



Jacobs

SJC  **SAN JOSE MINETA
INTERNATIONAL AIRPORT**

Asset Management Study

PHASE 1

FACILITY CONDITION ASSESSMENT

TERMINAL BUILDINGS AND
CENTRAL UTILITY PLANT

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ASSET MANAGEMENT - STRATEGIC FRAMEWORK

Client Name	San Jose Mineta International Airport		
Project Name	SJC Facility Condition Assessment		
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Introduction

PHASE 1

FACILITY CONDITION ASSESSMENT

TERMINAL BUILDINGS AND
CENTRAL UTILITY PLANT

Executive Summary

San José Mineta International Airport (SJC) is focused on asset preservation of Terminals A and B and has engaged the Jacobs team to explore ways to enhance its asset conditions, elevate the passenger experience, and modernize operations. The work is divided into two phases, which will result in a comprehensive investment plan providing good, better, and best options, as follows:

- Plan A (Good): This plan focuses on resilience and asset preservation of core infrastructure that require repair to work normally and keep the airport operating smoothly.
- Plan B (Better): This plan includes cosmetic enhancements (for example, paint, lighting) and upgrades to more efficient systems and infrastructure.
- Plan C (Best): This plan will include design recommendations from a passenger experience perspective, incorporating the latest and most advanced features available.

Phase 1: This first phase assessed the current state of terminal facilities (Table 1), forecasted remaining useful life (RSL), and identified key short-term investments for continuous operation of airport services. A Facility Condition Assessment (FCA) confirmed existing assets through field assessments, documentation review (including the existing capital projects list and maintenance schedules), and staff interviews. Resulting recommendations focus on core infrastructure system repairs or replacements required to maintain operations (Plan A). The report will provide the full details of the FCA, including current facility deficiencies and immediate capital renewal needs.

Building	Size (in Square Feet)
Terminal A+ (Gates 1 to 8)	74,700 ft2
Terminal A (Gates 9 to 14)	261,518 ft2
Terminal FIS (Gates 15 to 16)	94,735 ft2
Terminal B (17 to 30)	552,674 ft2
Interim TB (Gates 31 to 36)	44,436 ft2
Central Utility Plant (CUP)	6,129 ft2
Total	1,034,192 ft2

Table 1. FCA Building List

Phase 1 also includes a high-level evaluation of five focus areas that may be incorporated into the Phase 2 investment planning options.

High-Level Evaluation Focus Areas

- Energy
- CUP
- Underground Utilities
- Technology
- Strategic Asset Management

Phase 2: A second phase will be addressed in a future service order and will explore further investment opportunities to enhance operational performance and the passenger experience, incorporating Planning Levels B and C.

Facility Condition Assessment

Purpose

This FCA provides current facility deficiency investment needs based on condition and remaining useful life (RSL) and forecasted capital renewal needs over the next 1 to 3 years, along with both 5- and 10-year plans. The forecast can be used to provide the basis of planned capital improvement and investment plan across SJC's facilities.

The FCA approach included a visual inspection and analysis of detailed infrastructure information identified by SJC. Data was collected during the FCA using a Jacobs software tool and asset management database called MAPPS™. The results were documented in the FCA Report and Asset Detail Report along with a Life Cycle and Deficiency Excel grid file.

System Condition Index

For planning purposes, the current deficiency costs and the first 3 years of needs identified in the FCA were used to calculate a System Condition Index (SCI) score per system. An SCI score provides insight into the current needs of a facility and is calculated by dividing the total current and 3-year need by the total system replacement cost. The SCI scale shown on Figure 1 categorizes systems from “Good” to “Replacement” candidates, which are nearing the end of useful life. This is a high-level metric for the systems based on asset data.



Figure 1. System Condition Assessment SCI Scoring Range

Assessment Findings

For the SJC facilities, \$3.1 million in current deficiencies were identified. In addition, projected capital renewal forecast needs over the next 10 years totals \$169.0 million. Combining current deficiencies with the next 10 years of forecasted capital renewal needs, SJC can anticipate \$172.1 million in facility related needs. Figure 2 details the cost of need currently and over the next 10 years.

Current + 10-Year Cost of Repairs / SCI

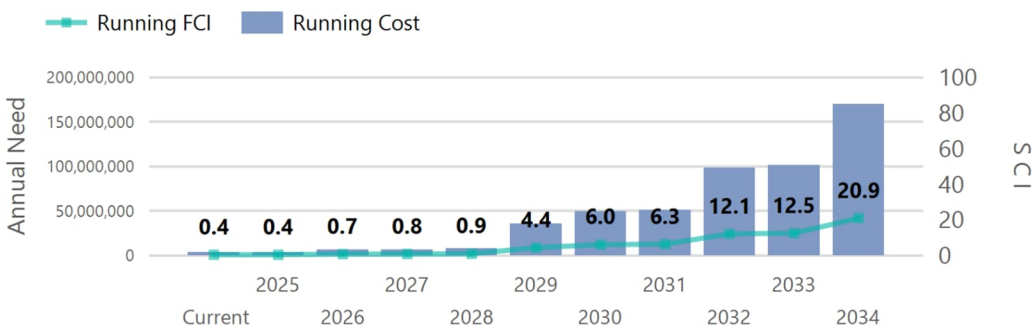
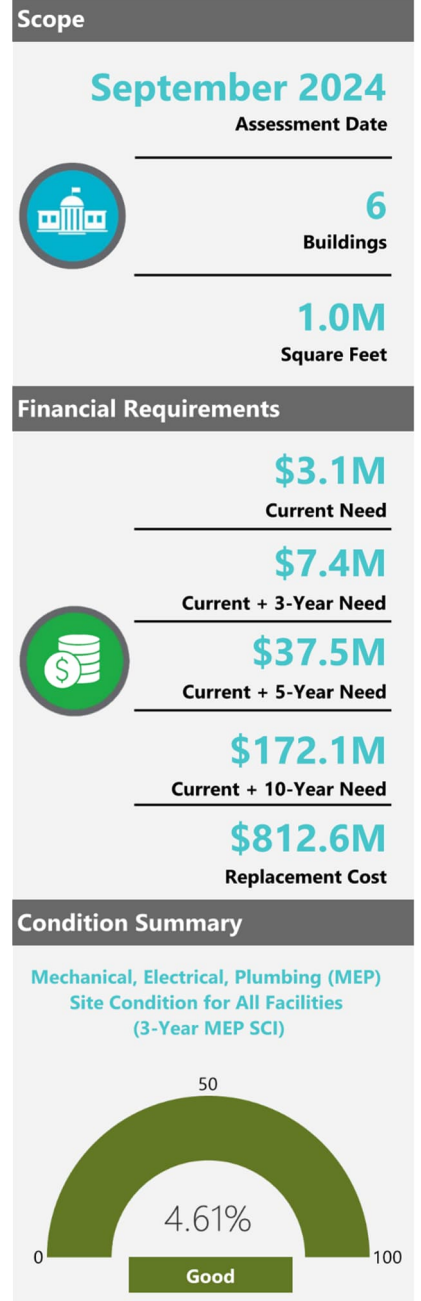


Figure 2. Current Plus 10-Year Cost of Repairs



Assessment Methodology



The assessment and development of the financial forecast are based on four key steps, which are depicted in Figure 3 and described in detail in the following sections.

It is important to note that asset criticality, risk of failure, and consequence of failure (COF) were not used for developing investment needs. The process of building these out will be handled on a future task order.

Step 1: Facility Condition Assessment

The FCA process was comprised of two primary components: (1) field assessment and (2) information analysis. The assessment process began with deploying a team of mechanical and electrical building professionals to visually observe conditions at the facilities. Conditions were evaluated from a visual observation that did not include intrusive measures, destructive investigations, or testing. Additionally, input provided by the facilities and maintenance staff was incorporated where applicable. The team evaluated each building's overall condition, including its mechanical, electrical, plumbing, and fire protection systems. Assets were assigned a rating based on definitions in Table 2. SJC provided documents as outlined in Appendix A, which were analyzed and incorporated into the results.



Figure 3. FCA Four Key Steps

Score	Rating	Rating Definition
1 - Good	Green (+)	New, slight or no serviceability or reliability reduction overall to the component section or sample. Some, but not all, minor (non-critical) subcomponents may suffer from minor degradation, or more than one major.
2 - Fair	Amber (+)	Component section or sample serviceability or reliability is degraded but adequate. A very few major (critical) subcomponents may suffer from moderate deterioration, with perhaps a few minor (non-critical).
3 - Marginal	Amber (-)	Component-section or sample has significant serviceability or reliability loss. Most subcomponents may suffer from moderate degradation, or a few major (critical) subcomponents may suffer from severe degradation.
4 - Failed	Red	Severe or total serviceability or reliability reduction to the component-section or sample such that is barely able to perform. Most subcomponents are severely degraded.

Table 2. Condition Rating

Step 2: Deficiency Cost (Immediate Need)

Following the FCA, the team entered the data into the MAPPS™ assessment and capital planning database. Cost estimates were derived from 2024 RSMeans (construction cost-estimating software) and enhanced with local cost estimating expertise and relevance to the San Jose, California region. All costs were based on a replace-in-kind approach.



For planning and budgeting purposes, the team added a soft cost multiplier onto deficiency repair cost estimates. For this effort, the soft costs represents a 38% markup to the regionally adjusted raw costs. This soft cost multiplier accounts for costs typically incurred when contracting for renovation and construction services. Soft costs typically include construction cost factors, such as labor and material inflation, professional fees, and administrative costs. All stated costs in the assessment report include soft costs for planning and budgeting purposes. These are not exhaustive estimates, and cost will vary at the time of construction. There is an inflationary index applied for all projected costs beyond the first year of 8%.

Replacement cost models for each facility type were developed based on RSMeans data for similar facility types and adjusted for local city cost factors and soft costs. These values are applied to the actual square footage of the facility to estimate a theoretical replacement cost.

Facility deficiency costs are associated with bringing current systems and components back to a functional state but do not account for additional funds required to adapt facilities to new construction standards or address capacity. This approach aligns with the City's cost estimating procedure dated 7/10/2006.

Step 3: Life Cycle Cost

The 1 to 3, 5, and 10-year life cycle costs are calculated through a combination of replacement costs and stored estimated service lives for each asset. The replacement cost is projected into a year when the service life is expected to expire. Life cycle data predicts future facility costs based on the expected remaining life of individual building systems (for example, roofing, and exterior). Although a particular building component may not require immediate replacement, it is possible it will reach the end of its useful life before or during the commencement of a planned capital construction project. This results in additional costs, which must be accounted for in the planning process.



Step 4: Combined 10-year Need

Combining the immediate need costs with the 10-year life cycle renewal forecast provides the total need for the facilities. These figures exclude any cost for facility expansion, building additions, or new construction for additional growth. Also excluded are costs for programmatic changes, modernization, and replacements. These items should be determined as part of different scenarios developed during planning. The facility deficiency cost and the life cycle forecast are combined to total the cost of facility need.



Key Findings

Tables 3 through 8 show key findings, defined as safety-related and repair needs greater than \$10,000 that should be addressed within the first year. Red text indicates a safety-related deficiency. Refer to both the Deficiency Summary and Life Cycle Summary within each building section of this report for a full list of findings for the 10-year timeframe.

Terminal A+ (Gates 1 to 8)				
Item	Correction Description	Deficiency Note	Location	Cost
1	Create required clearance around panels	General: The entirety of A2112 was a safety hazard. There is ladder against conduit/the lighting control panel, and large boxes in the room, so there is almost no clearance for each panel.	A2112	\$0
2	Replace 5000 CFM Exterior Air Handler (X2)	End of Life	Roof	\$131,654
3	Replace 5 Ton Packaged RTU (X3)	Corroded, end of life	Roof	\$126,732
4	Passenger Boarding Bridge - Water Cabinet	Leaks, Under jet bridge	Gate 5	\$51,572
5	Replace Package DX Unit (20 Ton)	Past/Near end of service life	Roof	\$35,109
6	Replace Passenger Boarding Bridge - Hoist	Broken	Gate 1	\$13,753

Table 3. Terminal A+ (Gates 1 to 8) Key Findings

Terminal A (Gates 9 to 14)				
Item	Correction Description	Deficiency Note	Location	Cost
1	Remove FACP	FACP abandoned in place	A2808	\$9,145
2	Replace 15000 CFM Air Handler	End of Life, excessive failures	A3801	\$151,613
3	Replace Automatic Transfer Switch (Each)	Operationally impaired, abandoned in place	A1984	\$96,117
4	Replace Panelboard - 120/208 400A	Corroded, past service life	A1824	\$32,869
5	Replace Condenser - Outside Air Cooled (5 Tons)	Unit scheduled for removal and no replacement	A3821	\$13,280
6	Replace Transformer (75 KVA)	Corroded, past service life	A1824	\$13,194

Table 4. Terminal A (Gates 9 to 13) Key Findings

Terminal FIS (Gates 15 to 16)				
Item	Correction Description	Deficiency Note	Location	Cost

1	No Key Items Identified				
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Table 5. Terminal FIS (Gates 14 to 16) Key Findings

Terminal B (17 to 30)				
Item	Correction Description	Deficiency Note	Location	Replacement Cost
1	Repair fire suppression piping	Corroded	B1910	\$1K
2	Replace Elevator	Non-operational	L1	\$131,483
3	Replace Passenger Boarding Bridge - Water Cabinet	Past useful life, leaking	Gate 17	\$51,572

Table 6. Terminal B (17 to 30) Key Findings

Interim TB (Gates 31 to 36)				
Item	Correction Description	Deficiency Note	Location	Replacement Cost
1	No Key Items Identified			

Table 7. Interim Facility (Gates 31 to 36) Key Findings

Central Utility Plant (CUP)				
Item	Correction Description	Deficiency Note	Location	Replacement Cost
1	No Key Items Identified			

Table 8. Central Utility Plant (CUP) Key Findings

How to Use this Report and Supporting Files

FCA Report

This FCA Report provides a high-level summary of information for all SJC facility buildings followed by detailed information for each. The details for each building are described in the following three main sections:

- **Building Details** – Provides a building specific summary, listing the 10-year work plan by system, to identify which system requires funding and in which year it falls. It also provides a roll up of costs by year with the SCI metric overlayed.
- **Deficiency Summary** – Provides more detailed building-level data related to the identified deferred maintenance items organized by system. These are findings that are recommended to address immediately and are found in the current year of the workplan.
- **Life Cycle Summary** – Provides more detailed building-level data related to the future ten-year outlook tied to expiring systems. These are findings that are recommended to address in future years and are found in the 2024 to 2033 workplan.

Separate Files in Support of FCA Report

In addition to the FCA Report, there are two separate files that support SJC in performing more detailed capital planning and equipment review. These files include detailed asset attribute information about all assessed assets, not just those reflected in the 10-year horizon as shown in the FCA Report. The separate files include the following:

- **SJC - Grid - Life Cycle and Deficiency (Excel):**
 - o Provides deficiency related data for all buildings at the asset level. These are findings that are recommended to address immediately and are found in the current year of the workplan. The data can be sorted multiple ways, including by building, system, or cost. The data can be pulled into other tables, graphs, and charts as needed.
 - o Provides all life cycle related data for all buildings at the asset level. These are findings that are recommended to address in future years and are found in the 2024-2033 workplan. The data can be sorted multiple ways, including by building, system, cost, replacement year, or RSL. The data can be pulled into other tables, graphs, and charts as needed.
 - o Provides the equipment and attribute related data for all buildings at the asset level. This equipment data contains plate information that will eventually be uploaded into the Cityworks Enterprise Asset Management system and feed into SJC's asset registry. The data can be sorted multiple ways, including by building, system, install year, capacity, or manufacturer. The data can be pulled into other tables, graphs, and charts as needed.

Asset Details (PDF) – Provides detailed information on the MEP equipment including photos along with asset attributes such as make, model, and serial and other information.

The background of the cover is a photograph of a modern building with a glass facade. The building's structure, including its steel frame and glass panels, is visible. An orange geometric shape, consisting of several overlapping triangles, is overlaid on the right side of the image, creating a dynamic, abstract design. The Jacobs logo is positioned in the top left corner.

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Terminal A+

PHASE 1

FACILITY CONDITION ASSESSMENT

TERMINAL BUILDINGS AND
CENTRAL UTILITY PLANT

BUILDING DETAILS

Building Details

Terminal A+ (Gates 1 to 8)

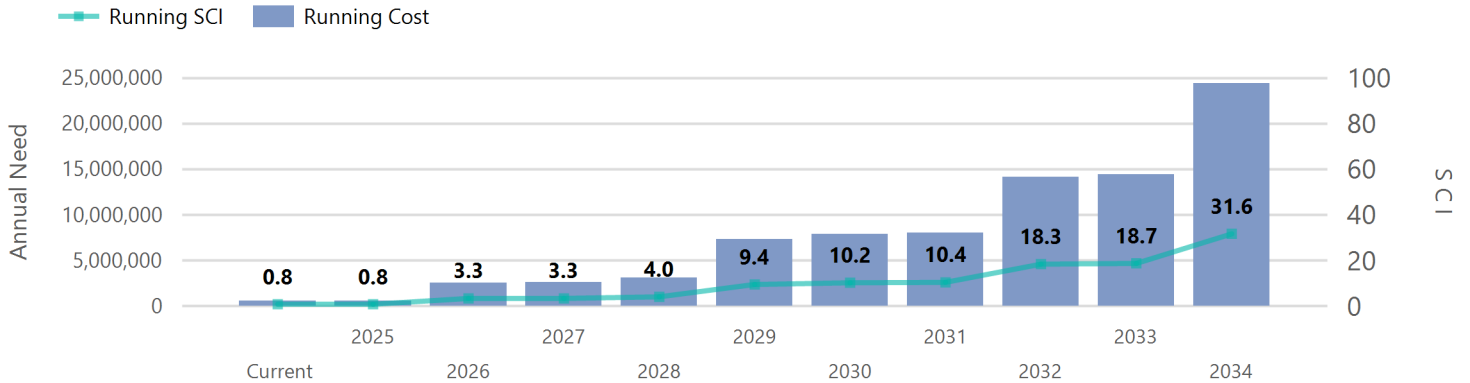
Building Condition Assessment Score (3-Year SCI)

Building Address		
Terminal A+ (Gates 1 to 8), San Jose, CA 95110		
Const Year	Area	Replacement Cost
1990	74,700	\$77,165,104
Current Deficiencies		Current + 3-Year Costs
\$587,980		\$2,570,898
Current + 5-Year Costs		Current + 10-Year Trend
\$7,286,199		\$24,414,714

Ten-year Work-plan by System

System	Current + 10-Years											Total
	Current	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Mechanical	\$372,862	\$0	\$761,948	\$0	\$254,508	\$911,398	\$0	\$144,798	\$1,628,368	\$263,178	\$352,578	\$4,689,638
Electrical	\$46,649	\$0	\$0	\$12,224	\$95,746	\$154,082	\$0	\$12,595	\$3,602,274	\$0	\$1,862,234	\$5,785,804
Plumbing	\$0	\$0	\$0	\$0	\$0	\$154,164	\$567,268	\$0	\$135,781	\$0	\$7,483,459	\$8,340,672
Fire & Life Safety	\$0	\$0	\$1,208,746	\$0	\$0	\$0	\$0	\$0	\$292,342	\$0	\$0	\$1,501,088
Technology	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$168,469	\$0	\$0	\$0	\$187,102	\$2,958,301	\$0	\$0	\$486,732	\$0	\$296,908	\$4,097,512
Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total:	\$587,980	\$0	\$1,970,694	\$12,224	\$537,356	\$4,177,945	\$567,268	\$157,393	\$6,145,497	\$263,178	\$9,995,179	\$24,414,714

Current + 10-Year Cost of Repairs / SCI



Building: T-A+ - Terminal A+ (Gates 1 to 8)

Mechanical

Deficiency	Rating	Qty	UoM	Repair Cost	ID
Exterior Air Handler Replacement Note: Past/Near end of service life Location: Roof	Amber (-)	1	Ea.	\$65,827	18
Exterior Air Handler Replacement Note: Past/Near end of service life Location: Entire unit	Amber (-)	1	Ea.	\$65,827	19
Package DX Unit Replacement Note: Past/Near end of service life, Belt needs adjustment. Filter fallen out. Unit is scheduled for replacement Location: Roof	Amber (-)	1	Ea.	\$35,109	17
Package Roof Top Unit Replacement Note: Corroded, The packaged unit has moderate corrosion throughout the unit. Location: Roof	Amber (-)	1	Ea.	\$21,185	10
Package Roof Top Unit Replacement Note: Corroded Location: There is minor corrosion on the packaged unit case.	Amber (-)	1	Ea.	\$42,244	11
Package Roof Top Unit Replacement Note: Corroded Location: There is minor corrosion on the packaged unit case.	Amber (-)	1	Ea.	\$42,244	12
Package Roof Top Unit Replacement Note: Corroded Location: The packaged unit has minor corrosion on the casing.	Amber (-)	1	Ea.	\$42,244	13
Computer Room A/C Replacement Note: Corroded Location: The condenser has moderate corrosion.	Amber (-)	1	Ea.	\$58,182	22
Sub Total for System		8 items		\$372,862	

Electrical

Deficiency	Rating	Qty	UoM	Repair Cost	ID
Distribution Panel Replacement Note: Deteriorated Location: Exterior of panel	Amber (-)	1	Ea.	\$22,511	21
Electrical Transformer Replacement Note: Deteriorated Location: Exterior	Amber (-)	1	Ea.	\$7,882	23
Electrical Transformer Replacement Note: Stained/Dirty Location: The transformer has minor staining on the top of the case.	Amber (-)	1	Ea.	\$7,349	24
Panelboard Replacement Note: Past/Near end of useful service life but functioning properly and Stained/Dirty Location: Cover	Amber (-)	1	Ea.	\$8,907	20
Sub Total for System		4 items		\$46,649	

Conveyances

Deficiency	Rating	Qty	UoM	Repair Cost	ID
Passenger Boarding Bridge - Hoist Note: Jetbridge, Hoist Cable Broken Location: Gate-1	Red	1	Ea.	\$13,753	84
Passenger Boarding Bridge - Water Cabinet Note: Water cabinet Leaks Location: Gate-4	Amber (-)	1	Ea.	\$51,572	44
Passenger Boarding Bridge - Water Cabinet Note: Leaks, Under jetbridge Location: Gate-5	Amber (-)	1	Ea.	\$51,572	45
Passenger Boarding Bridge - Water Cabinet Note: Past/Near end of service life Location: Gate-6	Amber (-)	1	Ea.	\$51,572	76
Sub Total for System		4 items		\$168,469	
Sub Total for Building T-A+ - Terminal A+ (Gates 1 to 8)		16 items		\$587,980	

[illegible]

Building: T-A+ - Terminal A+ (Gates 1 to 8)

Mechanical

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	1990	1	Ea.	\$3,835	5
HVAC Air Distribution	AHU 5,000 CFM Outdoor	Amber (+)	2013	1	Ea.	\$96,721	5
HVAC Air Distribution	AHU 5,000 CFM Outdoor	Amber (+)	2013	1	Ea.	\$96,721	5
HVAC Air Distribution	AHU 5,000 CFM Outdoor	Amber (+)	2013	1	Ea.	\$96,721	5
HVAC Air Distribution	AHU 5,000 CFM Outdoor	Amber (+)	2013	1	Ea.	\$96,721	5
HVAC Air Distribution	AHU 5,000 CFM Outdoor	Amber (+)	2013	1	Ea.	\$96,721	5
HVAC Air Distribution	AHU 5,000 CFM Outdoor	Amber (+)	2013	1	Ea.	\$96,721	5
HVAC Air Distribution	AHU 5,000 CFM Outdoor	Amber (+)	2013	1	Ea.	\$96,721	5
HVAC Air Distribution	AHU 5,000 CFM Outdoor	Amber (+)	2013	1	Ea.	\$96,721	5
HVAC Air Distribution	AHU 5,000 CFM Outdoor	Amber (+)	2013	1	Ea.	\$96,721	5
Note: Unit is closed off and inaccessible							
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	1990	1	Ea.	\$3,835	5
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	1990	1	Ea.	\$3,835	5
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	1990	1	Ea.	\$3,835	5
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	Amber (+)	2010	1	Ea.	\$19,513	5
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	1990	1	Ea.	\$3,835	5
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	1990	1	Ea.	\$3,835	5
Exhaust Air	Interior Ceiling Exhaust Fan	Amber (+)	1990	1	Ea.	\$952	5
Air Distribution	Pre-Conditioned Air Unit - 45 Ton	Green	2022	1	Ea.	\$239,959	5
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	Amber (+)	2016	1	Ea.	\$72,399	7
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	Amber (+)	2016	1	Ea.	\$72,399	7
Exhaust Air	Roof Exhaust Fan - Large	Amber (+)	1990	1	Ea.	\$19,807	8
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	Amber (+)	2013	1	Ea.	\$115,418	8
Exhaust Air	Roof Exhaust Fan - Large	Amber (+)	1990	1	Ea.	\$19,807	8
Decentralized Cooling	Ductless Split System (2 Ton)	Amber (+)	2012	1	Ea.	\$11,700	8
HVAC Air Distribution	Ductwork (Bldg.SF)	Amber (+)	1990	74,700	SF	\$1,456,805	8
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	1990	1	Ea.	\$4,831	8
Note: Inaccessible Exhaust Fan located above the Jet Bridge							
HVAC Air Distribution	AHU 5,000 CFM Outdoor	Amber (+)	2013	1	Ea.	\$131,589	9
HVAC Air Distribution	AHU 5,000 CFM Outdoor	Amber (+)	2013	1	Ea.	\$131,589	9
HVAC Air Distribution	AHU 5,000 CFM Outdoor	Amber (+)	2013	1	Ea.	\$131,589	9
HVAC Air Distribution	AHU 5,000 CFM Outdoor	Amber (+)	2013	1	Ea.	\$131,589	9
HVAC Air Distribution	AHU 5,000 CFM Outdoor	Amber (+)	2013	1	Ea.	\$131,589	9
HVAC Air Distribution	AHU 5,000 CFM Outdoor	Amber (+)	2013	1	Ea.	\$131,589	9
HVAC Air Distribution	AHU 5,000 CFM Outdoor	Amber (+)	2013	1	Ea.	\$131,589	9
HVAC Air Distribution	AHU 5,000 CFM Outdoor	Amber (+)	2013	1	Ea.	\$131,589	9
HVAC Air Distribution	AHU 5,000 CFM Outdoor	Amber (+)	2013	1	Ea.	\$131,589	9
HVAC Air Distribution	AHU 5,000 CFM Outdoor	Amber (+)	2013	1	Ea.	\$131,589	9
HVAC Air Distribution	AHU 5,000 CFM Outdoor	Amber (+)	2013	1	Ea.	\$131,589	9
HVAC Air Distribution	AHU 5,000 CFM Outdoor	Amber (+)	2013	1	Ea.	\$131,589	9
HVAC Air Distribution	AHU 5,000 CFM Outdoor	Amber (+)	2013	1	Ea.	\$131,589	9
HVAC Air Distribution	AHU 5,000 CFM Outdoor	Amber (+)	2013	1	Ea.	\$131,589	9
HVAC Air Distribution	AHU 5,000 CFM Outdoor	Amber (+)	2013	1	Ea.	\$131,589	9
Air Distribution	Pre-Conditioned Air Unit - 45 Ton	Green	2019	1	Ea.	\$352,578	10
Sub Total for System				89	items	\$9,157,373	

