	2	30%					0	0	0	0	0	0	0	0	0	0	1,139	0	0	1,139	1,139	1,139	100.0%
0.09	Commemorative plaque and stand for the Solar electricity generation system	Located near carpark below Library. Good condition	Clean and monitor	2	30%					0	0	0	0	0	0	0	0	0	0	3,163	0	0	3,163	3,163	3,163	100.0%
0.10	Concrete raised seats under chairs typically in sets of three	Aged and well used seats but performing, some evidence of grafitti	Wash down and paint finish	2	30%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,924	0.0%
0.11	Exterior Basketball Hoops	Well used. Worn paint finish to backboard. Part torn hoop nets	Wash down and paint finish including remarking lines to boackboard.	2	30%					0	0	0	0	0	0	0	0	0	0	3,795	0	0	3,795	3,795	3,795	100.0%
0.12	College of Micronesia Sign at front entrance	Good condition.	Wash down and monitor	1	10%					0	0	0	0	0	0	0	0	0	0	12,650	0	0	12,650	12,650	12,650	100.0%
0.13	Fixed bench seating to Administration building	Good condition	Wash down and monitor	1	10%					0	0	0	0	0	0	0	0	0	0	1,265	0	0	1,265	1,265	1,265	100.0%
0.14	Fixed signage consisting of stainless steel posts and frame and infill signage panel. Posts set in concrete footing	Ok, general wear and tear.	Wash down and clean frame and signage panel	2	30%					0	0	0	0	0	0	0	0	0	0	60,088	0	0	60,088	60,088	60,088	100.0%
0.15		One of the A+ Center (building I) signs has been cut off near base of post.	Uplift and remove damaged posts above ground. Supply and install replacement sign	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%
0.16		Damaged backing to sign panel to one of the Administration	Remove panel, repair or replace as required	4	70%					0	0	0	0	0	0	0	0	3,163	0	3,163	3,163	0	0	3,163	3,163	100.0%
0.17		No sign appears to be install for either Agriculture building I or	Consider installing signs in front of these buildings	0	0%					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
0.18	400mm high approximately elevated seating area to front of Library		Wash down and paint blockwork sides and seal top	2	30%					0	0	0	0	0	0	0	0	0	0	13,283	0	0	13,283	13,283	13,283	100.0%
0.19	,	In use at time of visit and ok	Wash down and recoat with corrosion protection system recommended	2	30%					0	0	0	0	0	0	0	0	0	0	15,813	0	0	15,813	15,813	15,813	100.0%
										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
0.00	Total Site Furniture			3	50%					0	0	4,301	0	0	0	0	0	7,717	0	131,560	12,018	3,416	116,127	131,560	164,134	80.2%
	TOTAL SITE INFRASTRUCTURE									0	0	12,258	291	191,268	0	0	2,897	76,950	475,762	4,077,302	759,424	617,520	2,700,357	4,077,302	16,063,199	25.4%