Electrical

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (75 KVA)	Amber (-)	1990	1	Ea.	\$12,224	3
Note: Past/Near end of useful service life but functioning properly							
Electrical Service	Transformer (75 KVA)	Amber (-)	1990	1	Ea.	\$12,224	3
Note: Past/Near end of useful service life but functioning properly							
Electrical Service	Transformer (75 KVA)	Amber (-)	1990	1	Ea.	\$12,224	3
Note: Past/Near end of useful service life but functioning properly							
Electrical Service	Transformer (75 KVA)	Amber (-)	1990	1	Ea.	\$12,224	3
Note: Past/Near end of useful service life but functioning properly							
Power Distribution	Distribution Panels (800 Amps)	Amber (-)	1990	1	Ea.	\$33,631	4
Power Distribution	Panelboard - 120/208 225A	Amber (-)	1990	1	Ea.	\$9,963	4
Power Distribution	Panelboard - 120/208 225A	Amber (-)	1991	1	Ea.	\$9,963	4
Note: General: Panel is deteriorated & stained/rusty on the cover.							
Power Distribution	Panelboard - 120/208 100A	Amber (-)	1990	1	Ea.	\$5,041	4

Building: T-A+ - Terminal A+ (Gates 1 to 8)

Electrical

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 277/480 400A	Amber (-)	1990	1	Ea.	\$25,165	4
Note: General: Cover is stained/corroded							
Electrical Service	Transformer (30 KVA)	Amber (-)	1990	1	Ea.	\$9,998	4
Electrical Service	Transformer (30 KVA)	Amber (-)	1990	1	Ea.	\$9,998	4
Wiring Devices	Electrical Disconnect	Amber (-)	1990	1	Ea.	\$1,985	4
Power Distribution	Panelboard - 277/480 125A	Amber (+)	1990	1	Ea.	\$13,087	5
Power Distribution	Panelboard - 120/208 150A	Amber (+)	1990	1	Ea.	\$10,760	5
Power Distribution	Panelboard - 277/480 125A	Amber (+)	1990	1	Ea.	\$13,087	5
Power Distribution	Panelboard - 120/208 225A	Amber (+)	1990	1	Ea.	\$10,760	5
Power Distribution	Panelboard - 277/480 225A	Amber (+)	1990	1	Ea.	\$18,337	5
Electrical Service	Transformer (30 KVA)	Amber (+)	1990	1	Ea.	\$10,798	5
Electrical Service	Transformer (30 KVA)	Amber (+)	1990	1	Ea.	\$10,798	5
Power Distribution	Panelboard - 277/480 400A	Amber (+)	1990	1	Ea.	\$27,178	5
Power Distribution	Panelboard - 120/208 225A	Amber (+)	1990	1	Ea.	\$10,760	5
Electrical Service	Transformer (45 KVA)	Amber (+)	1990	1	Ea.	\$11,581	5
Electrical Service	Transformer (45 KVA)	Amber (+)	1990	1	Ea.	\$11,581	5
Electrical Service	Transformer (45 KVA)	Amber (+)	1990	1	Ea.	\$11,581	5
Electrical Service	Transformer (45 KVA)	Amber (+)	1990	1	Ea.	\$11,581	5
Power Distribution	Panelboard - 120/208 125A	Amber (+)	1990	1	Ea.	\$2,855	5
Power Distribution	Panelboard - 120/208 125A	Amber (+)	1990	1	Ea.	\$2,855	5
Electrical Service	Transformer (45 KVA)	Amber (+)	1990	1	Ea.	\$11,581	5
Electrical Service	Transformer (45 KVA)	Amber (+)	1990	1	Ea.	\$11,581	5
Power Distribution	Panelboard - 120/208 125A	Amber (+)	1990	1	Ea.	\$2,855	5
Power Distribution	Panelboard - 120/208 100A	Amber (+)	1990	1	Ea.	\$5,444	5
Wiring Devices	Electrical Disconnect	Amber (+)	1990	1	Ea.	\$2,144	5
Wiring Devices	Electrical Disconnect	Amber (+)	1990	1	Ea.	\$2,144	5
Wiring Devices	Electrical Disconnect	Amber (+)	1990	1	Ea.	\$2,144	5
Wiring Devices	Electrical Disconnect	Amber (+)	1990	1	Ea.	\$2,144	5
Electrical Service	Transformer (30 KVA)	Amber (+)	2001	1	Ea.	\$12,595	7
Electrical Service	Transformer (30 KVA)	Amber (+)	2001	1	Ea.	\$12,595	7
Power Distribution	Power Wiring	Amber (+)	1990	74,700	SF	\$218,671	8
Power Distribution	Panelboard - 120/208 125A	Amber (+)	1990	1	Ea.	\$3,596	8
Power Distribution	Panelboard - 120/208 125A	Amber (+)	1990	1	Ea.	\$3,596	8
Lighting Fixtures	Light Fixtures (Bldg SF)	Amber (+)	1990	74,700	SF	\$3,376,411	8
	Fixed Ground Power Unit	Amber (+)	2008	1	Ea.	\$222,680	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Fixed Ground Power Unit	Amber (+)	2008	1	Ea.	\$222,680	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
Wiring Devices	Electrical Disconnect	Amber (+)	1990	1	Ea.	\$3,150	10
Wiring Devices	Electrical Disconnect	Amber (+)	1990	1	Ea.	\$3,150	10
Wiring Devices	Electrical Disconnect	Amber (+)	1990	1	Ea.	\$3,150	10
Wiring Devices	Electrical Disconnect	Amber (+)	1990	1	Ea.	\$3,150	10
	Fixed Ground Power Unit	Amber (+)	2008	1	Ea.	\$222,680	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Fixed Ground Power Unit	Amber (+)	2009	1	Ea.	\$222,680	10
	Fixed Ground Power Unit	Amber (+)	2008	1	Ea.	\$222,680	10
Power Distribution	Panelboard - 120/240 100A	Amber (+)	1990	1	Ea.	\$12,176	10
Note: General: The entirety of A2112 was a safety hazard. There is ladder against conduit/the lighting control panel, and large boxes in the room, so there is almost no clearance for each panel.							
	Fixed Ground Power Unit	Amber (+)	2008	1	Ea.	\$222,680	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
Wiring Devices	Electrical Disconnect	Amber (+)	1990	1	Ea.	\$3,150	10

Building: T-A+ - Terminal A+ (Gates 1 to 8)

Electrical

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
	Fixed Ground Power Unit	Amber (+)	2008	1	Ea.	\$222,680	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
Wiring Devices	Electrical Disconnect	Amber (+)	1990	1	Ea.	\$3,150	10
	Fixed Ground Power Unit	Amber (+)	2008	1	Ea.	\$222,680	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
Sub Total for System				78 items		\$5,974,968	

Plumbing

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Toilets	Amber (+)	1990	6	Ea.	\$59,395	5
Plumbing Fixtures	Urinals	Amber (+)	1990	4	Ea.	\$10,598	5
Plumbing Fixtures	Toilets	Amber (+)	1990	3	Ea.	\$29,698	5
Plumbing Fixtures	Sink - Service / Mop Sink	Amber (+)	1990	4	Ea.	\$6,228	5
Plumbing Fixtures	Urinals	Amber (+)	1990	3	Ea.	\$7,949	5
Plumbing Fixtures	Toilets	Amber (+)	1990	3	Ea.	\$29,698	5
Plumbing Fixtures	Urinals	Amber (+)	1990	4	Ea.	\$10,598	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	Amber (+)	1990	74,700	SF	\$567,268	6
Plumbing Fixtures	Refrigerated Drinking Fountain	Amber (+)	2015	2	Ea.	\$10,856	8
Plumbing Fixtures	Toilets	Amber (+)	2010	7	Ea.	\$87,290	8
Plumbing Fixtures	Refrigerated Drinking Fountain	Amber (+)	2015	2	Ea.	\$10,856	8
Plumbing Fixtures	Restroom Lavatory	Amber (+)	2010	4	Ea.	\$26,779	8
Plumbing Fixtures	Lavatory	Amber (+)	2010	5	Ea.	\$36,864	10
Domestic Water Equipment	Gas Piping System (BldgSF)	Amber (+)	1990	74,700	SF	\$7,446,595	10
Sub Total for System				14 items		\$8,340,672	

Fire and Life Safety

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	Amber (+)	1990	74,700	SF	\$1,208,746	2
	Note: Past/Near end of useful service life but functioning properly, However the system piping is rusted						
Fire Detection and Alarm	Fire Alarm	Amber (+)	1990	74,700	SF	\$292,342	8
Sub Total for System				2 items		\$1,501,088	

Conveyances

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (-)	1990	1	Ea.	\$93,551	4
	Note: Cables, underside, and frame are rusty.						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (-)	1990	1	Ea.	\$93,551	4
	Note: Cables, underside, and frame are rusty.						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (-)	1990	1	Ea.	\$93,551	4
	Note: Cables, underside, and frame are rusty.						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (-)	1990	1	Ea.	\$93,551	4
	Note: Cables, underside, and frame are rusty.						
Escalators	Escalators	Amber (+)	1990	2	Ea.	\$1,067,436	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	1990	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	1990	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	1990	1	Ea.	\$20,208	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	1990	1	Ea.	\$20,208	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	1990	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	1990	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	1990	1	Ea.	\$75,776	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	1990	1	Ea.	\$75,776	5

Building: T-A+ - Terminal A+ (Gates 1 to 8)

Conveyances

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	1990	1	Ea.	\$20,208	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	1990	1	Ea.	\$17,680	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	1990	1	Ea.	\$17,680	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	1990	1	Ea.	\$75,776	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	1990	1	Ea.	\$75,776	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	1990	1	Ea.	\$20,208	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	1990	1	Ea.	\$17,680	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	1990	1	Ea.	\$17,680	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	1990	1	Ea.	\$17,680	5
Escalators	Escalators	Amber (+)	1990	2	Ea.	\$1,067,436	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	1990	2	Ea.	\$40,414	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	1990	2	Ea.	\$40,414	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	1990	1	Ea.	\$17,680	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	1990	1	Ea.	\$101,035	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	1990	1	Ea.	\$75,776	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	1990	1	Ea.	\$75,776	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	1990	2	Ea.	\$40,414	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	1990	2	Ea.	\$40,414	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	1990	1	Ea.	\$17,680	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	1990	2	Ea.	\$40,414	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	1990	2	Ea.	\$40,414	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	1990	1	Ea.	\$17,680	5
Elevators	Hydraulic (Passenger Elev)	Amber (+)	1990	1	Ea.	\$243,366	8
Note: General: 60 AMP switch along with elevator.							
Elevators	Hydraulic (Passenger Elev)	Amber (+)	1990	1	Ea.	\$243,366	8
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	1990	1	Ea.	\$148,454	10
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	1990	1	Ea.	\$148,454	10
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	1990	1	Ea.	\$148,454	10
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	1990	1	Ea.	\$148,454	10
Sub Total for System				41	items	\$4,913,175	
Sub Total for Building T-A+ - Terminal A+ (Gates 1 to 8)				224	items	\$29,887,276	

The background image shows an airport tarmac with a white ground support equipment vehicle (GSE) in the foreground, orange traffic cones, and a large white structure with a sign reading '12'. In the background, there are airport buildings, a parking lot, and mountains under a hazy sky. The image is overlaid with a large orange diagonal shape on the right side.

Jacobs

Terminal A

PHASE 1

FACILITY CONDITION ASSESSMENT

TERMINAL BUILDINGS AND
CENTRAL UTILITY PLANT

BUILDING DETAILS

Terminal A (Gates 9 to 14)

Building Details

Building Address

Terminal A (Gates 9 to 14), San Jose, CA 95110

Const Year	Area	Replacement Cost
1990	261,518	\$14,477,637
Current Deficiencies		Current + 3-Year Costs
\$1,689,077		\$2,335,112
Current + 5-Year Costs		Current + 10-Year Trend
\$8,850,546		\$74,443,224

Building Condition Assessment Score (3-Year SCI)

50

16.13

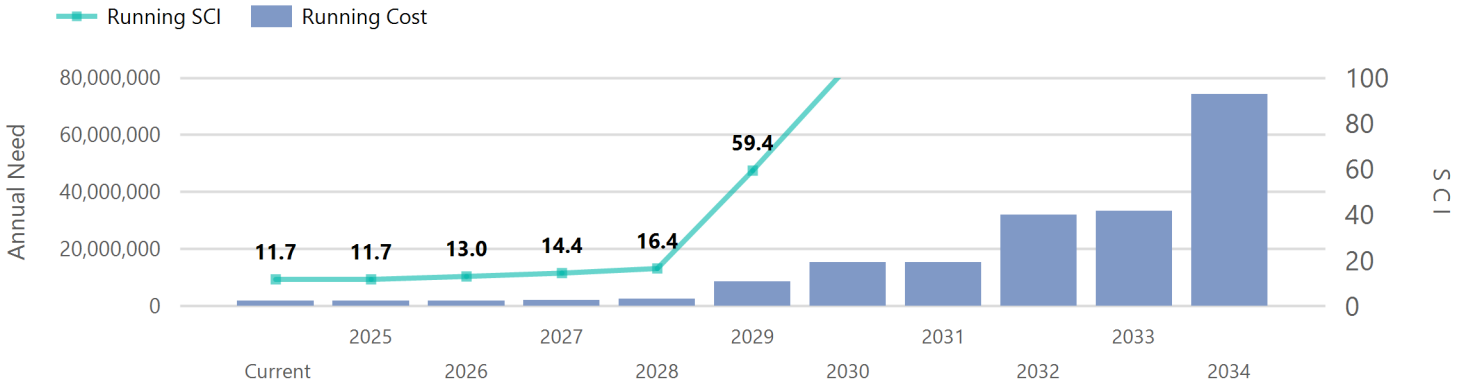
Average



Ten-year Work-plan by System

System	Current + 10-Years											Total
	Current	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Mechanical	\$1,118,707	\$0	\$190,487	\$121,211	\$18,926	\$1,028,427	\$4,464,876	\$0	\$306,347	\$25,583	\$352,578	\$7,627,142
Electrical	\$170,572	\$0	\$0	\$0	\$98,984	\$1,828,502	\$63,621	\$21,389	\$13,352,444	\$1,256,497	\$6,373,473	\$23,165,482
Plumbing	\$13,273	\$0	\$0	\$0	\$0	\$448,719	\$2,082,173	\$0	\$159,357	\$26,935	\$26,161,261	\$28,891,718
Fire & Life Safety	\$9,145	\$0	\$0	\$0	\$0	\$68,515	\$0	\$0	\$1,023,709	\$0	\$7,974,321	\$9,075,690
Technology	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$377,380	\$0	\$0	\$334,337	\$175,406	\$2,847,955	\$0	\$0	\$1,831,394	\$0	\$116,720	\$5,683,192
Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total:	\$1,689,077	\$0	\$190,487	\$455,548	\$293,316	\$6,222,118	\$6,610,670	\$21,389	\$16,673,251	\$1,309,015	\$40,978,353	\$74,443,224

Current + 10-Year Cost of Repairs / SCI



DEFICIENCY SUMMARY

Building: T-A - Terminal A (Gates 9 to 14)

Mechanical

Deficiency	Rating	Qty	UoM	Repair Cost	ID
Air Cooled Condenser Replacement Note: Deteriorated, Unit scheduled for removal Location: Mechanical Room - A3821 (Outside)	Red	1	Ea.	\$13,280	56
Air Cooled Condenser Replacement Note: Deteriorated, Unit is rusted and not running. Location: Roof - Outside Shut Room	Red	1	Ea.	\$13,280	57
Air Handler HVAC Component Replacement Note: Past/Near end of service life Location: Duct work on supply side has access hatch open and is leaking air volume and pressure	Amber (-)	1	Ea.	\$114,464	48
Air Handler HVAC Component Replacement Note: Deteriorated, Most major components are severely deteriorated. Insulation breaking down Motors constantly breaking down Shaft damaged Motor mount isolation springs completely worn out Unit requires constant maintenance. Unit scheduled to be replaced Location: Mechanical Room - A3801	Amber (-)	1	Ea.	\$114,464	49
Air Handler HVAC Component Replacement Note: Deteriorated Location: Requires constant maintenance, Most internal parts are deteriorated	Amber (-)	1	Ea.	\$114,464	50
Air Handler HVAC Component Replacement Note: Deteriorated Location: Requires constant maintenance, Most internal parts are deteriorated	Amber (-)	1	Ea.	\$114,464	51
Air Handler HVAC Component Replacement Note: Deteriorated Location: Motor damaged	Amber (-)	1	Ea.	\$151,613	52
Air Handler HVAC Component Replacement Note: Past/Near end of service life Location: Entire unit	Amber (-)	1	Ea.	\$151,613	53
Air Handler HVAC Component Replacement Note: Past/Near end of service life Location: Entire unit	Amber (-)	1	Ea.	\$151,613	54
Air Handler HVAC Component Replacement Note: Past/Near end of service life Location: Entire unit	Amber (-)	1	Ea.	\$151,613	55
Ductless Split System AC Replacement Note: Stained/Dirty, The outdoor split system is dirty throughout the case. Location: Mechanical Room - A3761	Amber (-)	1	Ea.	\$4,000	64
Ductless Split System AC Replacement Note: Operationally impaired, The indoor unit of the split system is non operational. Location: IT Room - A1181	Red	1	Ea.	\$6,321	65
Ductless Split System AC Replacement Note: Stained/Dirty, The indoor split system is stained and dirty throughout the vents. Location: IT Room - A1439	Amber (-)	1	Ea.	\$6,321	66
Ductless Split System AC Replacement Note: Missing, The indoor split system is missing a cover. Location: IT Room - A1431	Amber (-)	1	Ea.	\$6,321	67
Remove Abandoned Equipment Note: Operationally impaired Location: The computer room AC is abandoned in place.		1	Ea.	\$4,358	68
Duct Grill Replacement Note: Corroded Location: In bathroom ceiling		1	Ea.	\$518	62
Sub Total for System		16	items	\$1,118,707	

Electrical

Deficiency	Rating	Qty	UoM	Repair Cost	ID
Electrical Disconnect Replacement	Amber (-)	1	Ea.	\$2,013	79
Note: Deteriorated, The switch has minor deterioration on the case and Past/Near end of useful service life but functioning properly Location: Electrical Room - A1007					
Electrical Transformer Replacement	Amber (-)	1	Ea.	\$13,194	70
Note: Corroded Location: Top of transformer					
Electrical Transformer Replacement	Amber (-)	1	Ea.	\$7,882	78
Note: Stained/Dirty Location: The transformer has minor staining.					
Panelboard Replacement	Amber (-)	2	Ea.	\$32,869	58
Note: Moisture/Debris/Contaminated Location: Electrical Room - A1824					
Panelboard Replacement	Amber (-)	1	Ea.	\$18,497	59
Note: Damaged Location: There is a missing blank on the panel					
Transfer Switch Replacement	Amber (-)	1	Ea.	\$96,117	69
Note: Operationally impaired Location: The transfer switch is abandoned in place					
Sub Total for System		6 items		\$170,572	

Plumbing

Deficiency	Rating	Qty	UoM	Repair Cost	ID
Custodial Mop Or Service Sink Replacement	Amber (-)	1	Ea.	\$1,060	42
Note: Leaks Location: Leaking from pipe					
Non-Refrigerated Drinking Fountain Replacement	Amber (-)	1	Ea.	\$3,174	40
Note: Corroded Location: On nozzle					
Non-Refrigerated Drinking Fountain Replacement	Amber (-)	1	Ea.	\$3,174	41
Note: Corroded Location: Supply nozzle is corroded					
Refrigerated Water Cooler Replacement	Red	2	Ea.	\$5,865	43
Note: Operationally impaired Location: The water fountains are out of service.					
Sub Total for System		4 items		\$13,273	

Fire and Life Safety

Deficiency	Rating	Qty	UoM	Repair Cost	ID
Fire Alarm Panel Replacement	Red	1	Ea.	\$9,145	39
Note: Capability/Capacity deficient Location: Fire alarm panel is abandoned in place					
Sub Total for System		1 items		\$9,145	

Conveyances

Deficiency	Rating	Qty	UoM	Repair Cost	ID
Elevator Cab And/Or Controls Repair	Amber (-)	1	Ea.	\$33,565	61
Note: Leaks Location: Room - A1515					
Passenger Boarding Bridge - Bag Lift	Amber (-)	1	Ea.	\$68,763	71
Note: Corroded, cables at bag lift Location: Gate-7					
Passenger Boarding Bridge - Bag Lift	Amber (-)	1	Ea.	\$68,763	72
Note: Corroded, Exterior and cables are very rusty; underside of bag lift is corroded Location: Gate-9					
Passenger Boarding Bridge - Bag Lift	Amber (-)	1	Ea.	\$68,763	73
Note: Corroded, Exterior and cables are very rusty; underside of bag lift is corroded Location: Gate-11					
Passenger Boarding Bridge - Bag Lift	Amber (-)	1	Ea.	\$68,763	74
Note: Corroded, Underside and cables are rusty Location: Gate-16					

Conveyances

Deficiency	Rating	Qty	UoM	Repair Cost	ID
Passenger Boarding Bridge - Bag Lift	Amber (-)	1	Ea.	\$68,763	75
Note: Corroded, Frame, cables, and underside are very rusty					
Location: Gate-22					
Sub Total for System		6 items		\$377,380	
Sub Total for Building T-A - Terminal A (Gates 9 to 14)		33 items		\$1,689,077	

LIFE CYCLE SUMMARY

Building: T-A - Terminal A (Gates 9 to 14)

Mechanical

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Air Distribution	Pre-Conditioned Air Unit - 45 Ton	Amber (-)	2009	1	Ea.	\$190,487	2
	Note: R-22 refrigerant is outdated and has been phased out.						
Other HVAC Distribution Systems	VFD (10 HP)	Amber (-)	2010	2	Ea.	\$19,148	3
	Note: Past/Near end of useful service life but functioning properly and Motor mount springs are deteriorated						
Other HVAC Distribution Systems	VFD (7.5 HP)	Amber (-)	2010	2	Ea.	\$17,524	3
	Note: Motor mount springs are deteriorated						
Other HVAC Distribution Systems	VFD (7.5 HP)	Amber (-)	2010	1	Ea.	\$8,761	3
	Note: Past/Near end of useful service life but functioning properly						
Other HVAC Distribution Systems	VFD (7.5 HP)	Amber (-)	2010	1	Ea.	\$8,761	3
	Note: Past/Near end of useful service life but functioning properly						
Other HVAC Distribution Systems	VFD (10 HP)	Amber (-)	2010	1	Ea.	\$9,574	3
	Note: Past/Near end of useful service life but functioning properly						
Other HVAC Distribution Systems	VFD (10 HP)	Amber (-)	2010	1	Ea.	\$9,574	3
	Note: Past/Near end of useful service life but functioning properly and Cover is missing						
Other HVAC Distribution Systems	VFD (10 HP)	Amber (-)	2010	1	Ea.	\$9,574	3
	Note: Past/Near end of useful service life but functioning properly and Cover is missing						
Other HVAC Distribution Systems	VFD (10 HP)	Amber (-)	2010	4	Ea.	\$38,295	3
	Note: Past/Near end of useful service life but functioning properly and Covers are missing						
Other HVAC Distribution Systems	VFD (7.5 HP)	Amber (-)	2012	2	Ea.	\$18,926	4
	Note: Motor mount springs are deteriorated						
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	1990	1	Ea.	\$6,962	5
Other HVAC Distribution Systems	VFD (5 HP)	Amber (+)	1990	1	Ea.	\$8,596	5
Exhaust Air	Ventilator/Relief Vent (4'x8')	Amber (+)	1990	1	Ea.	\$19,464	5
Other HVAC Distribution Systems	VFD (15 HP)	Amber (+)	2023	1	Ea.	\$14,789	5
	Note: Cover is missing						
Other HVAC Distribution Systems	VFD (5 HP)	Amber (+)	2019	1	Ea.	\$8,596	5
	Note: Cover is missing						
Other HVAC Distribution Systems	VFD (5 HP)	Amber (+)	2011	1	Ea.	\$8,596	5
Other HVAC Distribution Systems	VFD (20 HP)	Amber (+)	2012	1	Ea.	\$17,251	5
Exhaust Air	Ventilator/Relief Vent (4'x6')	Amber (+)	1990	1	Ea.	\$14,918	5
Facility Hydronic Distribution	Pump - 5HP	Amber (+)	2015	1	Ea.	\$13,402	5
	Fan System, Centrifugal In-Line 500 CFM	Amber (+)	1990	1	Ea.	\$18,804	5
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	1990	1	Ea.	\$3,835	5
	Note: Inaccessible Exhaust Fan located above the Jet Bridge						
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	1990	1	Ea.	\$3,835	5
	Note: Inaccessible Exhaust Fan located above the Jet Bridge						
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	1990	1	Ea.	\$3,835	5
	Note: Inaccessible Exhaust Fan located above the Jet Bridge						
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	1990	1	Ea.	\$3,835	5
	Note: Inaccessible Exhaust Fan located above the Jet Bridge						
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	1990	1	Ea.	\$3,835	5
	Note: Inaccessible Exhaust Fan located above the Jet Bridge						
Facility Hydronic Distribution	Pump - 5HP	Amber (+)	2015	1	Ea.	\$13,402	5
HVAC Air Distribution	VAV Boxes / Terminal Device	Amber (+)	1990	1	Ea.	\$7,580	5
	Exhaust Fan	Amber (+)	1990	1	Ea.	\$6,365	5
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	Amber (+)	1990	1	Ea.	\$6,948	5
	Note: The fan coil unit seems to be in working condition, but is not turned on.						
Decentralized Cooling	AHU 50,000 CFM Interior	Amber (+)	1990	1	Ea.	\$347,468	5
Air Distribution	Make-up Air Unit	Amber (+)	1990	1	Ea.	\$17,391	5
Air Distribution	Make-up Air Unit	Amber (+)	1990	1	Ea.	\$17,391	5
	Pollution Control Unit	Amber (+)	2012	1	Ea.	\$101,685	5
Exhaust Air	Kitchen Exhaust Hoods	Amber (+)	1990	1	Ea.	\$21,897	5
	Note: Concession exhaust						
Decentralized Cooling	AHU 50,000 CFM Interior	Amber (+)	1990	1	Ea.	\$347,468	5
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	1990	1	Ea.	\$3,835	5
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	1990	1	Ea.	\$3,835	5
Decentralized Cooling	Computer Room A/C (3 ton)	Amber (+)	2015	1	Ea.	\$92,328	6
HVAC Air Distribution	Ductwork (Bldg.SF)	Amber (+)	1990	261,518	SF	\$4,372,548	6
	Note: Building Wide						
	Exhaust Fan	Amber (+)	2009	1	Ea.	\$8,018	8

Building: T-A - Terminal A (Gates 9 to 14)

Mechanical

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
	Exhaust Fan	Amber (+)	2009	1	Ea.	\$8,018	8
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (3 Ton)	Amber (+)	2000	1	Ea.	\$8,355	8
Decentralized Cooling	Package DX Unit (5 Ton)	Amber (+)	2009	1	Ea.	\$28,027	8
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (15 Ton)	Amber (+)	1990	12	Ea.	\$230,241	8
	Note: There are 12 fan coil units throughout A1701. Fan coils are hard to get up close to due to baggage conveyer belts.						
	Fan System, Centrifugal In-Line 500 CFM	Amber (+)	1990	1	Ea.	\$23,688	8
	Fan System, Centrifugal In-Line 500 CFM	Amber (+)	1990	1	Ea.	\$23,688	8
	Fan System, Centrifugal In-Line 500 CFM	Amber (+)	2008	1	Ea.	\$25,583	9
	Fan System, Centrifugal In-Line 500 CFM	Amber (+)	2008	1	Ea.	\$25,583	9
Air Distribution	Pre-Conditioned Air Unit - 45 Ton	Green	2019	1	Ea.	\$352,578	10
Sub Total for System				49	items	\$6,575,097	

Electrical

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 200A	Amber (-)	1990	1	Ea.	\$9,963	4
	Note: General: Rust around panel cover. No label.						
Power Distribution	Panelboard - 120/208 200A	Amber (-)	1990	1	Ea.	\$9,963	4
	Note: General: Rust around panel cover. No label.						
Power Distribution	Motor Controller (Loads)	Amber (-)	1990	1	Ea.	\$3,328	4
	Note: General: 100A disconnect. Some deterioration.						
Power Distribution	Panelboard - 277/480 600A	Amber (-)	1990	1	Ea.	\$33,012	4
Power Distribution	Panelboard - 277/480 600A	Amber (-)	1996	1	Ea.	\$33,012	4
Electrical Service	Transformer (15 KVA)	Amber (-)	1990	1	Ea.	\$9,706	4
	Note: General: Transformer is deteriorated						
Power Distribution	Panelboard - 120/208 225A	Amber (-)	1990	1	Ea.	\$9,963	4
	Note: General: Panel exterior is stained						
Electrical Service	Transformer (30 KVA)	Amber (+)	2001	1	Ea.	\$10,798	5
	Note: General: Nameplate indicates that transformer is from 2001 or more recent						
Electrical Service	Transformer (30 KVA)	Amber (+)	2001	1	Ea.	\$10,798	5
	Note: General: Nameplate indicates that transformer is from 2001 or more recent						
Electrical Service	Transformer (30 KVA)	Amber (+)	2001	1	Ea.	\$10,798	5
	Note: General: Nameplate indicates that transformer is from 2001 or more recent						
Electrical Service	Transformer (30 KVA)	Amber (+)	2001	1	Ea.	\$10,798	5
	Note: General: Nameplate indicates that transformer is from 2001 or more recent						
Power Distribution	Panelboard - 120/208 225A	Amber (+)	1990	1	Ea.	\$10,760	5
Power Distribution	Panelboard - 120/208 100A	Amber (+)	1990	1	Ea.	\$5,444	5
Power Distribution	Panelboard - 120/208 100A	Amber (+)	1990	1	Ea.	\$5,444	5
Power Distribution	Panelboard - 120/208 150A	Amber (+)	1990	1	Ea.	\$10,760	5
Power Distribution	Panelboard - 120/208 200A	Amber (+)	1990	1	Ea.	\$10,760	5
Power Distribution	Panelboard - 277/480 150A	Amber (+)	1990	1	Ea.	\$18,337	5
Power Distribution	Panelboard - 120/208 100A	Amber (+)	1990	1	Ea.	\$5,444	5
Power Distribution	Panelboard - 120/208 100A	Amber (+)	1990	1	Ea.	\$5,444	5
Power Distribution	Panelboard - 277/480 100A	Amber (+)	1990	1	Ea.	\$13,087	5
Power Distribution	Panelboard - 120/208 225A	Amber (+)	1990	1	Ea.	\$10,760	5
Power Distribution	Panelboard - 277/480 200A	Amber (+)	1990	1	Ea.	\$18,337	5
Power Distribution	Panelboard - 120/208 225A	Amber (+)	1990	1	Ea.	\$10,760	5
Electrical Service	Transformer (30 KVA)	Amber (+)	1990	1	Ea.	\$10,798	5
	Note: Transformer T-2LP3 is on a rack near the ceiling, above a light fixture						
Battery Equipment	UPS (15 KVA)	Amber (+)	1990	1	Ea.	\$71,023	5
Wiring Devices	Electrical Disconnect	Amber (+)	1990	1	Ea.	\$2,144	5
Power Distribution	Panelboard - 120/208 100A	Amber (+)	1990	1	Ea.	\$5,444	5
Power Distribution	Distribution Panel (1600 Amps)	Amber (+)	1990	1	Ea.	\$49,258	5
Transfer Switches	Automatic Transfer Switch (Amps)	Amber (+)	1990	1	Ea.	\$141,227	5
Transfer Switches	Automatic Transfer Switch (Amps)	Amber (+)	1990	1	Ea.	\$141,227	5
	Note: General: 1200A						
Transfer Switches	Automatic Transfer Switch (Amps)	Amber (+)	1990	1	Ea.	\$141,227	5
	Note: General: 1200A						
Electrical Service	Switchgear - Main Dist Panel (4000 Amps)	Amber (+)	1990	1	Ea.	\$165,912	5
	Note: General: Switchboard						
Power Distribution	Panelboard - 120/208 225A	Amber (+)	1990	1	Ea.	\$10,760	5
Wiring Devices	Electrical Disconnect	Amber (+)	1990	1	Ea.	\$2,144	5
Wiring Devices	Electrical Disconnect	Amber (+)	1990	1	Ea.	\$2,144	5

Building: T-A - Terminal A (Gates 9 to 14)

Electrical

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (75 KVA)	Amber (+)	1990	1	Ea.	\$14,258	5
Electrical Service	Transformer (75 KVA)	Amber (+)	1990	1	Ea.	\$14,258	5
Electrical Service	Transformer (75 KVA)	Amber (+)	1990	1	Ea.	\$14,258	5
Electrical Service	Transformer (75 KVA)	Amber (+)	1990	1	Ea.	\$14,258	5
Power Distribution	Panelboard - 120/208 150A	Amber (+)	1990	1	Ea.	\$10,760	5
Lighting Control	Lighting Control Panel	Amber (+)	1990	1	Ea.	\$5,664	5
Lighting Control	Lighting Control Panel	Amber (+)	1990	1	Ea.	\$5,664	5
Power Distribution	Panelboard - 120/208 125A	Amber (+)	1990	1	Ea.	\$2,855	5
Power Distribution	Panelboard - 120/208 225A	Amber (+)	1990	1	Ea.	\$10,760	5
Electrical Service	Transformer (75 KVA)	Amber (+)	1990	1	Ea.	\$14,258	5
Note: In the ceiling, transformer one on the right is Westinghouse, T-1LE3 and T-1LP3 (left to right)							
Power Distribution	Panelboard - 120/208 225A	Amber (+)	1990	1	Ea.	\$10,760	5
Power Distribution	Panelboard - 277/480 125A	Amber (+)	1990	1	Ea.	\$13,087	5
Power Distribution	Panelboard - 277/480 225A	Amber (+)	1990	1	Ea.	\$18,337	5
Power Distribution	Panelboard - 277/480 400A	Amber (+)	1990	1	Ea.	\$27,178	5
Electrical Service	Switchgear - Main Dist Panel (3000 Amps)	Amber (+)	1990	1	Ea.	\$133,101	5
Note: General: 3 sections							
Power Distribution	Panelboard - 277/480 225A	Amber (+)	1990	1	Ea.	\$18,337	5
Electrical Service	Transformer (30 KVA)	Amber (+)	1990	1	Ea.	\$10,798	5
Note: General: No label. Transformer is quite dirty.							
Electrical Service	Transformer (30 KVA)	Amber (+)	1990	1	Ea.	\$10,798	5
Note: General: No label. Transformer is quite dirty.							
Electrical Service	Transformer (30 KVA)	Amber (+)	1990	1	Ea.	\$10,798	5
Electrical Service	Transformer (30 KVA)	Amber (+)	1990	1	Ea.	\$10,798	5
Electrical Service	Transformer (30 KVA)	Amber (+)	1990	1	Ea.	\$10,798	5
Electrical Service	Transformer (30 KVA)	Amber (+)	1990	1	Ea.	\$10,798	5
Power Distribution	Panelboard - 120/208 125A	Amber (+)	1990	1	Ea.	\$2,855	5
Electrical Service	Transformer (75 KVA)	Amber (+)	1990	1	Ea.	\$14,258	5
Electrical Service	Transformer (75 KVA)	Amber (+)	1990	1	Ea.	\$14,258	5
Electrical Service	Transformer (75 KVA)	Amber (+)	1990	1	Ea.	\$14,258	5
Electrical Service	Transformer (75 KVA)	Amber (+)	1990	1	Ea.	\$14,258	5
Miscellaneous Electrical Systems Supplementary Components	Electrical - Other	Amber (+)	1990	1	Ea.	\$0	5
Note: 1500KW, tied to backup generator							
Miscellaneous Electrical Systems Supplementary Components	Electrical - Other	Amber (+)	1990	1	Ea.	\$0	5
Note: 1500KW, tied to backup generator							
Power Distribution	Panelboard - 120/208 200A	Amber (+)	1990	1	Ea.	\$10,760	5
Power Distribution	Panelboard - 120/208 225A	Amber (+)	1990	1	Ea.	\$10,760	5
Power Distribution	Panelboard - 277/480 150A	Amber (+)	1990	1	Ea.	\$18,337	5
Power Distribution	Panelboard - 120/208 200A	Amber (+)	1990	1	Ea.	\$10,760	5
Power Distribution	Panelboard - 277/480 100A	Amber (+)	1990	1	Ea.	\$13,087	5
Electrical Service	Transformer (45 KVA)	Amber (+)	1990	1	Ea.	\$11,581	5
Electrical Service	Transformer (45 KVA)	Amber (+)	1990	1	Ea.	\$11,581	5
	Circuit Breakers	Amber (+)	1990	1	Ea.	\$2,958	5
Note: Service disconnect, enclosed circuit breaker.							
	Circuit Breakers	Amber (+)	1990	1	Ea.	\$2,958	5
Note: Service disconnect, enclosed circuit breaker.							
Power Distribution	Distribution Panels (600 Amps)	Amber (+)	1990	1	Ea.	\$34,832	5
Power Distribution	Distribution Panels (600 Amps)	Amber (+)	1990	1	Ea.	\$34,832	5
Power Distribution	Panelboard - 120/208 100A	Amber (+)	1990	1	Ea.	\$5,444	5
Power Distribution	Panelboard - 277/480 100A	Amber (+)	1990	1	Ea.	\$13,087	5
Power Distribution	Panelboard - 120/208 100A	Amber (+)	1990	1	Ea.	\$5,444	5
Power Distribution	Panelboard - 277/480 125A	Amber (+)	1990	1	Ea.	\$13,087	5
Power Distribution	Distribution Panels (800 Amps)	Amber (+)	1990	1	Ea.	\$36,322	5
Power Distribution	Distribution Panels (800 Amps)	Amber (+)	1990	1	Ea.	\$36,322	5
Electrical Service	Transformer (45 KVA)	Amber (+)	1990	1	Ea.	\$11,581	5
Electrical Service	Transformer (45 KVA)	Amber (+)	1990	1	Ea.	\$11,581	5
Electrical Service	Transformer (30 KVA)	Amber (+)	1990	1	Ea.	\$10,798	5
Power Distribution	Panelboard - 277/480 100A	Amber (+)	1990	1	Ea.	\$13,087	5
Power Distribution	Panelboard - 120/208 125A	Amber (+)	1990	1	Ea.	\$2,855	5
Power Distribution	Panelboard - 277/480 100A	Amber (+)	1990	1	Ea.	\$13,087	5
Electrical Service	Transformer (30 KVA)	Amber (+)	1990	1	Ea.	\$10,798	5

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (30 KVA)	Amber (+)	1990	1	Ea.	\$10,798	5
Power Distribution	Panelboard - 120/208 100A	Amber (+)	1990	1	Ea.	\$5,444	5
Electrical Service	Transformer (30 KVA)	Amber (+)	1990	1	Ea.	\$10,798	5
	Note: The transformer T-2LE3 is hung above light fixture.						
Power Distribution	Motor Controller (Loads)	Green	1990	1	Ea.	\$3,594	5
Power Distribution	Motor Controller (Loads)	Green	1990	1	Ea.	\$3,594	5
Power Distribution	Motor Controller (Loads)	Green	1990	1	Ea.	\$3,594	5
Power Distribution	Panelboard - 277/480 400A	Amber (+)	2001	1	Ea.	\$27,178	5
Power Distribution	Panelboard - 277/480 225A	Amber (+)	1990	1	Ea.	\$18,337	5
Power Distribution	Panelboard - 277/480 225A	Amber (+)	1990	1	Ea.	\$18,337	5
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$3,594	5
Power Distribution	Panelboard - 277/480 400A	Amber (+)	1990	1	Ea.	\$27,178	5
Power Distribution	Panelboard - 277/480 400A	Amber (+)	1990	1	Ea.	\$27,178	5
	Fixed Ground Power Unit	Amber (+)	2009	1	Ea.	\$151,552	5
Power Distribution	Panelboard - 277/480 225A	Amber (+)	1990	1	Ea.	\$19,804	6
Power Distribution	Panelboard - 120/208 225A	Amber (+)	2002	1	Ea.	\$11,621	6
Lighting Control	Lighting Control Panel	Amber (+)	1990	1	Ea.	\$6,117	6
Power Distribution	Panelboard - 120/208 400A	Amber (+)	2000	1	Ea.	\$26,079	6
Power Distribution	Panelboard - 277/480 225A	Amber (+)	1999	1	Ea.	\$21,389	7
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8
Power Distribution	Motor Controller (Loads)	Amber (+)	1990	1	Ea.	\$4,527	8

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (45 KVA)	Amber (+)	2007	1	Ea.	\$14,589	8
Power Distribution	Power Wiring	Amber (+)	1990	261,518	SF	\$765,549	8
	Note: Building Wide						
Power Distribution	Panelboard - 120/208 100A	Amber (+)	2005	1	Ea.	\$6,858	8
Power Distribution	Panelboard - 120/208 100A	Amber (+)	1999	1	Ea.	\$6,858	8
Power Distribution	Panelboard - 120/208 100A	Amber (+)	2009	1	Ea.	\$6,858	8
	Note: General: Enclosed circuit breaker.						
Power Distribution	Panelboard - 120/208 225A	Amber (+)	2009	1	Ea.	\$13,554	8
Power Distribution	Panelboard - 120/208 225A	Amber (+)	2009	1	Ea.	\$13,554	8
Power Distribution	Panelboard - 120/208 100A	Amber (+)	1990	1	Ea.	\$6,858	8
Electrical Service	Transformer (30 KVA)	Amber (+)	1990	1	Ea.	\$13,602	8
Electrical Service	Transformer (30 KVA)	Amber (+)	1990	1	Ea.	\$13,602	8
Electrical Service	Transformer (30 KVA)	Amber (+)	1990	1	Ea.	\$13,602	8
Electrical Service	Transformer (30 KVA)	Amber (+)	1990	1	Ea.	\$13,602	8
Power Distribution	Panelboard - 120/208 100A	Amber (+)	1990	1	Ea.	\$6,858	8
Power Distribution	Distribution Panels (800 Amps)	Amber (+)	1990	2	Ea.	\$91,510	8
Electrical Service	Transformer (15 KVA)	Amber (+)	1990	1	Ea.	\$13,205	8
Electrical Service	Transformer (75 KVA)	Amber (+)	1990	1	Ea.	\$17,961	8
Electrical Service	Transformer (75 KVA)	Amber (+)	1990	1	Ea.	\$17,961	8
Power Distribution	Panelboard - 277/480 225A	Amber (+)	1990	1	Ea.	\$23,100	8
Power Distribution	Panelboard - 277/480 225A	Amber (+)	2008	1	Ea.	\$23,100	8
Electrical Service	Transformer (45 KVA)	Amber (+)	2007	1	Ea.	\$14,589	8
Electrical Service	Transformer (45 KVA)	Amber (+)	2007	1	Ea.	\$14,589	8
Electrical Service	Transformer (45 KVA)	Amber (+)	2007	1	Ea.	\$14,589	8
Electrical Service	Transformer (45 KVA)	Amber (+)	2007	1	Ea.	\$14,589	8
Electrical Service	Transformer (45 KVA)	Amber (+)	2007	1	Ea.	\$14,589	8
Electrical Service	Transformer (45 KVA)	Amber (+)	2007	1	Ea.	\$14,589	8
Electrical Service	Transformer (45 KVA)	Amber (+)	2007	1	Ea.	\$14,589	8
Power Distribution	Panelboard - 120/208 225A	Amber (+)	2008	1	Ea.	\$14,639	9
Power Distribution	Panelboard - 120/208 225A	Amber (+)	2008	1	Ea.	\$14,639	9
Electrical Service	Switchgear - Main Dist Panel (4000 Amps)	Amber (+)	2009	1	Ea.	\$225,722	9
	Note: General: Four section switchboard.						
Electrical Service	Switchgear - Main Dist Panel (1200 Amps)	Amber (+)	2009	1	Ea.	\$102,183	9
	Note: Switchboard.						
Electrical Service	Switchgear - Main Dist Panel (2000 Amps)	Amber (+)	2009	1	Ea.	\$174,295	9
Power Distribution	Panelboard - 120/208 225A	Amber (+)	2008	1	Ea.	\$14,639	9
Power Distribution	Panelboard - 120/208 225A	Amber (+)	2009	1	Ea.	\$14,639	9
Electrical Service	Transformer (75 KVA)	Amber (+)	2009	1	Ea.	\$19,398	9
Electrical Service	Transformer (75 KVA)	Amber (+)	2009	1	Ea.	\$19,398	9
Electrical Service	Transformer (75 KVA)	Amber (+)	2009	1	Ea.	\$19,398	9
Electrical Service	Transformer (75 KVA)	Amber (+)	2009	1	Ea.	\$19,398	9
Electrical Service	Transformer (112.5 KVA)	Amber (+)	2009	1	Ea.	\$26,375	9
Electrical Service	Transformer (112.5 KVA)	Amber (+)	2009	1	Ea.	\$26,375	9
Electrical Service	Transformer (112.5 KVA)	Amber (+)	2009	1	Ea.	\$26,375	9
Electrical Service	Transformer (112.5 KVA)	Amber (+)	2009	1	Ea.	\$26,375	9
Electrical Service	Transformer (75 KVA)	Amber (+)	2009	1	Ea.	\$19,398	9
Electrical Service	Transformer (75 KVA)	Amber (+)	2009	1	Ea.	\$19,398	9
Electrical Service	Transformer (75 KVA)	Amber (+)	2009	1	Ea.	\$19,398	9
Electrical Service	Transformer (75 KVA)	Amber (+)	2009	1	Ea.	\$19,398	9
Electrical Service	Transformer (75 KVA)	Amber (+)	2009	1	Ea.	\$19,398	9
Electrical Service	Switchgear - Main Dist Panel (1200 Amps)	Amber (+)	2009	1	Ea.	\$102,183	9
Electrical Service	Transformer (75 KVA)	Amber (+)	2009	1	Ea.	\$19,398	9
Electrical Service	Transformer (75 KVA)	Amber (+)	2009	1	Ea.	\$19,398	9
Electrical Service	Transformer (75 KVA)	Amber (+)	2009	1	Ea.	\$19,398	9
Electrical Service	Transformer (75 KVA)	Amber (+)	2009	1	Ea.	\$19,398	9
Power Distribution	Panelboard - 120/208 400A	Amber (+)	2009	1	Ea.	\$32,852	9
Power Distribution	Panelboard - 120/208 400A	Amber (+)	2009	2	Ea.	\$65,705	9
	Note: General: Two section panel.						
Battery Equipment	UPS (40 KVA)	Amber (+)	2009	1	Ea.	\$205,216	9
Battery Equipment	UPS (40 KVA)	Amber (+)	2009	1	Ea.	\$205,216	9
	Fixed Ground Power Unit	Amber (+)	2008	1	Ea.	\$222,680	10
	Note: General: 480-115V, 400A, Other Asset: Power Supply						

Building: T-A - Terminal A (Gates 9 to 14)