Year 1 - 10 Consolidated Capital Replacement Cost

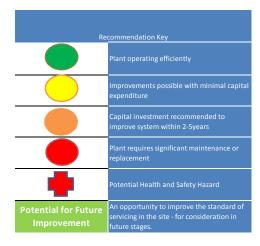


Appendix D

Energy Use Analysis



調 Beca	Project: College of Micronesia National Campus			Date of Inspection: A Report by: JGB	April 2013		
Store MICRONER		HVAC System	AC Split-Units	s to provide cooling. No e	extract or supply system. Natu	ural ventilation by open w	ndows/spaces.
	Building System Descriptions	Plumbing System	Metered conr	nection to town water ma	in, cold water only with few	buildings using electric ho	t water heating.
		Electrical System	c	Over head and undergrou	nd metered connection to to	wn main. Single and 3 pha	se.
Plant Item	Description	Location	Operation	Condition	Current maintenance	Recommendations	Current Operational Status
	Indoor Units	Internal	Manual operation	Varied	Monthly cleaning, weekly leak checking. Upcoming planned upgrades to replace old units with more efficient ones.	Replace damaged units with higher efficiency units.	
AC Units	indoor onnis	Internal	Manual operation	Varied	Monthly cleaning, weekly leak checking. Upcoming planned upgrades to replace old units with more efficient ones.	Set all units to 24degC.	
	Some outdoor units have debris in their filters.	External		Poor		These units require immediate filter cleaning.	
	Some outdoor units are heavily rusting.	External		Poor		Consider replacing old/damaged units with more efficient ones.	
	Dirty outdoor units	External		Poor		Wipe down to avoid excess dirt getting into filters.	
Lighting	Internal lighting	Internal		Good		Turn off lights when not required or room not in use.	
General	Room infiltration	All areas		Poor		Properly seal all holes into the building.	
General	Louvered windows left open or have louvers missing completely.			Poor		Ensure that these are not near AC units. If they are they should be closed/fixed	
General	Roof Insulation			Average		Replace where missing	
General	Closed curtains/blinds during daylight hours.	Internal		Average		Open curtains to increase natural lighting.	
General	Air circulation	Internal		Good		Arrange furniture and storage to promote better airflow	



調 Beca	Project: College of Micronesia National Campus			Date of Inspection: April 2013 Report by: JGB			
S CAMERA		HVAC System		AC Split-Units to provide coolir	ng. No extract or supply system. Natural ver	ntilation by open windows/spaces.	
	Building System Descriptions	Plumbing System		Metered connection to town w	rater main, cold water only with few building	gs using electric hot water heating.	
- 1		Electrical System		Over head and une	derground metered connection to town mai	in. Single and 3 phase.	
Plant Item	Description	Location	Operation	Condition	Current maintenance	Recommendations	Current Operational Status
			Γ	A Classroom			
AC Units	Split-units	Internal	Manual Operation	Poor	Monthly filter cleaning, quarterly condenser unit cleaning	Replace damaged units with higher efficiency units.	
AC Units	Split-units	Internal	Manual Operation	Average	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units 24degC.	
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Good	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use.	
General	Roof insulation	Internal	-	Average	-	Add insulation where missing.	
General	Door infiltration	Internal	-	Poor	-	Repair or replace door frame and install self closing mechanism	
Ceiling fan	Rust on fan blades	Internal	-	Average	-	Replace old/damaged fans with new ones to increase efficiency. Alternatively, remove flaking paint.	
				B Classroom			
AC Units	Split-units	Internal	Manual Operation	Poor	Monthly filter cleaning, quarterly condenser unit cleaning	Replace damaged units with higher efficiency units.	
AC Units	Split-units	Internal	Manual Operation	Average	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units 24degC.	
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Good	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use.	
General	Roof insulation	Internal	-	Average	-	Add insulation where missing.	
General	Door infiltration	Internal	-	Poor	-	Repair or replace door frame and install self closing mechanism	
Ceiling fan	Rust on fan blades	Internal	-	Average		Replace old/damaged fans with new ones to increase efficiency. Alternatively, remove flaking paint.	
				C Cafeteria	1		
AC Units	Split-units	Internal	Manual Operation	Poor	Monthly filter cleaning, quarterly condenser unit cleaning	Replace damaged units with higher efficiency units.	
AC Units	Split-units	Internal	Manual Operation	Average	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units 24degC.	
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Average	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use	
General	Roof insulation	Internal	-	Average	-	Add insulation where missing.	
Extract	Kitchen Extract Hood	Internal	-	Average		Regular cleaning and replacement of extract filters	
Electrical	Hot water cylinder	Internal	-	Good	-	Turn off unit when not in use for extended periods alternatively install a solar hot water cylinder	
General	Freezers	Internal		Poor	-	Reseal and implement maintenance plan.	
Electrical	Exposed wiring	Internal	-	Poor		Replace or fix wiring.	•
Solar Hot Water Heating		A solar h	ot water heating sy	stem would considerably redu	ce electricity used to heat hot wa	iter.	
			ſ	D Male Residence Hall			
AC Units	Split-units	Internal	Manual Operation	Poor	Monthly filter cleaning, quarterly condenser unit cleaning	Replace damaged units with higher efficiency units.	
AC Units	Split-units	Internal	Manual Operation	Average	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units 24degC.	
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation. Daylight sensors.	Average	To replace magnetic ballast fluorescent fixtures with electronic	Turn off lights when not in use	
General	Roof insulation	Internal	-	Average	-	Add insulation where missing.	
General	Room infiltration	Internal	-	Average	-	Install window curtains on A/C spaces	<u> </u>
General	Air circulation	Internal	-	Good	-	Arrange furniture to promote better airflow	
Ceiling fan	Rust on fan blades	Internal	-	Average	-	Replace old/damaged fans with new ones to improve efficiency.	Ŏ
Electrical	Exposed wiring	Internal	-	Poor	-	Replace or fix wiring.	٠
Electrical	Appliance standby	Internal	manual operation	Average		Switch off after hours	
			E	Female Residence Hall			