Electrical

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Fixed Ground Power Unit	Amber (+)	1990	1	Ea.	\$222,680	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Fixed Ground Power Unit	Amber (+)	2009	1	Ea.	\$222,680	10
	Note: General: 480-115V, 400A, Other Asset: Power Supply						
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
Battery Equipment	UPS (80 KVA)	Amber (+)	1990	1	Ea.	\$282,871	10
Branch Wiring for Lighting	Branch Wiring for Lighting	Amber (+)	1990	261,518	SF	\$1,353,236	10
	Note: Building Wide						
Electrical Service	Transformer (112.5 KVA)	Amber (+)	1990	1	Ea.	\$28,485	10
Electrical Service	Transformer (112.5 KVA)	Amber (+)	1990	1	Ea.	\$28,485	10
Electrical Service	Transformer (112.5 KVA)	Amber (+)	1990	1	Ea.	\$28,485	10
Electrical Service	Transformer (112.5 KVA)	Amber (+)	1990	1	Ea.	\$28,485	10
Electrical Service	Transformer (45 KVA)	Amber (+)	1990	1	Ea.	\$17,017	10
Electrical Service	Transformer (45 KVA)	Amber (+)	1990	1	Ea.	\$17,017	10
Electrical Service	Transformer (45 KVA)	Amber (+)	1990	1	Ea.	\$17,017	10
Electrical Service	Transformer (45 KVA)	Amber (+)	1990	1	Ea.	\$17,017	10
Electrical Service	Switchgear - Main Dist Panel (1600 Amps)	Amber (+)	1990	1	Ea.	\$160,758	10
	Note: Labeled as a normal distribution panel, 2 sections						
Electrical Service	Switchgear - Main Dist Panel (4000 Amps)	Amber (+)	1990	1	Ea.	\$243,779	10
	Note: General: 3 sections						
Electrical Service	Switchgear - Main Dist Panel (3000 Amps)	Amber (+)	1990	1	Ea.	\$195,568	10
Electrical Service	Transformer (112.5 KVA)	Amber (+)	1990	1	Ea.	\$28,485	10
	Note: General: Top of transformer is stained from moisture.						
Electrical Service	Transformer (112.5 KVA)	Amber (+)	1990	1	Ea.	\$28,485	10
	Note: General: Top of transformer is stained from moisture.						
Electrical Service	Transformer (112.5 KVA)	Amber (+)	1990	1	Ea.	\$28,485	10
	Note: General: Top of transformer is stained from moisture.						
Electrical Service	Transformer (112.5 KVA)	Amber (+)	1990	1	Ea.	\$28,485	10
	Note: General: Top of transformer is stained from moisture.						
Lighting Control	Lighting Control Panel	Amber (+)	1990	1	Ea.	\$8,323	10
Lighting Control	Lighting Control Panel	Amber (+)	1990	1	Ea.	\$8,323	10
Lighting Control	Lighting Control Panel	Amber (+)	1990	1	Ea.	\$8,323	10
Lighting Control	Lighting Control Panel	Amber (+)	1990	1	Ea.	\$8,323	10
	Circuit Breakers	Amber (+)	1990	1	Ea.	\$4,346	10
	Circuit Breakers	Amber (+)	1990	1	Ea.	\$4,346	10
Power Distribution	Panelboard - 277/480 150A	Amber (+)	1990	1	Ea.	\$26,943	10
Power Distribution	Panelboard - 277/480 150A	Amber (+)	1990	1	Ea.	\$26,943	10
Power Distribution	Motor Controller (Loads)	Green	1990	1	Ea.	\$5,281	10
Power Distribution	Motor Controller (Loads)	Green	1990	1	Ea.	\$5,281	10
Power Distribution	Motor Controller (Loads)	Green	1990	1	Ea.	\$5,281	10
Power Distribution	Distribution Panels (400 Amps)	Green	1990	1	Ea.	\$48,600	10
Power Distribution	Distribution Panel (3000 Amps)	Green	1990	1	Ea.	\$78,458	10
Electrical Service	Transformer (45 KVA)	Green	1990	1	Ea.	\$17,017	10
Battery Equipment	UPS (40 KVA)	Amber (+)	1990	1	Ea.	\$221,633	10
Battery Equipment	UPS (40 KVA)	Amber (+)	1990	1	Ea.	\$221,633	10
Lighting Fixtures	Building Mounted Fixtures (Ea.)	Amber (+)	1990	11	Ea.	\$28,515	10
	Note: General: Recessed can lights, likely fluorescent						
Lighting Fixtures	Building Mounted Fixtures (Ea.)	Amber (+)	1990	1	Ea.	\$2,593	10
	Note: General: Recessed can lights, likely fluorescent						
Power Distribution	Panelboard - 120/208 100A	Amber (+)	1990	1	Ea.	\$7,999	10
Transfer Switches	Automatic Transfer Switch (Amps)	Amber (+)	1990	1	Ea.	\$207,509	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10

Building: T-A - Terminal A (Gates 9 to 14)

Electrical

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
Wiring Devices	Electrical Disconnect	Amber (+)	1990	1	Ea.	\$3,150	10
Wiring Devices	Electrical Disconnect	Amber (+)	1990	1	Ea.	\$3,150	10
Wiring Devices	Electrical Disconnect	Amber (+)	1990	1	Ea.	\$3,150	10
Wiring Devices	Electrical Disconnect	Amber (+)	1990	1	Ea.	\$3,150	10
Wiring Devices	Electrical Disconnect	Amber (+)	1990	1	Ea.	\$3,150	10
Wiring Devices	Electrical Disconnect	Amber (+)	1990	1	Ea.	\$3,150	10
Wiring Devices	Electrical Disconnect	Amber (+)	1990	1	Ea.	\$3,150	10
Wiring Devices	Electrical Disconnect	Amber (+)	1990	1	Ea.	\$3,150	10
	Fixed Ground Power Unit	Amber (+)	2009	1	Ea.	\$222,680	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	1990	1	Ea.	\$7,396	10
Wiring Devices	Electrical Disconnect	Amber (+)	1990	1	Ea.	\$3,150	10
Wiring Devices	Electrical Disconnect	Amber (+)	1990	1	Ea.	\$3,150	10
Electrical Service	Exterior Dry Type Transformer (225 KVA)	Amber (+)	1990	1	Ea.	\$57,730	10
Note: Rusty exterior							
	Load Bank	Amber (+)	1990	1	Ea.	\$245,612	10
Packaged Generator Assemblies	Emergency Generator (1200 KW)	Amber (+)	1990	1	Ea.	\$914,914	10
Note: General: Includes disconnects #1 and #2 SDB, and protected secondary containment generator base tank. Diesel fuel. 12.47KV, 3P/3W, 2000KW/2500KVA							
Electrical Service	Exterior Dry Type Transformer (225 KVA)	Amber (+)	1990	1	Ea.	\$57,730	10
Packaged Generator Assemblies	Emergency Generator (1200 KW)	Amber (+)	1990	1	Ea.	\$914,914	10
Sub Total for System				277	items	\$24,108,173	

Plumbing

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
	Air Dryer	Amber (+)	1990	1	Ea.	\$4,658	5
	Air Dryer	Amber (+)	1990	1	Ea.	\$4,658	5
	Air Dryer	Amber (+)	1990	1	Ea.	\$4,658	5
	Air Dryer	Amber (+)	1990	1	Ea.	\$4,658	5
	Air Dryer	Amber (+)	1990	1	Ea.	\$4,658	5
	Air Dryer	Amber (+)	1990	1	Ea.	\$4,658	5
	Air Dryer	Amber (+)	1990	1	Ea.	\$4,658	5
Plumbing Fixtures	Refrigerated Drinking Fountain	Amber (+)	1990	2	Ea.	\$8,618	5
Plumbing Fixtures	Lavatory	Amber (+)	1990	2	Ea.	\$10,036	5
Plumbing Fixtures	Toilets	Amber (+)	1990	1	Ea.	\$9,899	5
Plumbing Fixtures	Urinals	Amber (+)	1990	2	Ea.	\$5,300	5
Plumbing Fixtures	Lavatory	Amber (+)	1990	1	Ea.	\$5,018	5
Plumbing Fixtures	Toilets	Amber (+)	1990	1	Ea.	\$9,899	5
Plumbing Fixtures	Urinals	Amber (+)	1990	2	Ea.	\$5,300	5
Plumbing Fixtures	Refrigerated Drinking Fountain	Amber (+)	1990	1	Ea.	\$4,310	5
Note: Rust present							
Domestic Water Equipment	Backflow Preventers - 6 in. (Ea)	Green	1990	1	Ea.	\$18,762	5
Domestic Water Equipment	Backflow Preventers - 4 in. (Ea.)	Amber (+)	1990	1	Ea.	\$15,037	5
Plumbing Fixtures	Refrigerated Drinking Fountain	Amber (+)	2019	2	Ea.	\$8,618	5
Facility Potable-Water Storage Tanks	Water Heater Storage Tank - 100 Gallons	Amber (+)	1990	1	Ea.	\$11,954	5
Plumbing Fixtures	Refrigerated Drinking Fountain	Amber (+)	1990	2	Ea.	\$8,618	5
Plumbing Fixtures	Toilets	Amber (+)	2010	9	Ea.	\$89,093	5
Plumbing Fixtures	Urinals	Amber (+)	1990	6	Ea.	\$15,898	5
Plumbing Fixtures	Sink - Service / Mop Sink	Amber (+)	1990	4	Ea.	\$6,228	5
Plumbing Fixtures	Toilets	Amber (+)	1990	5	Ea.	\$49,496	5
Plumbing Fixtures	Refrigerated Drinking Fountain	Amber (+)	1990	2	Ea.	\$8,618	5
Plumbing Fixtures	Sink - Service / Mop Sink	Amber (+)	1990	4	Ea.	\$6,228	5
Plumbing Fixtures	Urinals	Amber (+)	1990	8	Ea.	\$21,197	5
Plumbing Fixtures	Toilets	Amber (+)	1990	5	Ea.	\$49,496	5
Plumbing Fixtures	Sink - Service / Mop Sink	Amber (+)	1990	2	Ea.	\$3,115	5
Plumbing Fixtures	Urinals	Amber (+)	1990	3	Ea.	\$7,949	5
Plumbing Fixtures	Toilets	Amber (+)	1990	3	Ea.	\$29,698	5
Domestic Water Equipment	Water Heater - Electric - 52 gallon	Amber (+)	1990	1	Ea.	\$5,251	5
Compressed-Air Systems	Air Compressor (5 hp)	Amber (+)	1990	1	Ea.	\$11,045	5

Building: T-A - Terminal A (Gates 9 to 14)

Plumbing

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Compressed-Air Systems	Air Compressor (5 hp)	Amber (+)	1990	1	Ea.	\$11,045	5
Domestic Water Equipment	Water Heater - Electric - 52 gallon	Amber (+)	1990	1	Ea.	\$5,251	5
Plumbing Fixtures	Sink - Service / Mop Sink	Amber (+)	1990	2	Ea.	\$3,115	5
Plumbing Fixtures	Urinals	Amber (+)	1990	1	Ea.	\$2,649	5
Plumbing Fixtures	Sink - Service / Mop Sink	Amber (+)	1990	1	Ea.	\$1,557	5
Plumbing Fixtures	Sink - Service / Mop Sink	Amber (+)	1990	1	Ea.	\$1,557	5
Domestic Water Equipment	Water Heater - Electric - 52 gallon	Amber (+)	2015	1	Ea.	\$5,251	5
Domestic Water Equipment	Water Heater - Electric - 52 gallon	Amber (+)	2015	1	Ea.	\$5,251	5
Domestic Water Equipment	Water Heater - Electric - 52 gallon	Amber (+)	2015	1	Ea.	\$5,251	5
Domestic Water Equipment	Water Heater - Electric - 52 gallon	Amber (+)	2015	1	Ea.	\$5,251	5
Domestic Water Equipment	Water Heater - Electric - 52 gallon	Amber (+)	2015	1	Ea.	\$5,251	5
Domestic Water Equipment	Water Heater - Electric - 52 gallon	Amber (+)	2015	1	Ea.	\$5,251	5
Domestic Water Equipment	Water Heater - Electric - 52 gallon	Amber (+)	2015	1	Ea.	\$5,251	5
Plumbing Fixtures	Toilets	Amber (+)	2010	9	Ea.	\$96,220	6
Plumbing Fixtures	Restroom Lavatory	Amber (+)	2010	4	Ea.	\$26,779	8
Plumbing Fixtures	Restroom Lavatory	Amber (+)	2010	4	Ea.	\$26,779	8
Plumbing Fixtures	Refrigerated Drinking Fountain	Amber (+)	1990	2	Ea.	\$10,856	8
Plumbing Fixtures	Restroom Lavatory	Amber (+)	1990	2	Ea.	\$13,390	8
Plumbing Fixtures	Toilets	Amber (+)	1990	4	Ea.	\$49,881	8
Plumbing Fixtures	Refrigerated Drinking Fountain	Amber (+)	1990	2	Ea.	\$10,856	8
Plumbing Fixtures	Refrigerated Drinking Fountain	Amber (+)	1990	2	Ea.	\$10,856	8
Domestic Water Equipment	Water Heater - Electric - 66 gallon	Amber (+)	2011	1	Ea.	\$9,960	8
Domestic Water Equipment	Water Heater - Electric - 66 gallon	Amber (+)	2011	1	Ea.	\$9,960	8
Domestic Water Equipment	Water Heater - Electric - 66 gallon	Amber (+)	2011	1	Ea.	\$9,960	8
Domestic Water Equipment	Water Heater - Electric - 66 gallon	Amber (+)	2011	1	Ea.	\$9,960	8
Domestic Water Equipment	Water Heater - Electric - 66 gallon	Amber (+)	2011	1	Ea.	\$9,960	8
Domestic Water Equipment	Water Heater - Electric - 66 gallon	Amber (+)	2011	1	Ea.	\$9,960	8
Domestic Water Equipment	Water Heater - Electric - 66 gallon	Amber (+)	2011	1	Ea.	\$9,960	8
Domestic Water Equipment	Water Heater - Electric - 66 gallon	Amber (+)	2011	1	Ea.	\$9,960	8
Plumbing Fixtures	Toilets	Amber (+)	2019	2	Ea.	\$26,935	9
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	Amber (-)	1990	1	Ea.	\$6,852	10
Note: Fountain works but fixture has signs of rust in the bowl and supply nozzle is corroded							
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	Amber (-)	1990	1	Ea.	\$6,852	10
Plumbing Fixtures	Toilets	Amber (+)	1990	3	Ea.	\$43,636	10
Plumbing Fixtures	Restroom Lavatory	Amber (+)	1990	2	Ea.	\$15,618	10
Domestic Water Equipment	Gas Piping System (BldgSF)	Amber (+)	1990	261,518	SF	\$26,069,865	10
Note: Building Wide							
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	Amber (+)	1990	261,518	SF	\$2,701,868	10
Note: Building Wide							
Plumbing Fixtures	Toilets	Green	1990	1	Ea.	\$14,545	10
Plumbing Fixtures	Urinals	Green	1990	1	Ea.	\$3,893	10
Sub Total for System				73	items	\$29,744,488	

Fire and Life Safety

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
	Fire Pump Controller	Amber (+)	1990	1	Ea.	\$68,515	5
Note: Deterioration to the cabinet due to age							
	Fire Pump Controller	Amber (+)	1990	1	Ea.	\$68,515	5
Note: Deterioration to the cabinet due to age							
	Fire Pump Controller	Amber (+)	1990	1	Ea.	\$68,515	5
Note: Deterioration to the cabinet due to age							
	Fire Pump Controller	Amber (+)	1990	1	Ea.	\$68,515	5
Note: Deterioration to the cabinet due to age							
	Fire Pump Controller	Amber (+)	1990	1	Ea.	\$68,515	5
Note: Deterioration to the cabinet due to age							
	Fire Pump Controller	Amber (+)	1990	1	Ea.	\$68,515	5
Note: Deterioration to the cabinet due to age							
	Fire Pump Controller	Amber (+)	1990	1	Ea.	\$68,515	5
Note: Deterioration to the cabinet due to age							

Building: T-A - Terminal A (Gates 9 to 14)

Fire and Life Safety

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	Green	1990	261,581	SF	\$1,023,709	8
	Note: Building Wide						
Water-Based Fire-Suppression	Fire Pump	Green	1990	1	Ea.	\$141,714	10
	Note: Pump repacked 2 weeks ago						
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	Amber (+)	1990	261,518	SF	\$7,832,607	10
	Note: Building Wide						
Sub Total for System				11	items	\$9,546,150	

Conveyances

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	1990	1	Ea.	\$86,622	3
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	1990	1	Ea.	\$86,622	3
Elevators	Hydraulic (Freight Elev)	Amber (-)	1990	1	Ea.	\$247,715	3
	Note: Hydraulic fluid is leaking						
Elevators	Hydraulic (Freight Elev)	Amber (-)	1990	1	Ea.	\$247,715	3
	Note: Hydraulic fluid is leaking						
Elevators	Hydraulic (Freight Elev)	Amber (-)	1990	1	Ea.	\$247,715	3
	Note: Hydraulic fluid is leaking						
Elevators	Hydraulic (Freight Elev)	Amber (-)	1990	1	Ea.	\$247,715	3
	Note: Hydraulic fluid is leaking						
Elevators	Hydraulic (Freight Elev)	Amber (-)	1990	1	Ea.	\$247,715	3
	Note: Hydraulic fluid is leaking						
Elevators	Hydraulic (Freight Elev)	Amber (-)	1990	1	Ea.	\$247,715	3
	Note: Hydraulic fluid is leaking						
Elevators	Hydraulic (Freight Elev)	Amber (-)	1990	1	Ea.	\$247,715	3
	Note: Hydraulic fluid is leaking						
Elevators	Hydraulic (Freight Elev)	Amber (-)	1990	1	Ea.	\$247,715	3
	Note: Hydraulic fluid is leaking						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (-)	1990	1	Ea.	\$16,371	4
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (-)	1990	1	Ea.	\$16,371	4
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (-)	1990	1	Ea.	\$16,371	4
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (-)	1990	1	Ea.	\$16,371	4
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (-)	1990	1	Ea.	\$16,371	4
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (-)	1990	1	Ea.	\$93,551	4
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (-)	1990	1	Ea.	\$93,551	4
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	1990	1	Ea.	\$75,776	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	1990	1	Ea.	\$75,776	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	1990	2	Ea.	\$40,414	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	1990	2	Ea.	\$40,414	5
Elevators	Hydraulic (Passenger Elev)	Amber (+)	2013	1	Ea.	\$193,192	5
Elevators	Hydraulic (Passenger Elev)	Amber (+)	2013	1	Ea.	\$193,192	5
Elevators	Hydraulic (Passenger Elev)	Amber (+)	1990	1	Ea.	\$193,192	5
Elevators	Hydraulic (Passenger Elev)	Amber (+)	1990	1	Ea.	\$193,192	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	1990	1	Ea.	\$101,035	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	1990	1	Ea.	\$75,776	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	1990	1	Ea.	\$75,776	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	1990	2	Ea.	\$40,414	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	1990	2	Ea.	\$40,414	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	1990	1	Ea.	\$75,776	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	1990	1	Ea.	\$75,776	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	1990	1	Ea.	\$20,208	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	1990	1	Ea.	\$75,776	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	1990	1	Ea.	\$75,776	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	1990	1	Ea.	\$20,208	5
	Note: Jetbridge, lift plate on one hoist is not present						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	1990	1	Ea.	\$75,776	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	1990	1	Ea.	\$75,776	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	1990	1	Ea.	\$20,208	5
Escalators	Escalators	Amber (+)	1990	2	Ea.	\$1,067,436	5
Elevators	Hydraulic (Passenger Elev)	Amber (+)	1990	1	Ea.	\$193,192	5
Elevators	Hydraulic (Passenger Elev)	Amber (+)	1990	1	Ea.	\$193,192	5
Elevators	Hydraulic (Passenger Elev)	Amber (+)	1990	1	Ea.	\$193,192	5

Building: T-A - Terminal A (Gates 9 to 14)

Conveyances

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Elevators	Hydraulic (Passenger Elev)	Amber (+)	1990	1	Ea.	\$193,192	5
Elevators	Hydraulic (Passenger Elev)	Amber (+)	1990	1	Ea.	\$243,366	8
Elevators	Hydraulic (Passenger Elev)	Amber (+)	1990	1	Ea.	\$243,366	8
Escalators	Escalators	Amber (+)	1990	2	Ea.	\$1,344,662	8
	Wheelchair Lift	Amber (+)	1990	1	Ea.	\$35,350	10
	Wheelchair Lift	Amber (+)	1990	1	Ea.	\$35,350	10
	Hydraulic - Lift	Amber (+)	1990	1	Ea.	\$46,020	10
Sub Total for System				50	items	\$8,066,082	
Sub Total for Building T-A - Terminal A (Gates 9 to 14)				460	items	\$78,039,990	



Jacobs

Terminal FIS

PHASE 1

FACILITY CONDITION ASSESSMENT

TERMINAL BUILDINGS AND
CENTRAL UTILITY PLANT

BUILDING DETAILS

Building Details

Terminal FIS (Gates 15 to 16)

Building Condition Assessment Score (3-Year SCI)

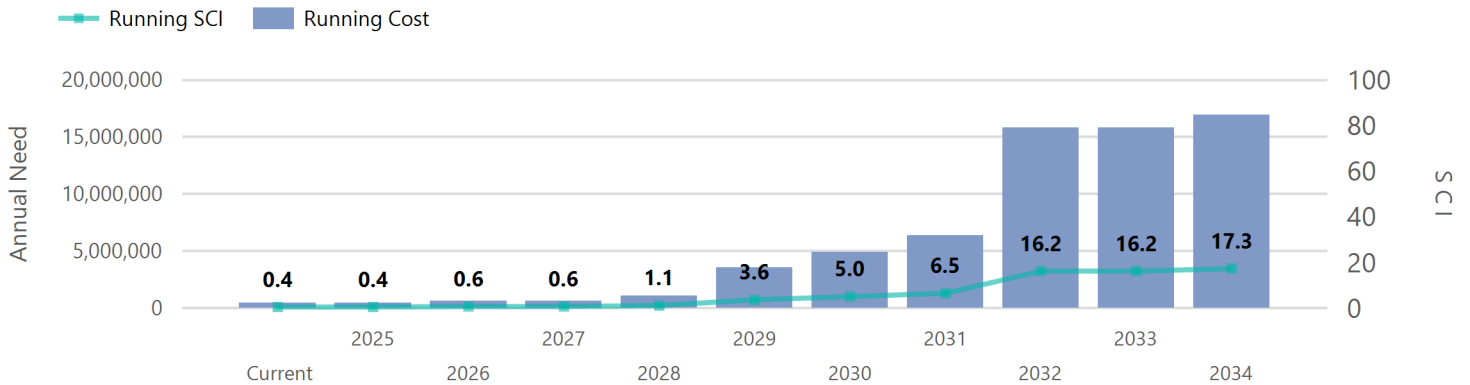
Building Address

Terminal FIS (Gates 15 to 16), San Jose, CA 95110		
Const Year	Area	Replacement Cost
2002	94,735	\$97,861,256
Current Deficiencies		Current + 3-Year Costs
\$438,323		\$630,512
Current + 5-Year Costs	Current + 10-Year Trend	
\$3,537,127	\$16,914,045	

Ten-year Work-plan by System

System	Current + 10-Years											Total
	Current	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Mechanical	\$406,761	\$0	\$190,487	\$0	\$0	\$1,060,042	\$0	\$0	\$2,227,812	\$0	\$0	\$3,885,102
Electrical	\$9,704	\$0	\$1,702	\$0	\$407,629	\$299,594	\$317,367	\$817,153	\$4,731,258	\$0	\$1,096,568	\$7,680,975
Plumbing	\$0	\$0	\$0	\$0	\$0	\$310,939	\$719,413	\$0	\$94,378	\$0	\$0	\$1,124,730
Fire & Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$317,859	\$0	\$2,432,582	\$0	\$0	\$2,750,441
Technology	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$21,858	\$0	\$0	\$0	\$0	\$828,411	\$0	\$622,528	\$0	\$0	\$0	\$1,472,797
Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total:	\$438,323	\$0	\$192,189	\$0	\$407,629	\$2,498,986	\$1,354,639	\$1,439,681	\$9,486,030	\$0	\$1,096,568	\$16,914,045

Current + 10-Year Cost of Repairs / SCI



DEFICIENCY SUMMARY

Building: T-FIS - Terminal FIS (Gates 15 to 16)

Mechanical

Deficiency	Rating	Qty	UoM	Repair Cost	ID
Air Handler HVAC Component Replacement	Amber (-)	1	Ea.	\$236,481	27
Note: Operationally Impaired, Return path ducts are sealed into the room. Air return for AHU is coming through under doorway. Room is negative pressure Location: Mechanical Room - F3061					
Small Diameter Exhausts/Hoods Replacement	Amber (-)	1	Ea.	\$2,610	25
Note: Broken: The Exhaust Fan is on, but the belt seems broken. Potential club exhaust Location: Roof					
Pre-Conditioned Air Unit	Amber (-)	1	Ea.	\$163,312	60
Note: Deteriorated, Unit is dented all over. R-22 refrigerant is outdated and has been phased out. Location: Gate-14					
Remove Abandoned Equipment		1	Ea.	\$4,358	85
Note: The control panel is not in service. Room used to be used for three heating and cooling water pumps, but have been removed and relocated to the CUP. Location: Mechanical Room - F1460					
Sub Total for System		4	items	\$406,761	

Electrical

Deficiency	Rating	Qty	UoM	Repair Cost	ID
Electrical Transformer Replacement	Amber (-)	1	Ea.	\$9,704	28
Note: The transformer is corroded and dented. Location: Electrical Room - F3140					
Sub Total for System		1	items	\$9,704	

Conveyances

Deficiency	Rating	Qty	UoM	Repair Cost	ID
Loading Dock Lift	Amber (-)	1	Ea.	\$21,858	29
Note: Corroded, There is corrosion throughout the entire lift. Location: Exterior - Near Room F1001					
Sub Total for System		1	items	\$21,858	
Sub Total for Building T-FIS - Terminal FIS (Gates 15 to 16)		6	items	\$438,323	

LIFE CYCLE SUMMARY

Building: T-FIS - Terminal FIS (Gates 15 to 16)

Mechanical

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Air Distribution	Pre-Conditioned Air Unit - 45 Ton	Amber (-)	2009	1	Ea.	\$190,487	2
	Note: R-22 refrigerant is outdated and has been phased out.						
Decentralized Cooling	AHU 50,000 CFM Interior	Amber (+)	2002	1	Ea.	\$347,468	5
Other HVAC Distribution Systems	VFD (75 HP)	Amber (+)	2002	2	Ea.	\$99,140	5
Other HVAC Distribution Systems	VFD (75 HP)	Amber (+)	2002	2	Ea.	\$99,140	5
Exhaust Air	Roof Exhaust Fan - Large	Amber (+)	2002	1	Ea.	\$15,723	5
	Note: Unable to verify if the Exhaust Fan is functioning correctly. However, the POC indicated that the Exhaust Fan has not been used for the last 5+ years.						
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2002	1	Ea.	\$3,835	5
	Note: Unable to verify if the Exhaust Fan is functioning correctly. However, the POC indicated that the Exhaust Fan has not been used for the last 5+ years.						
Exhaust Air	Roof Exhaust Fan - Large	Amber (+)	2002	2	Ea.	\$31,447	5
HVAC Air Distribution	AHU 20,000 CFM Outdoor	Amber (+)	2002	1	Ea.	\$389,454	5
HVAC Air Distribution	VAV Boxes / Terminal Device	Amber (+)	2002	1	Ea.	\$7,580	5
Exhaust Air	Roof Exhaust Fan - Large	Amber (+)	2002	1	Ea.	\$15,723	5
Exhaust Air	Roof Exhaust Fan - Large	Amber (+)	2002	2	Ea.	\$31,447	5
HVAC Air Distribution	VAV Boxes / Terminal Device	Amber (+)	2002	1	Ea.	\$7,580	5
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2002	1	Ea.	\$3,835	5
	Note: Inaccessible Exhaust Fan located above the Jet Bridge						
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2002	1	Ea.	\$3,835	5
	Note: Inaccessible Exhaust Fan located above the Jet Bridge						
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2002	1	Ea.	\$3,835	5
	Note: Inaccessible Exhaust Fan located above the Jet Bridge						
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	Amber (+)	2002	1	Ea.	\$10,630	8
HVAC Air Distribution	Ductwork (Bldg.SF)	Amber (+)	2002	94,735	SF	\$1,847,527	8
	Note: Building Wide						
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (3 Ton)	Amber (+)	2002	1	Ea.	\$8,355	8
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	Amber (+)	2002	94,735	SF	\$361,300	8
	Note: Building Wide						
Sub Total for System				19	items	\$3,478,341	

Electrical

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Wiring Devices	Electrical Disconnect	Amber (-)	2002	1	Ea.	\$1,702	2
	Note: Switch is corroded, Past/Near end of useful service life but functioning properly						
Wiring Devices	Electrical Disconnect	Amber (-)	2002	1	Ea.	\$1,702	2
	Note: Switch is corroded, Past/Near end of useful service life but functioning properly						
Wiring Devices	Electrical Disconnect	Amber (-)	2002	1	Ea.	\$1,702	2
	Note: Switch is corroded, Past/Near end of useful service life but functioning properly						
Wiring Devices	Electrical Disconnect	Amber (-)	2002	1	Ea.	\$1,702	2
	Note: Switch is corroded, Past/Near end of useful service life but functioning properly						
Electrical Service	Switchgear - Main Dist Panel (3000 Amps)	Amber (-)	2002	1	Ea.	\$123,241	4
	Note: Very dirty, may be rusted in some areas						
Electrical Service	Switchgear - Main Dist Panel (4000 Amps)	Amber (-)	2007	1	Ea.	\$153,622	4
	Note: 5 sections, one breaker under repair, looks deteriorated from age, includes ATS						
Transfer Switches	Automatic Transfer Switch (Amps)	Amber (-)	2002	1	Ea.	\$130,766	4
	Note: Not Operational, unable to verify if this equipment is abandoned in place or will be used in the future.						
Power Distribution	Panelboard - 277/480 400A	Amber (+)	2002	1	Ea.	\$27,178	5
Power Distribution	Panelboard - 277/480 400A	Amber (+)	2002	1	Ea.	\$27,178	5
Power Distribution	Panelboard - 400+ Amps	Amber (+)	2002	1	Ea.	\$27,178	5
Power Distribution	Panelboard - 277/480 125A	Amber (+)	2002	1	Ea.	\$13,087	5
Power Distribution	Panelboard - 400+ Amps	Amber (+)	2002	1	Ea.	\$27,178	5
Wiring Devices	Electrical Disconnect	Green	2002	1	Ea.	\$2,144	5
Wiring Devices	Electrical Disconnect	Amber (+)	2002	1	Ea.	\$2,144	5
Power Distribution	Panelboard - 120/208 225A	Amber (+)	2002	1	Ea.	\$10,760	5
Power Distribution	Panelboard - 120/208 225A	Amber (+)	2002	1	Ea.	\$10,760	5
Power Distribution	Panelboard - 120/208 225A	Amber (+)	2002	1	Ea.	\$10,760	5
Transfer Switches	Automatic Transfer Switch (Amps)	Amber (+)	2002	1	Ea.	\$141,227	5
Electrical Service	Transformer (225 KVA)	Amber (+)	2002	1	Ea.	\$38,545	6
Electrical Service	Switchgear - Main Dist Panel (800 Amps)	Amber (+)	2002	1	Ea.	\$28,835	6
Electrical Service	Transformer (75 KVA)	Amber (+)	2002	1	Ea.	\$15,399	6
Power Distribution	Distribution Panels (400 Amps)	Amber (+)	2002	1	Ea.	\$35,722	6

Building: T-FIS - Terminal FIS (Gates 15 to 16)

Electrical

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Motor Controller (Loads)	Amber (+)	2002	13	Ea.	\$50,464	6
Power Distribution	Distribution Panel (1600 Amps)	Amber (+)	2002	1	Ea.	\$53,198	6
Electrical Service	Transformer (112.5 KVA)	Amber (+)	2002	1	Ea.	\$20,937	6
Power Distribution	Distribution Panels (400 Amps)	Amber (+)	2002	1	Ea.	\$35,722	6
Electrical Service	Transformer (225 KVA)	Amber (+)	2002	1	Ea.	\$38,545	6
Packaged Generator Assemblies	Emergency Generator (1200 KW)	Amber (+)	2002	1	Ea.	\$726,288	7
Power Distribution	Panelboard - 120/208 225A	Amber (+)	2002	1	Ea.	\$12,550	7
Power Distribution	Panelboard - 120/208 225A	Amber (+)	2002	1	Ea.	\$12,550	7
Power Distribution	Panelboard - 120/208 100A	Amber (+)	2002	1	Ea.	\$6,350	7
Power Distribution	Panelboard - 120/208 100A	Amber (+)	2002	1	Ea.	\$6,350	7
Power Distribution	Panelboard - 120/208 225A	Amber (+)	2002	1	Ea.	\$12,550	7
Power Distribution	Panelboard - 120/208 100A	Amber (+)	2002	1	Ea.	\$6,350	7
Power Distribution	Panelboard - 277/480 125A	Amber (+)	2002	1	Ea.	\$15,265	7
Power Distribution	Panelboard - 120/208 225A	Amber (+)	2002	1	Ea.	\$12,550	7
Power Distribution	Panelboard - 120/208 100A	Amber (+)	2002	1	Ea.	\$6,350	7
Power Distribution	Power Wiring	Amber (+)	2002	94,735	SF	\$277,321	8
Note: Building Wide							
Lighting Control	Lighting Control Panel	Amber (+)	2002	1	Ea.	\$7,135	8
Lighting Control	Lighting Control Panel	Amber (+)	2002	1	Ea.	\$7,135	8
Lighting Control	Lighting Control Panel	Amber (+)	2002	1	Ea.	\$7,135	8
Lighting Control	Lighting Control Panel	Amber (+)	2002	1	Ea.	\$7,135	8
Lighting Control	Lighting Control Panel	Amber (+)	2002	1	Ea.	\$7,135	8
Lighting Control	Lighting Control Panel	Amber (+)	2002	1	Ea.	\$7,135	8
Lighting Control	Lighting Control Panel	Amber (+)	2007	1	Ea.	\$7,135	8
Lighting Control	Lighting Control Panel	Amber (+)	2007	1	Ea.	\$7,135	8
	Metering Equipment	Amber (+)	2002	1	Ea.	\$12,018	8
Lighting Fixtures	Light Fixtures (Bldg SF)	Amber (+)	2002	94,735	SF	\$4,281,984	8
Note: Building Wide							
Lighting Control	Lighting Control Panel	Amber (+)	2002	1	Ea.	\$7,135	8
Lighting Control	Lighting Control Panel	Amber (+)	2002	1	Ea.	\$7,135	8
Lighting Control	Lighting Control Panel	Amber (+)	2002	1	Ea.	\$7,135	8
Lighting Control	Lighting Control Panel	Amber (+)	2002	1	Ea.	\$7,135	8
Electrical Service	Exterior Liquid Filled Transformer (750 KVA)	Amber (+)	2002	1	Ea.	\$117,125	8
Power Distribution	Panelboard - 277/480 400A	Amber (+)	2002	1	Ea.	\$39,934	10
Power Distribution	Panelboard - 277/480 400A	Amber (+)	2002	1	Ea.	\$39,934	10
	Electrical Disconnect - 200A	Amber (+)	2002	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	2002	1	Ea.	\$7,396	10
	Fixed Ground Power Unit	Amber (+)	2017	1	Ea.	\$222,680	10
Power Distribution	Panelboard - 277/480 225A	Amber (+)	2002	1	Ea.	\$26,943	10
	Fixed Ground Power Unit	Amber (+)	2009	1	Ea.	\$222,680	10
Wiring Devices	Electrical Disconnect	Amber (+)	2002	1	Ea.	\$3,150	10
	Electrical Disconnect - 200A	Amber (+)	2002	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A	Amber (+)	2002	1	Ea.	\$7,396	10
	Fixed Ground Power Unit	Amber (+)	2012	1	Ea.	\$222,680	10
Electrical Service	Switchgear - Main Dist Panel (800 Amps)	Amber (+)	2002	1	Ea.	\$39,230	10
Power Distribution	Panelboard - 277/480 225A	Amber (+)	2002	1	Ea.	\$26,943	10
Transfer Switches	Automatic Transfer Switch (Amps)	Amber (+)	2002	1	Ea.	\$207,509	10
Wiring Devices	Electrical Disconnect	Amber (+)	2002	1	Ea.	\$3,150	10
Power Distribution	Panelboard - 277/480 225A	Amber (+)	2002	1	Ea.	\$26,943	10
Sub Total for System				69	items	\$7,733,979	

Plumbing

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	Amber (+)	2002	1	Ea.	\$12,491	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	Amber (+)	2002	2	Ea.	\$9,329	5
Plumbing Fixtures	Urinals	Amber (+)	2002	1	Ea.	\$2,649	5
Plumbing Fixtures	Restroom Lavatory	Amber (+)	2002	4	Ea.	\$21,258	5
Plumbing Fixtures	Toilets	Amber (+)	2002	3	Ea.	\$29,698	5
Plumbing Fixtures	Toilets	Amber (+)	2002	2	Ea.	\$19,798	5
Plumbing Fixtures	Sink - Service / Mop Sink	Amber (+)	2002	2	Ea.	\$3,115	5
Plumbing Fixtures	Urinals	Amber (+)	2002	1	Ea.	\$2,649	5
Domestic Water Equipment	Water Heater - Gas - 60 gallon	Amber (+)	2002	2	Ea.	\$13,534	5

Building: T-FIS - Terminal FIS (Gates 15 to 16)

Plumbing

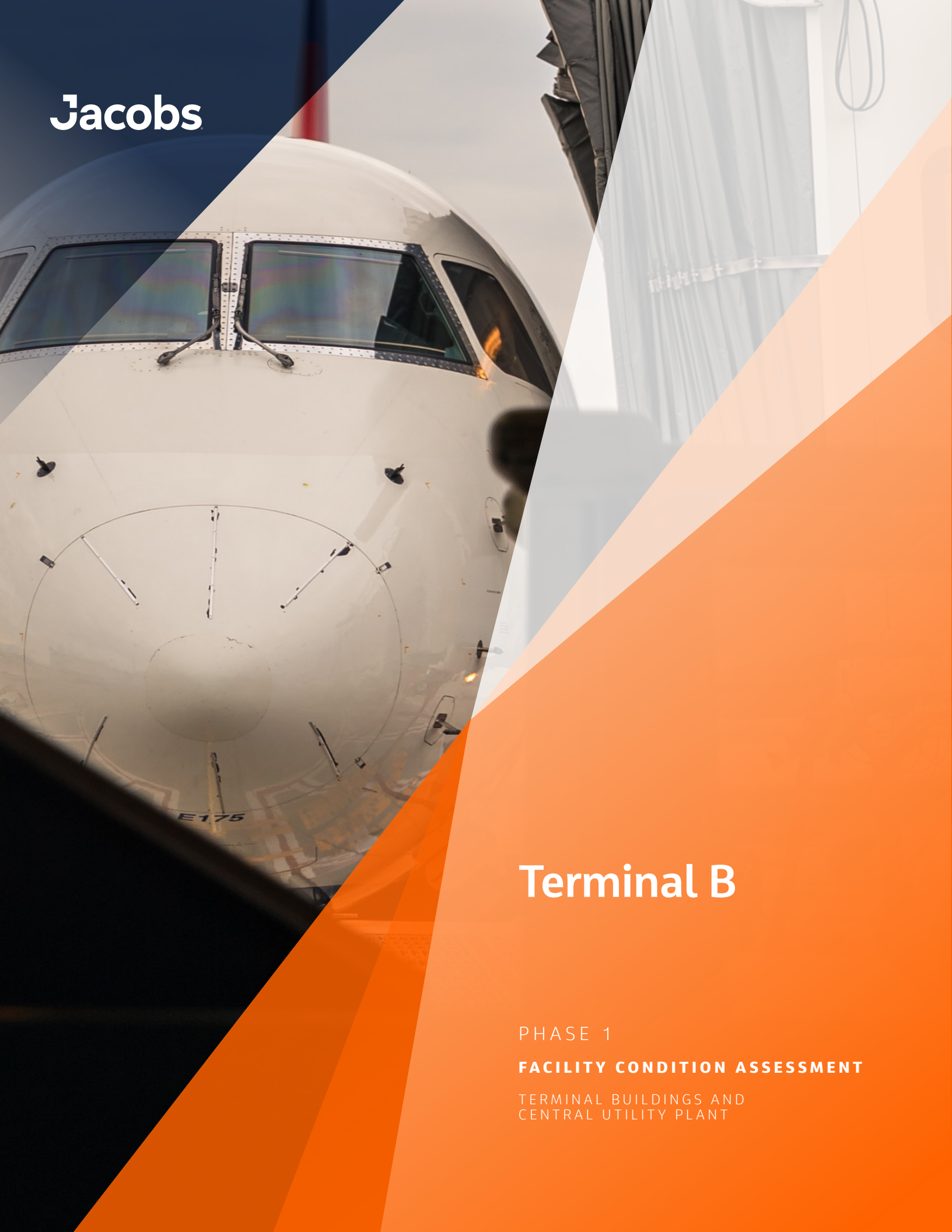
Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Toilets	Amber (+)	2010	7	Ea.	\$69,294	5
Plumbing Fixtures	Restroom Lavatory	Amber (+)	2010	3	Ea.	\$15,944	5
Plumbing Fixtures	Toilets	Amber (+)	2010	4	Ea.	\$39,597	5
Plumbing Fixtures	Refrigerated Drinking Fountain	Amber (+)	2015	1	Ea.	\$4,310	5
Plumbing Fixtures	Sink - Service / Mop Sink	Amber (+)	2002	1	Ea.	\$1,557	5
Plumbing Fixtures	Refrigerated Drinking Fountain	Amber (+)	2002	2	Ea.	\$8,618	5
Plumbing Fixtures	Restroom Lavatory	Amber (+)	2002	3	Ea.	\$15,944	5
Plumbing Fixtures	Toilets	Amber (+)	2002	4	Ea.	\$39,597	5
Plumbing Fixtures	Sink - Service / Mop Sink	Amber (+)	2002	1	Ea.	\$1,557	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	Amber (+)	2002	94,735	SF	\$719,413	6
Note: Building Wide							
Plumbing Fixtures	Restroom Lavatory	Amber (+)	2002	3	Ea.	\$20,084	8
Domestic Water Equipment	Water Heater - Electric - 30 gallon	Amber (+)	2017	1	Ea.	\$5,262	8
Plumbing Fixtures	Sink - Service / Mop Sink	Amber (+)	2002	1	Ea.	\$1,962	8
Plumbing Fixtures	Sink - Service / Mop Sink	Amber (+)	2002	1	Ea.	\$1,962	8
Plumbing Fixtures	Restroom Lavatory	Amber (+)	2002	1	Ea.	\$6,695	8
Plumbing Fixtures	Toilets	Amber (+)	2002	2	Ea.	\$24,939	8
Plumbing Fixtures	Restroom Lavatory	Amber (+)	2010	5	Ea.	\$33,474	8
Sub Total for System				26	items	\$1,124,730	

Fire and Life Safety

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	Amber (+)	2002	94,735	SF	\$317,859	6
Note: Building Wide							
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	Amber (+)	2002	94,735	SF	\$2,432,582	8
Note: Building Wide							
Sub Total for System				2	items	\$2,750,441	

Conveyances

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2002	1	Ea.	\$75,776	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2002	1	Ea.	\$75,776	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	2002	1	Ea.	\$20,208	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2002	1	Ea.	\$17,680	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2002	1	Ea.	\$75,776	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2002	1	Ea.	\$75,776	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	2002	1	Ea.	\$20,208	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2002	1	Ea.	\$75,776	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2002	1	Ea.	\$75,776	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	2002	1	Ea.	\$20,208	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2002	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2002	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2002	1	Ea.	\$17,680	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2002	1	Ea.	\$17,680	5
Elevators	Hydraulic (Passenger Elev)	Amber (+)	2002	1	Ea.	\$193,192	5
Elevators	Hydraulic (Passenger Elev)	Amber (+)	2002	1	Ea.	\$193,192	5
Elevators	Hydraulic (Passenger Elev)	Amber (+)	2002	1	Ea.	\$193,192	5
Elevators	Hydraulic (Passenger Elev)	Amber (+)	2002	1	Ea.	\$193,192	5
Elevators	Hydraulic (Passenger Elev)	Amber (+)	2002	1	Ea.	\$193,192	5
Escalators	Escalators	Amber (+)	2002	1	Ea.	\$622,528	7
Note: Escalator recently repaired/serviced.							
Sub Total for System				20	items	\$2,358,878	
Sub Total for Building T-FIS - Terminal FIS (Gates 15 to 16)				136	items	\$17,446,369	



Jacobs

Terminal B

PHASE 1

FACILITY CONDITION ASSESSMENT

TERMINAL BUILDINGS AND
CENTRAL UTILITY PLANT

BUILDING DETAILS

Building Details

Terminal B (Gates 17 to 30)

Building Condition Assessment Score (3-Year SCI)

50

0.14

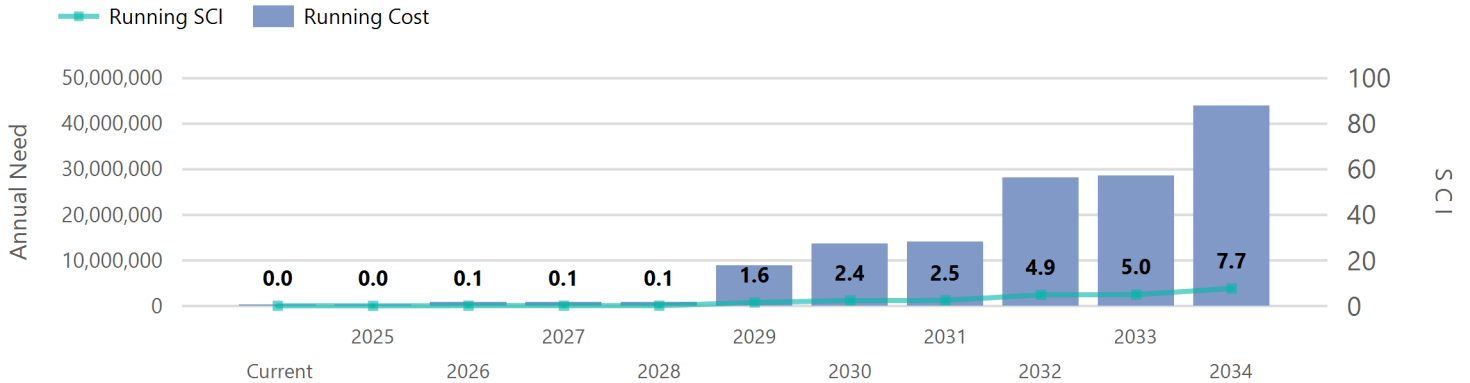
Good

Building Address		
Terminal B (Gates 17 to 30), San Jose, CA 95110		
Const Year	Area	Replacement Cost
2010	552,674	\$570,912,256
Current Deficiencies		Current + 3-Year Costs
\$243,404		\$814,865
Current + 5-Year Costs		Current + 10-Year Trend
\$8,919,096		\$43,912,657

Ten-year Work-plan by System

System	Current + 10-Years											Total
	Current	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Mechanical	\$0	\$0	\$571,461	\$0	\$0	\$2,989,349	\$193,010	\$416,711	\$12,359,987	\$385,558	\$768,531	\$17,684,607
Electrical	\$0	\$0	\$0	\$0	\$0	\$301,241	\$2,642,246	\$0	\$1,763,717	\$0	\$8,105,591	\$12,812,795
Plumbing	\$8,046	\$0	\$0	\$0	\$0	\$1,495,800	\$0	\$0	\$10,565	\$0	\$5,811,852	\$7,326,263
Fire & Life Safety	\$731	\$0	\$0	\$0	\$0	\$96,448	\$1,854,352	\$0	\$0	\$0	\$100,671	\$2,052,202
Technology	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$234,627	\$0	\$0	\$0	\$0	\$3,221,393	\$0	\$0	\$0	\$0	\$580,770	\$4,036,790
Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total:	\$243,404	\$0	\$571,461	\$0	\$0	\$8,104,231	\$4,689,608	\$416,711	\$14,134,269	\$385,558	\$15,367,415	\$43,912,657

Current + 10-Year Cost of Repairs / SCI



DEFICIENCY SUMMARY

Building: T-B - Terminal B (Gates 17 to 30)

Plumbing

Deficiency	Rating	Qty	UoM	Repair Cost	ID
Domestic Water Piping Repair		3	LF	\$1,278	33
Note: Leaks					
Location: Overhead AHU-2					
Gas Water Heater Replacement	Amber (-)	1	Ea.	\$4,648	34
Note: Damaged					
Location: TPRV valve is failed					
Custodial Mop Or Service Sink Replacement	Amber (-)	1	Ea.	\$1,060	31
Note: Stained/Dirty					
Location: The mop sink has major staining.					
Custodial Mop Or Service Sink Replacement	Amber (-)	1	Ea.	\$1,060	32
Note: Stained/Dirty					
Location: The mop sink has moderate staining.					
Sub Total for System		4 items		\$8,046	

Fire and Life Safety

Deficiency	Rating	Qty	UoM	Repair Cost	ID
Fire Sprinklers Piping Repair		5	LF	\$731	36
Note: Corroded					
Location: Bottom of starwell					
Sub Total for System		1 items		\$731	

Conveyances

Deficiency	Rating	Qty	UoM	Repair Cost	ID
Elevator Cab Replacement	Amber (-)	1	Ea.	\$131,483	38
Note: L1 - Broken, At the time of inspection, it seemed like this elevator was not functioning					
Location: Mechanical Room - B3920					
Passenger Boarding Bridge - Water Cabinet	Amber (-)	1	Ea.	\$51,572	46
Note: Water cabinet Leaks					
Location: Gate-26					
Passenger Boarding Bridge - Water Cabinet	Amber (-)	1	Ea.	\$51,572	77
Note: Past/Near end of service life, Hoses under jet bridge leaking heavily while use					
Location: Gate-17					
Sub Total for System		3 items		\$234,627	
Sub Total for Building T-B - Terminal B (Gates 17 to 30)		8 items		\$243,404	

LIFE CYCLE SUMMARY

Building: T-B - Terminal B (Gates 17 to 30)