Dia at Jacob	Developing	t a sector a	Orantia	Constant of the second s	Current maintenance	D	Current Operational
Plant Item AC Units	Description Split-units	Location	Operation Manual Operation	Condition Poor	Monthly filter cleaning, quarterly	Recommendations Replace damaged units with higher	Status
AC Units	Split-units	Internal	Manual Operation	Average	condenser unit cleaning Monthly filter cleaning, quarterly	efficiency units. Set all units 24degC.	
Lighting	Fluorescent tubes & compact fluorescent	All areas	Manual operation.	Average	condenser unit cleaning To replace magnetic ballast fluorescent	Turn off lights when not in use.	
General	bulbs Roof insulation		Daylight sensors.		fixtures with electronic	Consider installing Sun-Tube Add insulation where missing.	
		Internal	-	Average	-		
General	Room infiltration	Internal	-	Average	-	Install window curtains on A/C spaces	
Ceiling fan	Rust on fan blades	Internal	-	Average	-	Replace old/damaged fans with new ones to improve efficiency. Promote better airflow by moving	
General	Furniture and storage	Internal	-	Good	-	unnecessary items into storage areas and large objects away from AC air stream	
Electrical	Exposed wiring	Internal	-	Poor	-	Replace or fix wiring.	•
Electrical	Appliance standby	Internal	manual operation	Average		Switch off after hours	
				F Faculty Office			
AC Units	Split-units	Internal	Manual Operation	Good	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units to 24degC	\bigcirc
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Average	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use.	\bigcirc
General	Roof insulation	Internal	-	Average	-	Install and replace insulation and ceiling tiles as needed	
General	Window shade	Internal		Poor		Repair and replace window shades as needed	
Electrical	Incomplete wall-sockets	Internal	-	Poor	-	Replace or fix sockets.	
				F2 Faculty Office			
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.	Ŏ
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Average	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use. Consider Skylight	
General	Roof insulation	Internal	-	Average	-	Install and replace insulation and ceiling tiles as needed	
General	Thermometer	Internal	-	Average		Relocate thermometer on wall to 1500mm above floor to give more accurate room temp	
Extract	Toilet extract	Internal	-	Average		Install security stays on toilet windows. To allow natural ventilation	
General	Room infiltration	Internal	-	Average		Repair door frame and self closing mechanism	
General	Window shade	Internal		Poor		Repair and replace window shades as needed	
Electrical	Incomplete wall-sockets	Internal	-	Poor	-	Replace or fix sockets.	•
Electrical	Exposed wiring	Internal	-	Poor	-	Replace or fix wiring.	٠
				G Administration			
AC Units	Split-units	Internal	Manual Operation	Good	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units to 24degC.	
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Good	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use. Consider Skylight	
General	Roof insulation	Internal	-	Average	-	Install and replace insulation and ceiling tiles as needed	
Extract	Toilet extract	Internal	-	Good		Install security stays on toilet windows.	Ó
General	Room infiltration	Internal	-	Poor		Repair door frame and self closing mechanism	0
General	Window shade	Internal		Poor		Repair and replace window shades as needed	Ŏ
Electrical	Incomplete wall-sockets	Internal	-	Poor	-	Replace or fix sockets.	
Electrical	Exposed wiring	Internal	-	Poor		Replace or fix wiring.	٠
	·	·	HL	earning Resource Centre	·	·	
AC Units	Split-units	Internal	Manual Operation	Good	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units to 24degC.	
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Good	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use. Consider Sun-Tube	$\overline{\mathbf{O}}$
General	Roof insulation	Internal	-	Average	-	Install and replace insulation and ceiling tiles as needed	Ó
				ļ			