Mechanical

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Air Distribution	Pre-Conditioned Air Unit - 45 Ton	Amber (-)	2010	1	Ea.	\$190,487	2
	Note: R-22 refrigerant is outdated and has been phased out.						
Air Distribution	Pre-Conditioned Air Unit - 45 Ton	Amber (-)	2010	1	Ea.	\$190,487	2
	Note: R-22 refrigerant is outdated and has been phased out.						
Air Distribution	Pre-Conditioned Air Unit - 45 Ton	Amber (-)	2010	1	Ea.	\$190,487	2
	Note: Out of order tag number on unit and R-22 refrigerant is outdated and has been phased out.						
Air Distribution	Pre-Conditioned Air Unit - 45 Ton	Amber (+)	2010	1	Ea.	\$239,959	5
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$3,835	5
	Note: Above Jet Bridge						
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$3,835	5
	Note: Above Jet Bridge						
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$3,835	5
	Note: Above Jet Bridge						
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$3,835	5
	Note: Above Jet Bridge						
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$3,835	5
	Note: Above Jet Bridge						
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$3,835	5
	Note: Above Jet Bridge						
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$3,835	5
	Note: Above Jet Bridge						
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$3,835	5
	Note: Above Jet Bridge						
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$3,835	5
	Note: Above Jet Bridge						
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$3,835	5
	Note: Above Jet Bridge						
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$3,835	5
	Note: Above Jet Bridge						
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$3,835	5
	Note: Above Jet Bridge						
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$3,835	5
	Note: Above Jet Bridge						
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
HVAC Air Distribution	AHU 20,000 CFM Interior	Amber (+)	2010	1	Ea.	\$283,782	5
HVAC Air Distribution	AHU 20,000 CFM Interior	Amber (+)	2010	1	Ea.	\$283,782	5
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
HVAC Air Distribution	AHU 20,000 CFM Interior	Amber (+)	2010	1	Ea.	\$283,782	5
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
	Note: General: Basement						
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
	Note: General: Basement						
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
	Note: General: Basement						
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
	Note: General: Basments						
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
	Note: General: Basement						

Building: T-B - Terminal B (Gates 17 to 30)

Mechanical

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
Other HVAC Distribution Systems	VFD (7.5 HP)	Amber (+)	2010	1	Ea.	\$10,219	5
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (3 Ton)	Amber (+)	2010	1	Ea.	\$6,633	5
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Other HVAC Distribution Systems	VFD (75 HP)	Amber (+)	2010	1	Ea.	\$49,571	5
Note: General: On (H-03-AHU-6)							
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Other HVAC Distribution Systems	VFD (75 HP)	Amber (+)	2010	1	Ea.	\$49,571	5
Note: General: On (H-03-AHU-5)							
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Other HVAC Distribution Systems	VFD (75 HP)	Amber (+)	2010	1	Ea.	\$49,571	5
Note: General: On (H-03-AHU-4)							
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Other HVAC Distribution Systems	VFD (75 HP)	Amber (+)	2010	1	Ea.	\$49,571	5
Note: General: On (H-03-AHU-3)							
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Other HVAC Distribution Systems	VFD (75 HP)	Amber (+)	2010	1	Ea.	\$49,571	5
Note: General: On (H-03-AHU-2)							
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Other HVAC Distribution Systems	VFD (75 HP)	Amber (+)	2010	1	Ea.	\$49,571	5
Note: General: On (H-03-AHU-1)							
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	Amber (+)	2010	1	Ea.	\$3,854	5
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Other HVAC Distribution Systems	VFD (75 HP)	Amber (+)	2010	1	Ea.	\$49,571	5
Note: General: On (J-03-AHU-4)							
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Other HVAC Distribution Systems	VFD (75 HP)	Amber (+)	2010	1	Ea.	\$49,571	5
Note: General: On (J-03-AHU-2)							
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Other HVAC Distribution Systems	VFD (75 HP)	Amber (+)	2010	1	Ea.	\$49,571	5
Note: General: On (J-03-AHU-3)							
Other HVAC Distribution Systems	VFD (20 HP)	Amber (+)	2010	1	Ea.	\$17,251	5
Note: General: FED FROM J-00-SDPH-A CIRCUIT 5							
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Other HVAC Distribution Systems	VFD (20 HP)	Amber (+)	2010	1	Ea.	\$17,251	5
Note: General: FED FROM H-00-SDPH-A CIRCUIT 6							
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Other HVAC Distribution Systems	VFD (75 HP)	Amber (+)	2010	1	Ea.	\$49,571	5
Note: General: VFDs are planned to be replaced with ABBs							
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5

Building: T-B - Terminal B (Gates 17 to 30)

Mechanical

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Other HVAC Distribution Systems	VFD (75 HP) Note: General: Supply and exhaust On AHU #4. VFDs are currently getting replaced as they fail	Amber (+)	2010	2	Ea.	\$99,140	5
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
Other HVAC Distribution Systems	VFD (40 HP) Note: General: VFDs are planned to be replaced with ABBs. Supply VFD	Amber (+)	2010	1	Ea.	\$27,266	5
	FED FROM L -03-SDPH-A						
Other HVAC Distribution Systems	VFD (15 HP) Note: General: Return VFD on ahu 2 VFDs are planned to be replaced with ABBs.	Green	2010	1	Ea.	\$14,789	5
	FED FROM L -03-SDPH-A						
Other HVAC Distribution Systems	VFD (40 HP) Note: General: Supply VFD on AHU-1	Amber (+)	2010	1	Ea.	\$27,266	5
	FED FROM L -03-SDPH-A						
Other HVAC Distribution Systems	VFD (15 HP) Note: General: Return VFD on ahu 1 VFDs are planned to be replaced with ABBs.	Green	2010	1	Ea.	\$14,789	5
	FED FROM L -03-SDPH-A						
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Other HVAC Distribution Systems	VFD (40 HP) Note: General: VFDs are planned to be replaced with ABBs. Supply VFD	Amber (+)	2010	1	Ea.	\$27,266	5
Other HVAC Distribution Systems	VFD (15 HP) Note: General: Return VFD on ahu 3	Green	2023	1	Ea.	\$14,789	5
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons) Note: General: Great American bagel condensing unit	Amber (+)	2010	1	Ea.	\$19,513	5
Exhaust Air	Supply Fan	Amber (+)	2010	1	Ea.	\$15,723	5
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
HVAC Air Distribution	VAV Boxes / Terminal Device	Amber (+)	2010	3	Ea.	\$22,738	5
HVAC Air Distribution	VAV Boxes / Terminal Device	Amber (+)	2010	1	Ea.	\$7,580	5
HVAC Air Distribution	VAV Boxes / Terminal Device	Amber (+)	2010	1	Ea.	\$7,580	5
HVAC Air Distribution	VAV Boxes / Terminal Device	Amber (+)	2010	1	Ea.	\$7,580	5
HVAC Air Distribution	VAV Boxes / Terminal Device	Amber (+)	2010	1	Ea.	\$7,580	5
HVAC Air Distribution	VAV Boxes / Terminal Device	Amber (+)	2010	1	Ea.	\$7,580	5
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
HVAC Air Distribution	VAV Boxes / Terminal Device	Amber (+)	2010	1	Ea.	\$7,580	5
HVAC Air Distribution	VAV Boxes / Terminal Device	Amber (+)	2010	1	Ea.	\$7,580	5
HVAC Air Distribution	VAV Boxes / Terminal Device	Amber (+)	2010	1	Ea.	\$7,580	5
HVAC Air Distribution	VAV Boxes / Terminal Device	Amber (+)	2010	1	Ea.	\$7,580	5
HVAC Air Distribution	VAV Boxes / Terminal Device	Amber (+)	2010	1	Ea.	\$7,580	5
HVAC Air Distribution	VAV Boxes / Terminal Device	Amber (+)	2010	1	Ea.	\$7,580	5
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
Decentralized Cooling	Unit Ventilator - Chilled Water (Ea.)	Amber (+)	2010	1	Ea.	\$6,962	5
HVAC Air Distribution	VAV Boxes / Terminal Device	Amber (+)	2010	1	Ea.	\$7,580	5
HVAC Air Distribution	VAV Boxes / Terminal Device	Amber (+)	2010	1	Ea.	\$7,580	5
HVAC Air Distribution	VAV Boxes / Terminal Device	Amber (+)	2010	1	Ea.	\$7,580	5
Heating System Supplementary Components	Controls - Electronic	Amber (+)	2010	1	Ea.	\$9,061	5
HVAC Air Distribution	AHU 2,000 CFM Interior Note: General: Maintenance had to repaired broken 1 month ago	Amber (+)	2010	1	Ea.	\$56,769	5
HVAC Air Distribution	AHU 30,000 CFM Interior	Amber (+)	2010	1	Ea.	\$338,088	5
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (15 Ton)	Amber (+)	2010	1	Ea.	\$15,231	5
Exhaust Air	Supply Fan Note: General: Centrifugal fan.	Amber (+)	2010	1	Ea.	\$16,981	6

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,142	6
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,142	6
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,142	6
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,142	6
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,142	6
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,142	6
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,142	6
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,142	6
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,142	6
Exhaust Air	Supply Fan	Amber (+)	2010	1	Ea.	\$16,981	6
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,142	6
Exhaust Air	Supply Fan	Amber (+)	2010	1	Ea.	\$16,981	6
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,142	6
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,142	6
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,142	6
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,142	6
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,142	6
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,142	6
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,142	6
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,142	6
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,142	6
	Note: General: Pollution control unit						
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,142	6
	Note: General: Concession exhaust						
Exhaust Air	Supply Fan	Amber (+)	2010	1	Ea.	\$16,981	6
	Note: General: Kitchen concession makeup air						
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,142	6
	Note: General: Kitchen exhaust						
Exhaust Air	Supply Fan	Amber (+)	2010	1	Ea.	\$16,981	6
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,142	6
	Note: General: C-25,27						
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,142	6
	Note: General: C-29,31						
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,142	6
	Note: General: C-29,31						
Exhaust Air	Supply Fan	Amber (+)	2010	1	Ea.	\$16,981	6
	Note: General: Centrifugal duct fan.						
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,473	7
HVAC Air Distribution	AHU 30,000 CFM Interior	Amber (+)	2010	1	Ea.	\$394,346	7
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,473	7
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,473	7
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,473	7
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$4,473	7
	Note: General: Concession dish exhaust						
HVAC Air Distribution	AHU 20,000 CFM Outdoor	Amber (+)	2010	1	Ea.	\$490,600	8
HVAC Air Distribution	AHU 20,000 CFM Interior	Amber (+)	2010	1	Ea.	\$357,483	8
HVAC Air Distribution	AHU 15,000 CFM Outdoor	Amber (+)	2010	1	Ea.	\$355,232	8
Other HVAC Distribution Systems	VFD (75 HP)	Amber (+)	2019	1	Ea.	\$62,445	8
	Note: General: Recently replaced						
HVAC Air Distribution	AHU 20,000 CFM Interior	Amber (+)	2010	1	Ea.	\$357,483	8
HVAC Air Distribution	AHU 20,000 CFM Interior	Amber (+)	2010	1	Ea.	\$357,483	8
Other HVAC Distribution Systems	VFD (75 HP)	Amber (+)	2019	1	Ea.	\$62,445	8
	Note: General: Recently replaced. On AHU #5						
Other HVAC Distribution Systems	VFD (75 HP)	Amber (+)	2010	1	Ea.	\$62,445	8
	Note: General: Recently replaced. On AHU #5						
HVAC Air Distribution	AHU 15,000 CFM Interior	Amber (+)	2010	1	Ea.	\$280,625	8
HVAC Air Distribution	AHU 20,000 CFM Outdoor	Amber (+)	2010	1	Ea.	\$490,600	8
HVAC Air Distribution	AHU 30,000 CFM Interior	Amber (+)	2010	1	Ea.	\$425,894	8
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	Amber (+)	2010	1	Ea.	\$10,630	8
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	Amber (+)	2010	1	Ea.	\$10,630	8
HVAC Air Distribution	AHU 30,000 CFM Interior	Amber (+)	2010	1	Ea.	\$425,894	8
	Note: General: Basement						
HVAC Air Distribution	AHU 15,000 CFM Interior	Amber (+)	2010	1	Ea.	\$280,625	8
	Note: General: Basement						

[illegible]

Building: T-B - Terminal B (Gates 17 to 30)

Electrical

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
	Motor Starter Disconnect	Amber (+)	2010	1	Ea.	\$6,934	5
	Note: General: 208/120V, Other Asset: Motor controller						
	Motor Starter Disconnect	Amber (+)	2010	1	Ea.	\$6,934	5
	Note: General: 208/120V, Other Asset: Motor controller						
	Motor Starter Disconnect	Amber (+)	2010	1	Ea.	\$6,934	5
	Note: General: 208/120V, Other Asset: Motor controller						
Transfer Switches	Automatic Transfer Switch (Amps)	Amber (+)	2010	1	Ea.	\$141,227	5
	Note: General: 400A						
	Motor Starter Disconnect	Amber (+)	2010	1	Ea.	\$6,934	5
	Note: General: FED FROM K-00-SLP-B 22-24,						
	Motor Starter Disconnect	Amber (+)	2010	1	Ea.	\$6,934	5
	Note: General: FED FROM K-00-SLP-B 22-24,						
	Motor Starter Disconnect	Amber (+)	2010	1	Ea.	\$6,934	5
	Note: General: FED FROM K-00-SLP-B 22-24,						
Power Distribution	Panelboard - 277/480 400A	Amber (+)	2010	2	Ea.	\$54,356	5
	Note: General: Rust along perimeter of panel cover						
Battery Equipment	UPS (40 KVA)	Amber (+)	2010	4	Ea.	\$651,631	6
	Note: General: Paired with Battery UPS—CTX-5						
Battery Equipment	UPS (40 KVA)	Amber (+)	2010	4	Ea.	\$651,631	6
	Note: General: Paired with Battery UPS—CTX-5						
Battery Equipment	UPS (40 KVA)	Green	2010	4	Ea.	\$651,631	6
	Note: General: Paired with BATTERY-UPS-CTX-7						
Battery Equipment	UPS (40 KVA)	Green	2010	4	Ea.	\$651,631	6
	Note: General: Paired with BATTERY-UPS-CTX-8						
Power Distribution	Distribution Panels (400 Amps)	Amber (+)	2010	1	Ea.	\$35,722	6
	Note: General: 208/120, from transformer ET1						
Transfer Switches	Automatic Transfer Switch (Amps)	Amber (+)	2010	1	Ea.	\$177,906	8
Transfer Switches	Automatic Transfer Switch (Amps)	Amber (+)	2010	1	Ea.	\$177,906	8
Wiring Devices	Electrical Disconnect	Amber (+)	2010	1	Ea.	\$2,701	8
Wiring Devices	Electrical Disconnect	Amber (+)	2010	1	Ea.	\$2,701	8
Transfer Switches	Automatic Transfer Switch (Amps)	Amber (+)	2010	1	Ea.	\$177,906	8
	Motor Starter Disconnect	Green	2010	1	Ea.	\$8,735	8
	Note: General: FED FROM J-00-PH-A						
	Motor Starter Disconnect	Green	2010	1	Ea.	\$8,735	8
	Note: General: FED FROM J-00-PH-A						
	Motor Starter Disconnect	Green	2010	1	Ea.	\$8,735	8
	Note: General: FED FROM J-00-PH-A						
	Motor Starter Disconnect	Green	2010	1	Ea.	\$8,735	8
	Note: General: FED FROM J-00-PH-A						
Transfer Switches	Automatic Transfer Switch (Amps)	Amber (+)	2010	1	Ea.	\$177,906	8
Transfer Switches	Automatic Transfer Switch (Amps)	Amber (+)	2010	1	Ea.	\$177,906	8
Transfer Switches	Automatic Transfer Switch (Amps)	Amber (+)	2010	1	Ea.	\$177,906	8
Transfer Switches	Automatic Transfer Switch (Amps)	Amber (+)	2010	1	Ea.	\$177,906	8
Electrical Service	Switchgear - Main Dist Panel (1600 Amps)	Amber (+)	2010	1	Ea.	\$137,824	8
	Note: General: Switchboard.						
Electrical Service	Switchgear - Main Dist Panel (4000 Amps)	Amber (+)	2010	1	Ea.	\$209,002	8
	Note: General: Six sections.						
Electrical Service	Switchgear - Main Dist Panel (1600 Amps)	Amber (+)	2010	1	Ea.	\$137,824	8
	Note: General: Two sections, switchboard.						
Power Distribution	Panelboard - 120/208 225A	Amber (+)	2010	1	Ea.	\$13,554	8
	Fixed Ground Power Unit	Amber (+)	2010	1	Ea.	\$222,680	10
	Note: Other Asset: Ground power unit						
	Fixed Ground Power Unit	Amber (+)	2010	1	Ea.	\$222,680	10
Power Distribution	Panelboard - 277/480 400A	Amber (+)	2010	2	Ea.	\$79,867	10
	Note: General: Rust around panel cover perimeter						
Wiring Devices	Electrical Disconnect	Amber (+)	2010	1	Ea.	\$3,150	10
	Note: General: 400A						

[illegible]

Building: T-B - Terminal B (Gates 17 to 30)

Electrical

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panels (400 Amps)	Amber (+)	2010	1	Ea.	\$48,600	10
Wiring Devices	Electrical Disconnect	Amber (+)	2010	1	Ea.	\$3,150	10
	Note: General: 400A, 600V						
	Electrical Disconnect - 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Note: General: 200A, 600V						
	Electrical Disconnect - 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Note: General: 200A, 600V						
	Electrical Disconnect - 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Note: General: 200A, 600V						
	Electrical Disconnect - 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Note: General: 200A, 600V						
	Fixed Ground Power Unit	Amber (+)	2010	1	Ea.	\$222,680	10
	Note: Other Asset: 480-115V Power Supply						
Power Distribution	Distribution Panels (400 Amps)	Amber (+)	2010	1	Ea.	\$48,600	10
	Electrical Disconnect - 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Note: General: 200A, 600V						
	Electrical Disconnect - 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Note: General: 200A, 600V						
	Electrical Disconnect - 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Note: General: 200A, 600V						
	Electrical Disconnect - 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Note: General: 200A, 600V						
Wiring Devices	Electrical Disconnect	Amber (+)	2010	1	Ea.	\$3,150	10
	Note: General: 400A, 600V						
Power Distribution	Distribution Panels (400 Amps)	Amber (+)	2010	1	Ea.	\$48,600	10
Wiring Devices	Electrical Disconnect	Amber (+)	2010	1	Ea.	\$3,150	10
	Note: General: 400A, 600V						
Wiring Devices	Electrical Disconnect	Amber (+)	2010	1	Ea.	\$3,150	10
	Note: General: 400A, 600V						
Power Distribution	Panelboard - 277/480 400A	Amber (+)	2010	2	Ea.	\$79,867	10
	Note: General: Rust around the perimeter of panel covers						
	Electrical Disconnect - 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Note: General: 200A						
	Electrical Disconnect - 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Note: General: 200A						
	Fixed Ground Power Unit	Amber (+)	2010	1	Ea.	\$222,680	10
	Note: Other Asset: Power Supply						
	Fixed Ground Power Unit	Amber (+)	2010	1	Ea.	\$222,680	10
	Note: Other Asset: Power Supply						
Power Distribution	Distribution Panels (400 Amps)	Amber (+)	2010	1	Ea.	\$48,600	10
	Electrical Disconnect - 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Note: General: 200A, 600V						
	Electrical Disconnect - 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Note: General: 200A, 600V						
	Electrical Disconnect - 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Note: General: 200A, 600V						
	Electrical Disconnect - 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Note: General: 200A, 600V						
Wiring Devices	Electrical Disconnect	Amber (+)	2010	1	Ea.	\$3,150	10
	Note: General: 400A, 600V						
	Fixed Ground Power Unit	Amber (+)	2010	1	Ea.	\$222,680	10
	Note: Other Asset: Power Supply						
Power Distribution	Panelboard - 277/480 400A	Amber (+)	2010	2	Ea.	\$79,867	10
	Note: General: Rust around the perimeter of panel covers						
Power Distribution	Distribution Panels (400 Amps)	Amber (+)	2010	1	Ea.	\$48,600	10
	Electrical Disconnect - 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Note: General: 200A, 600V						
	Electrical Disconnect - 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Note: General: 200A, 600V						
	Electrical Disconnect - 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Note: General: 200A, 600V						

Building: T-B - Terminal B (Gates 17 to 30)

Electrical

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
	Electrical Disconnect - 200A Note: General: 200A, 600V	Amber (+)	2010	1	Ea.	\$7,396	10
Wiring Devices	Electrical Disconnect Note: General: 400A, 600V	Amber (+)	2010	1	Ea.	\$3,150	10
	Electrical Disconnect - 200A Note: General: 200A, 600V	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 200A, 600V	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 200A, 600V	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 200A, 600V	Amber (+)	2010	1	Ea.	\$7,396	10
Wiring Devices	Electrical Disconnect Note: General: 400A, 600V	Amber (+)	2010	1	Ea.	\$3,150	10
Power Distribution	Distribution Panels (400 Amps)	Amber (+)	2010	1	Ea.	\$48,600	10
Power Distribution	Panelboard - 277/480 400A Note: General: Rust around the perimeter of panel covers	Amber (+)	2010	2	Ea.	\$79,867	10
	Fixed Ground Power Unit Note: Other Asset: Power Supply	Amber (+)	2010	1	Ea.	\$222,680	10
	Fixed Ground Power Unit Note: Other Asset: Power Supply	Amber (+)	2017	1	Ea.	\$222,680	10
Wiring Devices	Electrical Disconnect Note: General: 480-277V, 100A	Amber (+)	2010	1	Ea.	\$3,150	10
Wiring Devices	Electrical Disconnect Note: General: 480-277V, 100A	Amber (+)	2010	1	Ea.	\$3,150	10
Wiring Devices	Electrical Disconnect Note: General: 480-277V, 100A	Amber (+)	2010	1	Ea.	\$3,150	10
Wiring Devices	Electrical Disconnect Note: General: 480-277V, 100A	Amber (+)	2010	1	Ea.	\$3,150	10
Wiring Devices	Electrical Disconnect Note: General: 480-277V, 400A	Amber (+)	2010	1	Ea.	\$3,150	10
Wiring Devices	Electrical Disconnect Note: General: 480-277V, 100A, 3P/4W	Amber (+)	2010	1	Ea.	\$3,150	10
Wiring Devices	Electrical Disconnect Note: General: 480-277V, 100A, 3P/4W	Amber (+)	2010	1	Ea.	\$3,150	10
	Fixed Ground Power Unit Note: Other Asset: Power Supply	Amber (+)	2017	1	Ea.	\$222,680	10
	Fixed Ground Power Unit Note: Other Asset: Power Supply	Amber (+)	2010	1	Ea.	\$222,680	10
	Electrical Disconnect - 200A Note: General: 480, 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 480, 200A	Amber (+)	2010	1	Ea.	\$7,396	10
Wiring Devices	Electrical Disconnect Note: General: 480, 100A	Amber (+)	2010	1	Ea.	\$3,150	10
Wiring Devices	Electrical Disconnect Note: General: 480, 100A	Amber (+)	2010	1	Ea.	\$3,150	10
Wiring Devices	Electrical Disconnect Note: General: 480, 400A	Amber (+)	2010	1	Ea.	\$3,150	10
	Fixed Ground Power Unit Note: Other Asset: Power Supply	Amber (+)	2010	1	Ea.	\$222,680	10
	Electrical Disconnect - 200A Note: General: 480, 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 480, 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 480, 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 480, 200A	Amber (+)	2010	1	Ea.	\$7,396	10
Wiring Devices	Electrical Disconnect Note: General: 480, 100A	Amber (+)	2010	1	Ea.	\$3,150	10

Building: T-B - Terminal B (Gates 17 to 30)

Electrical

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Wiring Devices	Electrical Disconnect Note: General: 480, 100A	Amber (+)	2010	1	Ea.	\$3,150	10
Wiring Devices	Electrical Disconnect Note: General: 480, 400A	Amber (+)	2010	1	Ea.	\$3,150	10
	Electrical Disconnect - 200A Note: General: 480/277V, 600VAC	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 480/277V, 600VAC	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 480/277V, 600VAC	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 480/277V, 600VAC	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 480/277V, 600VAC	Amber (+)	2010	1	Ea.	\$7,396	10
	Fixed Ground Power Unit Note: Other Asset: Power Supply	Amber (+)	2010	1	Ea.	\$222,680	10
	Fixed Ground Power Unit Note: Other Asset: Power Supply	Amber (+)	2010	1	Ea.	\$222,680	10
	Electrical Disconnect - 200A Note: General: 480/277V, 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 480/277V, 200A	Amber (+)	2010	1	Ea.	\$7,396	10
Power Distribution	Distribution Panels (400 Amps)	Amber (+)	2010	1	Ea.	\$48,600	10
	Electrical Disconnect - 200A Note: General: 480, 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 480, 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 480, 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 480, 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 480, 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 480, 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 480, 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 480, 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 480, 200A	Amber (+)	2010	1	Ea.	\$7,396	10
Wiring Devices	Electrical Disconnect Note: General: 480/277V, 600VAC	Amber (+)	2010	1	Ea.	\$3,150	10
	Electrical Disconnect - 200A Note: General: 480/277V, 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 480/277V, 200A	Amber (+)	2010	1	Ea.	\$7,396	10
Power Distribution	Panelboard - 277/480 400A Note: General: Rust around the perimeter of panel covers	Amber (+)	2010	2	Ea.	\$79,867	10
Power Distribution	Distribution Panels (400 Amps)	Amber (+)	2010	1	Ea.	\$48,600	10
	Electrical Disconnect - 200A Note: General: 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 200A	Amber (+)	2010	1	Ea.	\$7,396	10
	Fixed Ground Power Unit Note: Other Asset: ground power unit	Amber (+)	2010	1	Ea.	\$222,680	10
	Electrical Disconnect - 200A Note: General: 480V, 60+200+175A	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 480V, 60+200+175A	Amber (+)	2010	1	Ea.	\$7,396	10
	Electrical Disconnect - 200A Note: General: 480V, 60+200+175A	Amber (+)	2010	1	Ea.	\$7,396	10

Building: T-B - Terminal B (Gates 17 to 30)

Electrical

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
	Electrical Disconnect - 200A	Amber (+)	2010	1	Ea.	\$7,396	10
Note: General: 480V, 60+200+175A							
Sub Total for System				170	items	\$13,286,586	

Plumbing

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	Amber (+)	2010	3	Ea.	\$15,944	5
Plumbing Fixtures	Toilets	Amber (+)	2010	4	Ea.	\$39,597	5
Plumbing Fixtures	Restroom Lavatory	Amber (+)	2010	3	Ea.	\$15,944	5
Plumbing Fixtures	Toilets	Amber (+)	2010	4	Ea.	\$39,597	5
Plumbing Fixtures	Restroom Lavatory	Amber (+)	2010	6	Ea.	\$31,887	5
Plumbing Fixtures	Toilets	Amber (+)	2010	9	Ea.	\$89,093	5
Plumbing Fixtures	Restroom Lavatory	Amber (+)	2010	1	Ea.	\$5,315	5
Plumbing Fixtures	Toilets	Amber (+)	2010	1	Ea.	\$9,899	5
Plumbing Fixtures	Showers	Amber (+)	2010	1	Ea.	\$2,557	5
Plumbing Fixtures	Restroom Lavatory	Amber (+)	2010	4	Ea.	\$21,258	5
Plumbing Fixtures	Toilets	Amber (+)	2010	6	Ea.	\$59,395	5
Plumbing Fixtures	Refrigerated Drinking Fountain	Amber (+)	2010	2	Ea.	\$8,618	5
Plumbing Fixtures	Lavatory	Amber (+)	2010	4	Ea.	\$20,071	5
Plumbing Fixtures	Toilets	Amber (+)	2010	6	Ea.	\$59,395	5
Plumbing Fixtures	Sink - Service / Mop Sink	Amber (+)	2010	1	Ea.	\$1,557	5
Plumbing Fixtures	Toilets	Amber (+)	2010	1	Ea.	\$9,899	5
Plumbing Fixtures	Toilets	Amber (+)	2010	2	Ea.	\$19,798	5
Plumbing Fixtures	Sink - Service / Mop Sink	Amber (+)	2010	5	Ea.	\$7,786	5
Plumbing Fixtures	Urinals	Amber (+)	2010	4	Ea.	\$10,598	5
Plumbing Fixtures	Sink - Service / Mop Sink	Amber (+)	2010	1	Ea.	\$1,557	5
Plumbing Fixtures	Urinals	Amber (+)	2010	4	Ea.	\$10,598	5
Plumbing Fixtures	Toilets	Amber (+)	2010	3	Ea.	\$29,698	5
Plumbing Fixtures	Sink - Service / Mop Sink	Amber (+)	2010	5	Ea.	\$7,786	5
Plumbing Fixtures	Refrigerated Drinking Fountain	Amber (+)	2010	2	Ea.	\$8,618	5
Plumbing Fixtures	Sink - Service / Mop Sink	Amber (+)	2010	5	Ea.	\$7,786	5
Plumbing Fixtures	Toilets	Amber (+)	2010	3	Ea.	\$29,698	5
Plumbing Fixtures	Urinals	Amber (+)	2010	4	Ea.	\$10,598	5
Plumbing Fixtures	Sink - Service / Mop Sink	Amber (+)	2010	1	Ea.	\$1,557	5
Plumbing Fixtures	Toilets	Amber (+)	2010	1	Ea.	\$9,899	5
Plumbing Fixtures	Urinals	Amber (+)	2010	4	Ea.	\$10,598	5
Plumbing Fixtures	Sink - Service / Mop Sink	Amber (+)	2010	5	Ea.	\$7,786	5
Plumbing Fixtures	Toilets	Amber (+)	2010	3	Ea.	\$29,698	5
Plumbing Fixtures	Toilets	Amber (+)	2010	3	Ea.	\$29,698	5
Plumbing Fixtures	Sink - Service / Mop Sink	Amber (+)	2010	3	Ea.	\$4,671	5
Plumbing Fixtures	Urinals	Amber (+)	2010	1	Ea.	\$2,649	5
Plumbing Fixtures	Urinals	Amber (+)	2010	1	Ea.	\$2,649	5
Plumbing Fixtures	Toilets	Amber (+)	2010	3	Ea.	\$29,698	5
Plumbing Fixtures	Sink - Service / Mop Sink	Amber (+)	2010	2	Ea.	\$3,115	5
Plumbing Fixtures	Toilets	Amber (+)	2010	3	Ea.	\$29,698	5
Plumbing Fixtures	Sink - Service / Mop Sink	Amber (+)	2010	4	Ea.	\$6,228	5
Plumbing Fixtures	Urinals	Amber (+)	2010	4	Ea.	\$10,598	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	Amber (+)	2010	2	Ea.	\$9,329	5
Plumbing Fixtures	Showers	Amber (+)	2010	1	Ea.	\$2,557	5
Plumbing Fixtures	Urinals	Amber (+)	2010	3	Ea.	\$7,949	5
Plumbing Fixtures	Sink - Service / Mop Sink	Amber (+)	2010	4	Ea.	\$6,228	5
Plumbing Fixtures	Toilets	Amber (+)	2010	3	Ea.	\$29,698	5
Domestic Water Equipment	Water Heater - Electric - 52 gallon	Amber (+)	2010	1	Ea.	\$5,251	5
Plumbing Fixtures	Urinals	Amber (+)	2010	3	Ea.	\$7,949	5
Plumbing Fixtures	Toilets	Amber (+)	2010	3	Ea.	\$29,698	5
Plumbing Fixtures	Sink - Service / Mop Sink	Amber (+)	2010	4	Ea.	\$6,228	5
Domestic Water Equipment	Water Heater - Electric - 52 gallon	Amber (+)	2010	1	Ea.	\$5,251	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	Amber (+)	2010	2	Ea.	\$9,329	5
Plumbing Fixtures	Refrigerated Drinking Fountain	Amber (+)	2010	2	Ea.	\$8,618	5
Plumbing Fixtures	Restroom Lavatory	Amber (+)	2010	6	Ea.	\$31,887	5
Plumbing Fixtures	Toilets	Amber (+)	2010	11	Ea.	\$108,890	5

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Elevators	Hydraulic (Freight Elev)	Amber (+)	2010	1	Ea.	\$288,935	5
	Note: Other Asset: Hydraulic Lift						
Elevators	Hydraulic (Freight Elev)	Amber (+)	2010	1	Ea.	\$288,935	5
	Note: Other Asset: Hydraulic Lift						
Elevators	Hydraulic (Freight Elev)	Amber (+)	2010	1	Ea.	\$288,935	5
	Note: Other Asset: Hydraulic Lift						

Building: T-B - Terminal B (Gates 17 to 30)

Conveyances

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Elevators	Hydraulic (Freight Elev) Note: Other Asset: Hydraulic Lift	Amber (+)	2010	1	Ea.	\$288,935	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet Note: Other Asset: Jet bridge Water cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet Note: Other Asset: Jet bridge Water cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist Note: Jetbridge , Other Asset: Hoist	Amber (+)	2010	1	Ea.	\$20,208	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet Note: Other Asset: Jet bridge Water cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet Note: Other Asset: Jet bridge Water cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$101,035	5
Elevators	Hydraulic (Passenger Elev) Note: Other Asset: Hydraulic machine for elevator	Amber (+)	2010	1	Ea.	\$193,192	5
Elevators	Hydraulic (Passenger Elev) Note: Other Asset: Hydraulic machine for elevator	Amber (+)	2010	1	Ea.	\$193,192	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist Note: Jet bridge, Other Asset: Hoist	Amber (+)	2010	1	Ea.	\$20,208	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler Note: Other Asset: Auto leveler	Amber (+)	2010	1	Ea.	\$17,680	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler Note: Other Asset: Auto leveler	Amber (+)	2010	1	Ea.	\$17,680	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet Note: Other Asset: Jet bridge Water cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet Note: Other Asset: Jet bridge Water cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler Note: Autolevel is next to the passenger gates to the outside, next to yellow gates , Other Asset: Autolevel	Amber (+)	2010	1	Ea.	\$17,680	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler Note: Other Asset: Auto leveler	Amber (+)	2010	1	Ea.	\$17,680	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler Note: Other Asset: Auto leveler	Amber (+)	2010	1	Ea.	\$17,680	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist Note: Jetbridge, Other Asset: Hoist	Amber (+)	2010	1	Ea.	\$20,208	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet Note: Other Asset: Jet bridge Water cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet Note: Other Asset: Jet bridge Water cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler Note: Other Asset: Auto leveler	Amber (+)	2010	1	Ea.	\$17,680	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler Note: Other Asset: Auto leveler	Amber (+)	2010	1	Ea.	\$17,680	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist Note: Jetbridge, Other Asset: Hoist	Amber (+)	2010	1	Ea.	\$20,208	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet Note: Other Asset: Jet bridge Water cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet Note: Other Asset: Jet bridge Water cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler Note: Other Asset: Auto leveler	Amber (+)	2010	1	Ea.	\$17,680	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler Note: Other Asset: Auto leveler	Amber (+)	2010	1	Ea.	\$17,680	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist Note: Jetbridge, Other Asset: Hoist	Amber (+)	2010	1	Ea.	\$20,208	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet Note: Other Asset: Jet bridge Water cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet Note: Other Asset: Jet bridge Water cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler Note: Other Asset: Auto leveler	Amber (+)	2010	1	Ea.	\$17,680	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler Note: Other Asset: Auto leveler	Amber (+)	2010	1	Ea.	\$17,680	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist Note: Jetbridge, Other Asset: Hoist	Amber (+)	2010	1	Ea.	\$20,208	5

Building: T-B - Terminal B (Gates 17 to 30)

Conveyances

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
	Note: Jetbridge, Other Asset: Hoist						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	2010	1	Ea.	\$20,208	5
	Note: Jet bridge, Other Asset: Hoist						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	2010	1	Ea.	\$20,208	5
	Note: Jet bridge, Other Asset: Hoist						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2010	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2010	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	2010	1	Ea.	\$20,208	5
	Note: Jet bridge, Other Asset: Hoist						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2010	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2010	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	2010	1	Ea.	\$20,208	5
	Note: Jet bridge, Other Asset: Hoist						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2010	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2010	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Elevators	Hydraulic (Passenger Elev)	Amber (+)	2010	1	Ea.	\$193,192	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	2010	1	Ea.	\$20,208	5
	Note: Jet bridge, Other Asset: Hoist						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2010	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2010	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2010	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2010	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2010	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2010	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	2010	1	Ea.	\$20,208	5
	Note: Jetbridge, Other Asset: Hoist						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						

Building: T-B - Terminal B (Gates 17 to 30)

Conveyances

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2010	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2010	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2010	1	Ea.	\$17,680	5
	Note: Autolevel is next to the passenger gates to the outside, next to yellow gates , Other Asset: Autolevel						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	2010	2	Ea.	\$40,414	5
	Note: Other Asset: Jet bridge Hoist						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	2010	2	Ea.	\$40,414	5
	Note: Other Asset: Jet bridge Hoist						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2010	1	Ea.	\$17,680	5
	Note: Jet Bridge, Other Asset: Jet bridge Auto leveler						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2010	1	Ea.	\$75,776	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	2010	2	Ea.	\$40,414	5
	Note: Other Asset: Jet bridge Hoist						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Hoist	Amber (+)	2010	2	Ea.	\$40,414	5
	Note: Other Asset: Jet bridge Hoist						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2010	1	Ea.	\$17,680	5
	Note: Jet Bridge, Other Asset: Jet bridge Auto leveler						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$148,454	10
	Note: Cables, underside, and frame are rusty.						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$148,454	10
	Note: Cables, underside, and frame are rusty.						
Elevators	Hydraulic (Passenger Elev)	Amber (+)	2015	1	Ea.	\$283,862	10
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$148,454	10
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2010	1	Ea.	\$148,454	10
Sub Total for System				97	items	\$7,412,134	
Sub Total for Building T-B - Terminal B (Gates 17 to 30)				566	items	\$42,747,770	

The background image shows a modern airport terminal interior. On the left, a man in a blue jacket looks at his phone. The floor is highly reflective. In the center, there are rows of airport seating and people walking. Overlaid on the right side are large, semi-transparent orange and white geometric shapes. The word 'Jacobs' is in the top left corner.

Jacobs

Interim Terminal B

PHASE 1

FACILITY CONDITION ASSESSMENT

TERMINAL BUILDINGS AND
CENTRAL UTILITY PLANT

BUILDING DETAILS

Interim TB (Gates 31 to 36)

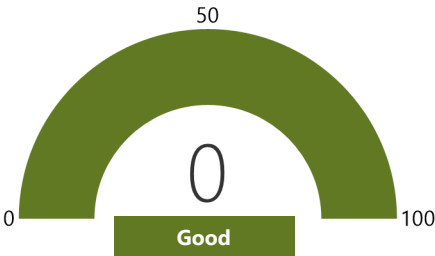
Building Details

Building Address

Interim TB (Gates 31 to 36), San Jose, CA 95110

Const Year	Area	Replacement Cost
2019	44,436	\$45,902,388
Current Deficiencies		Current + 3-Year Costs
\$0		\$0
Current + 5-Year Costs		Current + 10-Year Trend
\$3,635,494		\$3,931,744

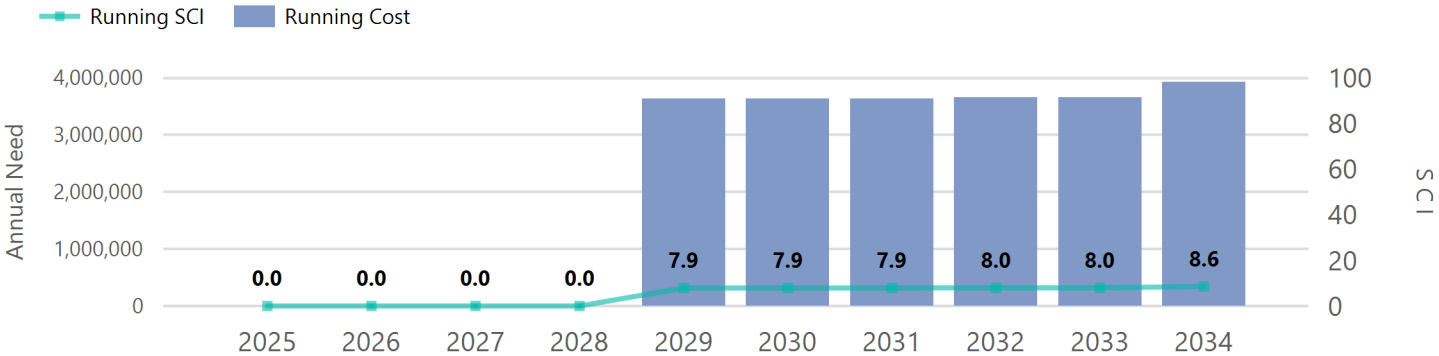
Building Condition Assessment Score (3-Year SCI)



Ten-year Work-plan by System

System	Current + 10-Years											Total
	Current	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Mechanical	\$0	\$0	\$0	\$0	\$0	\$1,606,249	\$0	\$0	\$0	\$0	\$22,283	\$1,628,532
Electrical	\$0	\$0	\$0	\$0	\$0	\$11,581	\$0	\$0	\$0	\$0	\$0	\$11,581
Plumbing	\$0	\$0	\$0	\$0	\$0	\$108,316	\$0	\$0	\$20,085	\$0	\$253,882	\$382,283
Fire & Life Safety	\$0	\$0	\$0	\$0	\$0	\$919,213	\$0	\$0	\$0	\$0	\$0	\$919,213
Technology	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$990,135	\$0	\$0	\$0	\$0	\$0	\$990,135
Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total:	\$0	\$0	\$0	\$0	\$0	\$3,635,494	\$0	\$0	\$20,085	\$0	\$276,165	\$3,931,744

Current + 10-Year Cost of Repairs / SCI



DEFICIENCY SUMMARY

No deficiencies for this building.

LIFE CYCLE SUMMARY

Building: T-I - Interim TB (Gates 31 to 36)

Mechanical

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Package DX Unit (10 Ton)	Amber (+)	2019	1	Ea.	\$33,299	5
Decentralized Cooling	Package DX Unit (10 Ton)	Amber (+)	2019	1	Ea.	\$33,299	5
Decentralized Cooling	Package DX Unit (10 Ton)	Amber (+)	2019	1	Ea.	\$33,299	5
Decentralized Cooling	Package DX Unit (10 Ton)	Amber (+)	2019	1	Ea.	\$33,299	5
Decentralized Cooling	Package DX Unit (10 Ton)	Amber (+)	2019	1	Ea.	\$33,299	5
Air Distribution	Pre-Conditioned Air Unit - 45 Ton	Amber (+)	2019	1	Ea.	\$239,959	5
	Note: Inaccessible Exhaust Fan located above the Jet Bridge						
Air Distribution	Pre-Conditioned Air Unit - 45 Ton	Amber (+)	2019	1	Ea.	\$239,959	5
	Note: Inaccessible Exhaust Fan located above the Jet Bridge						
Air Distribution	Pre-Conditioned Air Unit - 45 Ton	Amber (+)	2019	1	Ea.	\$239,959	5
	Note: Inaccessible Exhaust Fan located above the Jet Bridge						
Air Distribution	Pre-Conditioned Air Unit - 45 Ton	Amber (+)	2019	1	Ea.	\$239,959	5
	Note: Inaccessible Exhaust Fan located above the Jet Bridge						
Air Distribution	Pre-Conditioned Air Unit - 45 Ton	Amber (+)	2019	1	Ea.	\$239,959	5
	Note: Inaccessible Exhaust Fan located above the Jet Bridge						
Decentralized Cooling	Ductless Split System (1 Ton)	Green	2019	1	Ea.	\$8,636	10
Decentralized Cooling	Ductless Split System (2 Ton)	Green	2019	1	Ea.	\$13,647	10
Sub Total for System				13	items	\$1,628,532	

Electrical

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (45 KVA)	Amber (+)	2019	1	Ea.	\$11,581	5
Sub Total for System				1	items	\$11,581	

Plumbing

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Toilets	Amber (+)	2019	1	Ea.	\$9,899	5
Domestic Water Equipment	Water Heater - Gas - 30 gallon	Amber (+)	2019	1	Ea.	\$7,145	5
Plumbing Fixtures	Toilets	Amber (+)	2019	3	Ea.	\$29,698	5
Plumbing Fixtures	Sink - Service / Mop Sink	Green	2019	2	Ea.	\$3,115	5
Plumbing Fixtures	Urinals	Green	2019	2	Ea.	\$5,300	5
Plumbing Fixtures	Toilets	Amber (+)	2019	2	Ea.	\$19,798	5
Plumbing Fixtures	Sink - Service / Mop Sink	Green	2019	3	Ea.	\$4,671	5
Domestic Water Equipment	Water Heater - Gas - 30 gallon	Amber (+)	2019	1	Ea.	\$7,145	5
Plumbing Fixtures	Refrigerated Drinking Fountain	Green	2019	3	Ea.	\$12,927	5
Plumbing Fixtures	Refrigerated Drinking Fountain	Green	2019	2	Ea.	\$8,618	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	Amber (+)	2019	44,436	SF	\$312,448	5
Plumbing Fixtures	Restroom Lavatory	Green	2019	1	Ea.	\$6,695	8
Plumbing Fixtures	Restroom Lavatory	Green	2019	2	Ea.	\$13,390	8
Plumbing Fixtures	Toilets	Green	2019	4	Ea.	\$58,181	10
Plumbing Fixtures	Toilets	Green	2019	1	Ea.	\$14,545	10
Plumbing Fixtures	Group Wash Fountain	Amber (+)	2019	1	Ea.	\$26,332	10
Plumbing Fixtures	Toilets	Amber (+)	2019	4	Ea.	\$58,181	10
Plumbing Fixtures	Urinals	Amber (+)	2019	5	Ea.	\$19,467	10
Plumbing Fixtures	Toilets	Amber (+)	2019	2	Ea.	\$29,089	10
Plumbing Fixtures	Group Wash Fountain	Amber (+)	2019	1	Ea.	\$26,332	10
Plumbing Fixtures	Urinals	Amber (+)	2019	2	Ea.	\$7,787	10
Plumbing Fixtures	Sink - Service / Mop Sink	Green	2019	1	Ea.	\$2,288	10
Plumbing Fixtures	Urinals	Green	2019	1	Ea.	\$3,893	10
Plumbing Fixtures	Urinals	Green	2019	2	Ea.	\$7,787	10
Sub Total for System				24	items	\$694,731	

Fire and Life Safety

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm Panel	Green	2019	1	Ea.	\$13,437	5
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	Amber (+)	2019	44,436	SF	\$905,776	5
Sub Total for System				2	items	\$919,213	

Building: T-I - Interim TB (Gates 31 to 36)

Conveyances

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2019	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2019	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2019	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2019	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2019	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2019	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2019	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2019	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2019	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2019	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2019	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2019	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2019	1	Ea.	\$17,680	5
	Note: Jet Bridge, Other Asset: Jet bridge Auto leveler						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2019	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2019	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2019	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2019	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2019	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2019	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2019	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2019	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2019	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2019	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2019	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2019	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2019	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2019	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2019	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2019	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2019	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2019	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2019	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Leveler	Amber (+)	2019	1	Ea.	\$17,680	5
	Note: Other Asset: Auto leveler						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2019	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Domestic Water Equipment	Passenger Boarding Bridge - Water Cabinet	Amber (+)	2019	1	Ea.	\$75,776	5
	Note: Other Asset: Jet bridge Water cabinet						
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2019	1	Ea.	\$101,035	5
Interior Pedestrian Control Equipment	Passenger Boarding Bridge - Bag Lift	Amber (+)	2019	1	Ea.	\$101,035	5
Sub Total for System				31	items	\$1,962,590	
Sub Total for Building T-I - Interim TB (Gates 31 to 36)				71	items	\$5,216,647	



Jacobs

Central Utility Plant

PHASE 1

FACILITY CONDITION ASSESSMENT

TERMINAL BUILDINGS AND
CENTRAL UTILITY PLANT

BUILDING DETAILS

CUP

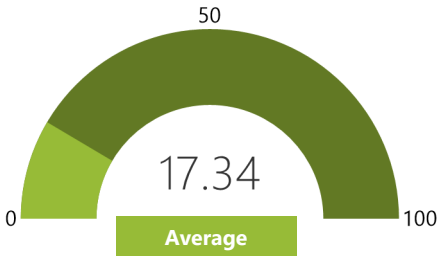
Building Details

Building Address

CUP (Central Utility Plant), San Jose, CA 95110

Const Year	Area	Replacement Cost
1990	6,129	\$6,331,257
Current Deficiencies		Current + 3-Year Costs
\$92,793		\$1,097,699
Current + 5-Year Costs		Current + 10-Year Trend
\$5,263,796		\$8,448,630

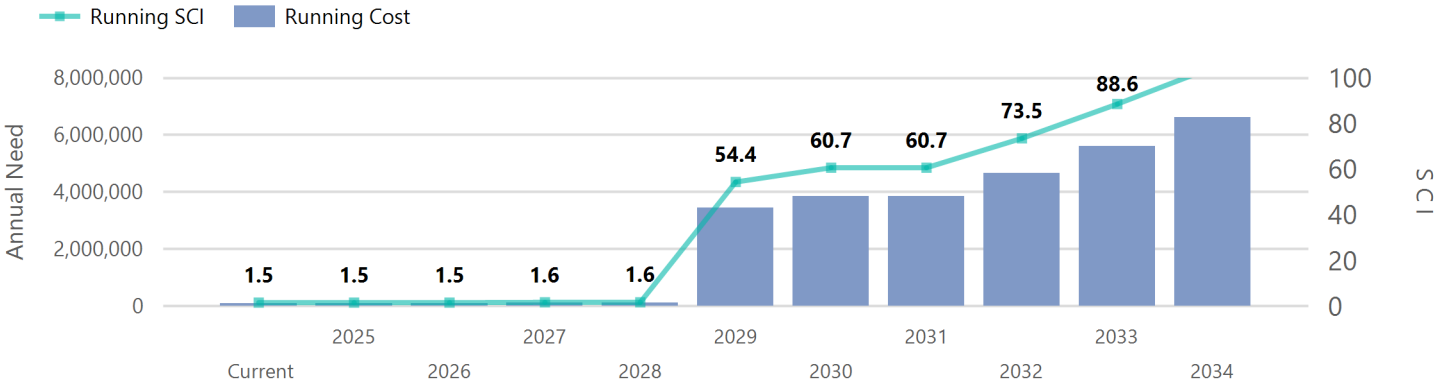
Building Condition Assessment Score (3-Year SCI)