Plant Item	Description	Location	Operation	Condition	Current maintenance	Recommendations	Current Operatior Status
General	Room infiltration	Internal	-	Average		Repair door frame and self closing mechanism	
	1			I Agriculture			
AC Units	Split-units	Internal	Manual Operation	Poor	Monthly filter cleaning, quarterly condenser unit cleaning	Replace damaged units with higher efficiency units.	
AC Units	Split-units	Internal	Manual Operation	Average	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units 24degC.	
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Average	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use. Consider Sun-Tube	$\overline{}$
General	Roof insulation	Internal	-	Average	-	Install and replace insulation and	
General	Room infiltration	Internal		Average		ceiling tiles as needed Repair door frame and self closing	
General	Window shade	Internal		Poor		mechanism Repair and replace window shades as	
General	WINDOW STRUE	internal	<u> </u>	J A+ Centre		needed	
					Monthly filter cleaning, quarterly	Replace damaged units with higher	
AC Units	Split-units	Internal	Manual Operation	Poor	condenser unit cleaning Monthly filter cleaning, quarterly	efficiency units.	
AC Units	Split-units Fluorescent tubes & compact fluorescent	Internal	Manual Operation	Average	Condenser unit cleaning To replace magnetic ballast fluorescent	Set all units 24degC. Turn lights off when not in use.	
Lighting	bulbs	All areas	Manual operation	Average	fixtures with electronic	Consider Sun-Tube	
General	Room infiltration	Internal	-	Good		Repair door frame and self closing mechanism	
				K Student Services			
AC Units	Split-units	Internal	Manual Operation	Poor	Monthly filter cleaning, quarterly condenser unit cleaning	Replace damaged units with higher efficiency units.	
AC Units	Split-units	Internal	Manual Operation	Average	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units 24degC.	
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Average	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use. Consider Sun-tube	
General	Roof insulation	Internal	-	Average	-	Install and replace insulation and ceiling tiles as needed	
General	Room infiltration	Internal	-	Poor		Repair door frame and install self closing mechanisms on doors to outside and restrooms	\bigcirc
Electrical	Hot water cylinder	Internal	-	Good		Turn off cylinders when hot water not required for extended periods	\bigcirc
Electrical	Exposed wiring	Internal	-	Poor	-	Replace or fix wiring.	
		<u> </u>	<u> </u>	L Gymnasium	L	I	
AC Units	Split-units	Internal	Manual Operation	Poor	Monthly filter cleaning, quarterly condenser unit cleaning	Replace damaged units with higher efficiency units.	
AC Units	Split-units	Internal	Manual Operation	Average	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units 24degC.	
AC Units	Split-units	External		Average		Clean dirty outdoor units to avoid clogging filters	$\overline{}$
General	Roof insulation	Internal	-	Good		Install and replace insulation and ceiling tiles as needed	
General	Room infiltration	Internal	-	Poor		Repair door frame and install self closing mechanisms on doors to outside and restrooms	Ŏ
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Average	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use.	
General	Roofing sheet beginning to rust		-	Poor	-	Replace with new light color sheet	
Solar Hot Water		A solar h	ot water heating sv	stem would considerably redu	ce electricity used to heat hot wa	ter	
Heating							
		[M II Sho	p. Fitness Room and Storage	Monthly filter cleaning, quarterly	Replace damaged units with higher	
AC Units	Split-units	Internal	Manual Operation	Poor	condenser unit cleaning	efficiency units.	
AC Units	Split-units	Internal	Manual Operation	Average	Monthly filter cleaning, quarterly condenser unit cleaning To replace magnetic ballast fluorescent	Set all units 24degC.	
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Average	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use. Consider Sun-Tube	
General	Roof insulation	Internal	-	Poor	-	Install and replace insulation and ceiling tiles as needed	
	Room infiltration	Internal	-	Poor		Repair door frame and install self closing mechanisms on doors to AC spaces	\bigcirc
General							-
General General	Furniture and storage	Internal	-	Good		Promote better airflow by moving unnecessary items into storage areas and large objects away from AC air stream	

Plant Item	Description	Location	Operation	Condition	Current maintenance	Recommendations	Current Operational Status
			N Mai	ntenance Office and Shop			
AC Units	Split-units	Internal	Manual Operation	Poor	Monthly filter cleaning, quarterly condenser unit cleaning	Replace damaged units with higher efficiency units.	
AC Units	Split-units	Internal	Manual Operation	Average	Monthly filter cleaning, quarterly condenser unit cleaning	Set all units 24degC.	
AC Units	Split-units	External		Average		Clean dirty outdoor units to avoid clogging filters	
Lighting	Fluorescent tubes & compact fluorescent bulbs	All areas	Manual operation	Average	To replace magnetic ballast fluorescent fixtures with electronic	Turn lights off when not in use Consider Sun-Tube	
General	Roof insulation	Internal	-	Poor	-	Install and replace insulation and ceiling tiles as needed	
General	Room infiltration	Internal	-	Poor		Repair door frame and install self closing mechanisms on doors to outside and restrooms	
Electrical	Appliance standby	Internal	manual operation	Average		Switch off after hours	
Electrical	Exposed wiring	Internal	-	Poor	-	Replace or fix wiring.	
General	Window shade	Internal	-	Poor		Install curtains or similar over windows	
Ceiling fan	Rust on fan blades	Internal	-	Average	-	Replace old/damaged fans with new ones to improve efficiency.	
				Outbuildings			
Lighting	Compact fluorescent bulbs	All areas	Manual operation	Average		Consider using faculty during daylight hours	
			e building. This will consumption			\$20,000	





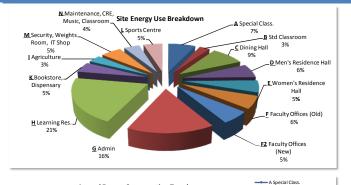
Project: College of Micronesia - FSM National Campus

www.beca.com

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

mark.james@beca.com





Annual Energy Consumption Trends

Campus Summary:

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

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

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

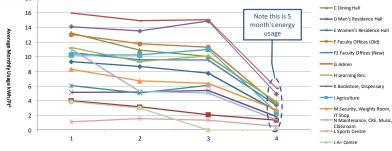
The dining hall and sports centre areas have a very high energy usage per unit area- these buildings may benefit from a solar hot water heater to reduce electricity consumed in generating hot water.

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

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

Energy Efficiency Recommendations:

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



Reducing Your Energy Usage

Date of Inspection: April 2013

Campus Summary

Report by: JGB

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

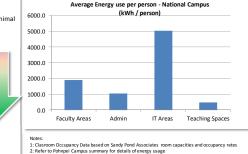
. Reduce energy usage

2. Maximize Equipmer Efficiency

Renewable Ene

- 1- Reduce how much energy you use: e.g. (a), (b) & (c) above.
- Use of available energy saving resources to engage and educate staff and students.
- 2 Maximize Equipment Efficiency e.g. Replacing air conditioning units with more
- efficient models when appropriate, provide high efficiency lighting when replacing fittings

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



B Std Classroom

Appendix E Planting Palette



The below 'Planting Palette' information provided by:

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

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

A.1 Feature Trees

1. Ponapea ledermanniana

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



2. Ravenala madagascarensis

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



3. Saraca asoca

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



4. Roystonia elata

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



5. Araucaria heterophyll

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



6. Metroxylon americarum

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



A.2 Secondary Trees

1. Pterocarpus indicus

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



2. Cinnamomum carolinense

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



3. Terminalia catappa

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



4. Cocos nucifera

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



5. Plumeria

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



6. Guava

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



A.3 Hedge Planting

1. Gardenia jasminoides

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



2. Gardenia taitensis

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



3. Eugenia uniflora

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



4. Ixora casei

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



A.4 Garden Planting

1. Jasminum sambac

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



2. Clerodendrum inerme

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