Ten-year Work-plan by System

System	Current + 10-Years											Total
	Current	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Mechanical	\$81,499	\$0	\$0	\$995,648	\$0	\$4,074,539	\$351,031	\$0	\$675,450	\$951,634	\$52,665	\$7,182,466
Electrical	\$0	\$0	\$0	\$9,258	\$0	\$10,798	\$0	\$0	\$131,409	\$0	\$341,974	\$493,439
Plumbing	\$11,294	\$0	\$0	\$0	\$1,442	\$79,318	\$46,543	\$0	\$8,603	\$0	\$625,525	\$772,725
Fire & Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total:	\$92,793	\$0	\$0	\$1,004,906	\$1,442	\$4,164,655	\$397,574	\$0	\$815,462	\$951,634	\$1,020,164	\$8,448,630

Current + 10-Year Cost of Repairs / SCI



DEFICIENCY SUMMARY

Building: CUP - CUP

Mechanical

Deficiency	Rating	Qty	UoM	Repair Cost	ID
Chiller Repair Note: Deteriorated, There is minor deterioration on the casing of the chiller. Location: Mechanical Room: CP-11	Amber (-)	1	Ea.	\$8,595	2
Steam/HW Unit Heater Replacement Note: Corroded, There is minor corrosion on the unit heater. Location: Mechanical Room: CP-11	Amber (-)	1	Ea.	\$1,979	5
Steam/HW Unit Heater Replacement Note: Corroded, There is minor corrosion on the unit heater. Location: Mechanical Room: CP-11	Amber (-)	1	Ea.	\$1,979	6
Fan Coil (Chilled Water) HVAC Component Replacement Note: Deteriorated, The casing on the fan coil unit is deteriorating. - Past/Near end of useful service life but functioning properly Location: Mechanical Room: CP-11	Amber (-)	1	Ea.	\$4,514	3
Fan Coil (Chilled Water) HVAC Component Replacement Note: Deteriorated, The casing on the fan coil unit is deteriorating. - Past/Near end of useful service life but functioning properly Location: Mechanical Room: CP-11	Amber (-)	1	Ea.	\$4,514	4
Remove Abandoned Equipment Note: Operationally impaired, Abandoned in place Location: Mechanical Room: CP-11		1	Ea.	\$4,358	8
Chemical Feed System Note: Deteriorated, There is deterioration all over the chemical feeder case. Location: Mechanical Room: CP-11	Amber (-)	1	Ea.	\$3,988	9
Clean Cooling Tower Note: Clean Cooling Tower, Scaling on front and back Location: Exterior: Mechanical Yard	Amber (+)	1	Ea.	\$12,893	80
Clean Cooling Tower Note: Clean Cooling Tower, Scaling on front and back Location: Exterior: Mechanical Yard	Amber (+)	1	Ea.	\$12,893	81
Clean Cooling Tower Note: Clean Cooling Tower, Scaling on front and back Location: Exterior: Mechanical Yard	Amber (+)	1	Ea.	\$12,893	82
Clean Cooling Tower Note: Clean Cooling Tower, Scaling on front and back Location: Exterior: Mechanical Yard	Amber (+)	1	Ea.	\$12,893	83
Sub Total for System		11	items	\$81,499	

Plumbing

Deficiency	Rating	Qty	UoM	Repair Cost	ID
Backflow Preventer Replacement Note: Corroded, The backflow preventer has moderate corrosion. Location: Mechanical Room: CP-11	Amber (-)	1	Ea.	\$10,234	7
Custodial Mop Or Service Sink Replacement Note: Stained/Dirty - Past/Near end of useful service life but functioning properly Location: Mechanical Room: CP-10	Amber (-)	1	Ea.	\$1,060	1
Sub Total for System		2	items	\$11,294	
Sub Total for Building CUP - CUP (Central Utility Plant)		13	items	\$92,793	

LIFE CYCLE SUMMARY

Building: CUP - CUP (Central Utility Plant)

Mechanical

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
	Chiller - Indoor Water Cooled (1100 Tons)	Amber (-)	2007	1	Ea.	\$995,648	3
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	Amber (+)	2010	1	Ea.	\$112,906	5
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	Amber (+)	2010	1	Ea.	\$112,906	5
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	Amber (+)	2010	1	Ea.	\$12,566	5
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	Amber (+)	2010	1	Ea.	\$12,566	5
Exhaust Air	Roof Exhaust Fan - Small	Amber (+)	2010	1	Ea.	\$3,835	5
Decentralized Cooling	Condensing Unit (3 Ton)	Amber (+)	2010	1	Ea.	\$9,030	5
Decentralized Cooling	Condensing Unit (3 Ton)	Amber (+)	2010	1	Ea.	\$9,030	5
Other HVAC Distribution Systems	VFD (125 HP)	Amber (+)	2010	1	Ea.	\$63,463	5
Facility Hydronic Distribution	Pump - 100 Hp and greater	Amber (+)	2010	1	Ea.	\$207,879	5
Note: Rebuilt within the last ten years							
	Chiller - Indoor Water Cooled (650 Tons)	Amber (+)	2009	1	Ea.	\$850,349	5
	Chiller - Indoor Water Cooled (650 Tons)	Amber (+)	2009	1	Ea.	\$850,349	5
Heat Generation	Boiler - Steel Tube (8375 MBH)	Amber (+)	2011	1	Ea.	\$545,400	5
Heating Systems	Air Separator	Amber (+)	2008	1	Ea.	\$18,186	5
	Chemical Feed System	Amber (+)	2008	1	Ea.	\$5,860	5
Heat Generation	Boiler - Cast Iron - Water (4488 MBH)	Amber (+)	2010	1	Ea.	\$175,738	5
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	Amber (+)	2010	6,129	SF	\$18,556	5
Central Cooling	Cooling Tower - Metal (750 Tons)	Amber (+)	2009	1	Ea.	\$206,238	5
Central Cooling	Cooling Tower - Metal (750 Tons)	Amber (+)	2009	1	Ea.	\$206,238	5
Central Cooling	Cooling Tower - Metal (750 Tons)	Amber (+)	2007	1	Ea.	\$206,238	5
Central Cooling	Cooling Tower - Metal (750 Tons)	Amber (+)	2007	1	Ea.	\$206,238	5
	Pump - 30HP (Ea.)	Amber (+)	2010	1	Ea.	\$60,242	5
	Pump - 30HP (Ea.)	Amber (+)	2010	1	Ea.	\$60,242	5
	Pump - 30HP (Ea.)	Amber (+)	2010	1	Ea.	\$60,242	5
	Pump - 30HP (Ea.)	Amber (+)	2010	1	Ea.	\$60,242	5
	Pump - 30HP (Ea.)	Amber (+)	2010	1	Ea.	\$60,242	5
	Pump - 30HP (Ea.)	Amber (+)	2010	1	Ea.	\$60,242	5
	Pump - 30HP (Ea.)	Amber (+)	2010	1	Ea.	\$60,242	5
	Pump - 30HP (Ea.)	Amber (+)	2010	1	Ea.	\$60,242	5
	Pump - 30HP (Ea.)	Amber (+)	2010	1	Ea.	\$60,242	5
	Pump - 30HP (Ea.)	Amber (+)	2010	1	Ea.	\$60,242	5
	Pump - 30HP (Ea.)	Amber (+)	2010	1	Ea.	\$60,242	5
	Pump - 30HP (Ea.)	Amber (+)	2010	1	Ea.	\$60,242	5
	Pump - 30HP (Ea.)	Amber (+)	2010	1	Ea.	\$60,242	5
	Pump - 30HP (Ea.)	Amber (+)	2010	1	Ea.	\$60,242	5
	Pump - 30HP (Ea.)	Amber (+)	2010	1	Ea.	\$60,242	5
Other HVAC Distribution Systems	VFD (20 HP)	Amber (+)	2007	1	Ea.	\$18,631	6
Other HVAC Distribution Systems	VFD (20 HP)	Amber (+)	2007	1	Ea.	\$18,631	6
Other HVAC Distribution Systems	VFD (40 HP)	Amber (+)	2007	1	Ea.	\$29,448	6
Other HVAC Distribution Systems	VFD (40 HP)	Amber (+)	2007	1	Ea.	\$29,448	6
Other HVAC Distribution Systems	VFD (40 HP)	Amber (+)	2007	1	Ea.	\$29,448	6
Other HVAC Distribution Systems	VFD (40 HP)	Amber (+)	2007	1	Ea.	\$29,448	6
Other HVAC Distribution Systems	VFD (125 HP)	Amber (+)	2010	1	Ea.	\$68,540	6
Other HVAC Distribution Systems	VFD (125 HP)	Amber (+)	2010	1	Ea.	\$68,540	6
Other HVAC Distribution Systems	VFD (40 HP)	Amber (+)	2010	2	Ea.	\$58,897	6
Other HVAC Distribution Systems	VFD (40 HP)	Green	2023	1	Ea.	\$34,348	8
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	Amber (+)	2010	1	Ea.	\$4,855	8
	Expansion Tank - 305 GAL	Amber (+)	2002	1	Ea.	\$43,815	8
Other HVAC Distribution Systems	VFD (40 HP)	Green	2023	1	Ea.	\$34,348	8
Other HVAC Distribution Systems	VFD (40 HP)	Green	2023	1	Ea.	\$34,348	8
Facility Hydronic Distribution	Pump - 100 Hp and greater	Green	2022	1	Ea.	\$261,868	8
Facility Hydronic Distribution	Pump - 100 Hp and greater	Green	2022	1	Ea.	\$261,868	8
Facility Hydronic Distribution	Pump - 5HP	Green	2023	1	Ea.	\$18,233	9
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	Green	2023	1	Ea.	\$153,608	9
Heat Generation	Boiler - Steel Tube (8375 MBH)	Green	2007	1	Ea.	\$742,011	9
Note: Firetube boiler. Old data plate, SME said boiler was replaced in 2023.							
Exhaust Air	Wall Exhaust Fan	Amber (+)	2011	1	Ea.	\$12,594	9

[illegible]

Building: CUP - CUP (Central Utility Plant)

Plumbing

Uniformat Description	LC Type Description	Rating	Install Date	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 50 gallon	Amber (+)	2015	1	Ea.	\$8,603	8
Plumbing Fixtures	Toilets	Amber (+)	2010	1	Ea.	\$14,545	10
Domestic Water Equipment	Gas Piping System (BldgSF)	Amber (+)	2010	6,129	SF	\$610,980	10
Sub Total for System				17	items	\$792,203	
Sub Total for Building CUP - CUP (Central Utility Plant)				111	items	\$9,174,989	



Jacobs

Discovery Findings

PHASE 1

FACILITY CONDITION ASSESSMENT

TERMINAL BUILDINGS AND
CENTRAL UTILITY PLANT

Discovery Findings

Subject matter experts from Jacobs performed a high-level evaluation in five focus areas to investigate opportunities for additional consideration in phase 2 of a future service order. The process included interviews with key SJC staff, and review of various studies and other documents pertinent to this process. The following five focus areas:

High-Level Evaluation Focus Areas

- Central Utility Plant
- Energy
- Technology
- Underground Utilities
- Strategic Asset Management

Central Utility Plant

Section 1 – Interviews and Engagement with SJC Staff and Document Review

Table 9 summarizes Jacobs’ CUP interviews with SJC staff.

Date	SJC Staff Name	Title	Division
09/30/2024	Kris Quilindrino, Ron Padilla	AC Supervisor, Maintenance Supervisor	Facilities and Engineering Facilities and Engineering
10/01/2024	Fai Ali Gene Frazier Chris Fernandez	Deputy Director Deputy Director CMMS/Program Manager	Planning and Development Facilities and Engineering Facilities and Engineering
10/02/2024	Ryan Sheelen	Planner IV	Planning and Development

Table 9. CUP DISCOVERY STAFF INTERVIEWS

Section 2 – Key Findings

The existing CUP is between Terminals A and B, to the north of the administration offices. It is a single-story concrete structure with cooling towers located on grade to the north of the building.

Following are the main observations collected through the above interviews and documentation reviews:

- Chilled water and condenser water:
 - o One 1100-ton Carrier chiller was installed in 2007. Two 650-ton York chillers were installed in 2009.
 - o Four 650-ton Marley cooling towers were installed, two in 2007, and two in 2009.
 - o Three chilled water pumps (CHWPs) were installed in 2009.
 - o Four condenser water pumps (CWP) were installed, two in 2007, and two in 2009.
 - o Summer cooling loads approach 1,200 tons. Winter loads vary from 250 to 600 tons. Supply temperature is 46 degrees Fahrenheit (°F), with a 10°F delta T. Summer demands appear to tax the distribution system hydraulics, such that additional chillers must run to satisfy demands.
 - o Space exists for the installation of one additional chiller.
 - o The chiller plant does not have enough firm capacity.
 - The Carrier chiller is at the end of its life, and it is not capable of handling loads over 50%.

- York chillers are not adequate to meet airport cooling demand. Manual setpoint override is needed in the summer to manage cooling demands.
 - Space is available for one additional chiller.
- o Some replacements have been made, such as chiller motors. A Lakos cooling tower basin sweeping system is to be installed in the next couple of years to mitigate scale build-up. However, no mid- to long-term plan exists to perform major replacements or upgrades.
- o Resilience is a concern because the emergency generator's ability to carry the CUP loads has never been verified, and it would have insufficient capacity during a full-load scenario. Sustainability of operations needs to be confirmed with a study of critical cooling loads such as IT and communications. Lack of resilience in cooling systems would impact passenger experience even if operations can be sustained.
- Heating water:
 - o Two Cleaver-Brooks packaged flexible watertube hot water boilers, natural gas-fired, 7 MMBtu/h each, were installed within 2008-2011. One Cleaver-Brooks water-back firetube hot water boiler, natural gas-fired, 5.2MMBtu/h, was installed in 2007.
 - o Hot water (HW) supply is 180°F, with reset down to 170°F. HW return is 140°F. Lower supply temperatures have been shown to create instability in boiler system control.
 - o No space exists for an additional boiler.
 - o Some replacements have been made, such as boiler burners. However, no mid- to long-term plan exists to perform major replacements or upgrades. SCJ reported they are currently assessing feasibility of electrifying the boilers or installing heat pumps or a combination of both.
- Utilities and future planning:
 - o Two sets of distribution legs leave the plant off a common header. One set of 12-inch CHW and 8-inch HW pipes serve Terminal A, and another set serves Terminal B and auxiliary spaces.
 - HW distribution main is 8 inches (including flow for both terminals). Total peak boiler flow is estimated less than 1,000 gpm; pipe size is acceptable.
 - Gates 1 through 8 in Terminal A are self-contained and not served from the CUP.
 - Auxiliary terminal gates and consolidated rental car facility (ConRAC) on the south end are self-contained also.
 - Distribution piping routes across the roof to the individual loads (air handlers). The entire system is controlled through two-way valves on the HVAC system.
 - o As reported by SJC staff, no current utility master plan exists, but SJC staff are interested in developing one. An airport-wide electrical study is currently underway. Previous utility master planning efforts were done under TAIP and included the Terminal B Phase 2 program.
 - o No additional renewable energy is planned (solar photovoltaic already exists on top of the parking garage). SJC has had conversations on fuel cell storage and battery storage. A study would be considered, and there are plans to revise the Sustainability Management Plan during the first half of 2025.
 - o Some carbon-neutrality and sustainability goals have been identified, but criteria for project prioritizing have not been established.
 - o Real estate is a major constraint as there is no land for these utility expansion projects. However, some possible options exist such as the land west of the airfield, as reported by SJC staff.
 - o A new CUP would potentially be integrated with a parking garage located in the area where Parking Lot 4 currently stands. This project would be in conjunction with the new Terminal C project.

- Resilience:
 - o Pacific Gas and Electricity (PG&E) poses resilience concerns.
 - o An emergency generator exists that is indicated to be capable of supporting operation of a chiller, but it has never been tested with that load imposed.
 - o San Jose Power (new city department) is proposing the development of a downtown west microgrid to possibly include the airport.

The following documentation was provided:

- CUP Study of 2019 by Jacobs
- As-Built Drawings
- Facility Condition Assessment (FCA, performed by Jacobs)
- SJC Energy and Sustainability Documentation

Section 3 – Recommendations

The following recommendations have been prioritized according to urgency:

- Consolidating CUP firm capacity with the addition of a new chiller to the existing CUP (existing space available), as well as replacing the existing Carrier chiller.
- Create a Utility Master Plan as a tool to address several concerns, including CUP capacity, resilience, and renewable and sustainable energy addition.
- A Microgrid Study would follow the recommendations of a Utility Master Plan in coordination with San Jose Power's smart-grid plan and address the following:
 - o On-site electricity generation opportunities
 - o Renewable energy opportunities
 - o Emergency generator capability expansion
 - o CUP capability expansion and efficient operation
 - o Other: Energy storage, heat recovery, combined heat and power opportunities.
- A new CUP is proposed to be integrated with a parking garage located in the area where Parking Lot 4 currently stands. This project would be in conjunction with the new Terminal C project. A new CUP could provide additional load support and resilience if interconnected with the existing one.

Energy

Section 1 – Interviews and Engagement with SJC Staff and Document Review

Table 10 summarizes Jacobs' energy interviews with SJC staff.

Date	SJC Staff Name	Title	Division
09/25/2024	Patrick Hansen Uyen Mai	Environmental Program Manager Environmental Services Specialist	Environmental Environmental
09/30/2024	Kris Quilindrino Ron Padilla	AC Supervisor Maintenance Supervisor	Facilities and Engineering Facilities and Engineering
10/01/2024	Fai Ali	Deputy Director	Planning and Development

Date	SJC Staff Name	Title	Division
	Gene Frazier	Deputy Director	Facilities and Engineering
	Chris Fernandez	CMMS/Program Manager	Facilities and Engineering
10/02/2024	Ryan Sheelen	Planner IV	Planning and Development
10/03/2024	Kevin Spinks	Senior Engineer	Facilities and Engineering
	Susan Frazier	Building Management Administrator	Facilities and Engineering

Table 10. ENERGY DISCOVERY STAFF INTERVIEWS

AC = Air-Conditioning

CMMS = Computerized Maintenance & Monitoring Systems

Section 2 – Key Findings

Following are the main observations collected through the above interviews as well as review of spreadsheets & documents shared by SJC staff

- Energy performance overview:
 - o SJC's energy metrics are updated every 2 years, and the most current metric available indicates an annual energy use of 123,135 gigajoules (GJ), which is a reduction of 5% from 2018 baseline energy usage.
 - o The electric energy use intensity (EUI) at 26 kilowatt hours (kWh) per SF per year has also had a 30% reduction from its original 2018 baseline.
 - o However, other passenger-related key performance indicator metrics have had significant increases; both energy and water use per passenger traffic has seen an increasing trend.
- Energy cost performance overview:
 - o SJC uses the year 2010 to 2011 as baseline year for long-term tracking purposes.
 - o Although the annual electric kWh usage has dropped by 8.4% year ending 2023, the annual electric utility cost has escalated by 78% during the same period. This is largely contributed by cumulative increase in rate tariff by 94%.
 - o A similar pattern is observed with natural gas usage performance. Although the actual gas therms usage dropped by 2%, the annual natural gas utility cost increased by 159% compared to the baseline year.
 - o Another area of concern that was mentioned by SJC is the escalating electric tariffs. The electric rate paid to PG&E/San Jose Clean Energy has been escalating at the rate of 6% annually.
- Energy-related sustainability overview:
 - o SJC pointed out the airport's sustainability initiatives to-date, as follows:
 - SJC has a campaign in progress to switch out conventional lighting, with efficient and energy-saving light-emitting diode (LED) lighting throughout the terminals.
 - SJC designs and builds all new construction to meet the U.S. Green Building Leadership in Energy and Environmental Design (LEED) Silver Certification, with a goal to meet LEED Gold Certification.
 - SJC utilizes "smart" technologies, such as Building Management Systems (BMS's) to control lighting and HVAC, which allows SJC to track usage in real time. By adjusting lighting and HVAC to meet the real-time needs using the BMS, SJC manages its energy consumption.
 - In addition to reducing energy usage at the airport, SJC installed a 3.4-acre solar PV farm with a capacity to generate 1.1 megawatts (MW) of electricity.

- SJC also made the switch to San Jose Clean Energy subsequently upgrading to Total Green service which started supplying electric power in July 2022 from 100% renewable sources..
- San Jose Power is proposing a smart-grid project for part of the San Jose downtown area. This could be an opportunity for an active partnership by creating an airport microgrid.
- HVAC equipment:
 - o A large number of air-handling units (AHUs), variable air volume (VAV) systems, and terminal boxes located at various mechanical rooms, rooftop areas, and some IT rooms appear to be beyond useful life per FCA survey and potentially under deferred maintenance.
 - o About a dozen outdoor air-cooled condensing units (ACCUs) are past useful life.
 - o Similarly, a large number of pumps, fan coil units (FCUs), exhaust fans, packaged units, split systems, and unit vents are in fair to good working condition but well past useful life per FCA survey
 - o SJC tried to tie in about 16 packaged rooftop units to the building automation system (BAS) but are currently individually controlled and standalone. Gates 31 through 36 served by these temporary/standalone RTUs are not connected to central BAS.
 - o SJC is considering replacing natural gas-fired Cleaver-Brooks boilers with electric boilers as part of electrification initiatives.
 - o A former federal-owned zone is under significant positive pressure because of return air vents blocked off for unknown reason.
 - o Seven Terminal A AHUs served by CUP and built in 1980s are slated to be replaced. Two of these AHUs are to be replaced in 2024, followed by one AHU replacement per year to resolve long-standing mechanical issues.
 - Like-for-like replacements with new Plenum central fans instead of existing belt drives.
- Building (energy) automation system (BAS):
 - o HVAC systems in Terminals A and B and the Interim Facility area are served by Delta BAS.
 - o The BAS serving Terminals B, FIS, and some portions of Terminal A are outdated.
 - o A large portion of controls hardware in these terminals appear to be outdated as well.
 - o SJC staff seem satisfied with the existing system's performance.
- Airport lighting:
 - o More than 85% of airfield lighting and 65% of terminal lighting has been converted to LED lighting.
 - o There is still a significant amount of old, non-LED lighting infrastructure, especially exteriors, including metal halides (MHs).
 - o The ramps use MHs, and they do not adequately throw light onto aircraft tails. SJC had to install supplemental LED high-intensity discharge (HID) lighting bolted onto jet bridges as part of an interim measure.
 - o Interior lighting upgrades seem to be done in a somewhat ad hoc way involving many simple changeouts of old bulbs with LED without necessarily considering wiring strategies to maximize efficiency & improve lighting efficacy through fixture replacements.
 - o A large number of non-LED "Exit" signs are pending upgrade.
 - o The interior architectural layouts are such that glare from windows interferes with lighting. The Transportation Security Administration (TSA) area frequently receives low foot-candle complaints from TSA staff.

First and foremost, it is critical to conduct a comprehensive onsite energy assessment to better understand energy performance needs of all major HVAC equipment, HVAC airside and waterside systems, BAS control strategies, the building envelope, and lighting systems. This will help in identifying, qualifying, and quantifying details to perform a cost-benefit analysis in a risk-adjusted manner.

The following recommendations are conceptual in nature based on virtual interviews and an exploratory review of SJC's energy consuming infrastructure:

- BAS improvement potential:
 - o Because significant portions of various terminals served by BAS and associated controls hardware are not current, upgrading to the latest platform will help maximize advanced control strategies, including static pressure reset, optimal stop, fan-pressure optimization, equipment sequencing to reduce peak demands, and Time of Day (TOD) scheduling.
 - o Perform terminal-level HVAC load analysis to better coordinate CUP plant-level efficiency strategies such as chilled/condenser water resets and chiller-tower optimization.
 - o Optimize sensors, as improperly calibrated sensors can drive up energy usage.
 - ASHRAE 55-2004 can serve as a guideline to establish and optimize temperature and other setpoints to partly overcome the challenges of maintaining comfort conditions specifically in an airport setting.
 - o Upgrading BAS equipment can detect fluctuations in equipment performance and degrading components and send alerts to perform maintenance earlier.
- HVAC improvement potential:
 - o As part of replacing 1980s-era AHUs in Terminal A, consider installing VFDs on supply and return air with premium efficiency motors as part of this replacement project.
 - o Elsewhere, upgrading fans and pumps to VFDs can significantly reduce energy and demand by adjusting to real-time load conditions at SJC terminals.
 - o Consider replacing with greater efficiency models the remaining AHUs, VAVs, and terminal boxes serviced by various mechanical rooms, rooftop areas, and some IT rooms that are currently beyond useful life and potentially under deferred maintenance. This should include ACCUs, as noted previously, as well as pumps, FCUs, exhaust fans, packaged units, split systems, and unit vents that are in fair to good working condition but well past useful life.
 - o Develop a strategy to network about 16 packaged rooftop units to central BAS (including those serving Gates 31-36) to take advantage of efficient control strategies.
 - o While replacing maintenance-prone legacy AHUs, packaged units, and split systems, consider heat pump systems to reduce the load on CUP, staging equipment to reduce burden on electrical demand capacity, and overall reduction in energy use. However, conversion to heat pumps may need to be carefully evaluated to avoid driving up already stretched electric demand capacity at SJC.
 - o Because an airport uses significant energy for domestic HW, heat recovery from exhaust air should be explored using plate-frame/air-air heat exchangers.
 - o Newer packaged systems should be evaluated for retrofitting with economizers, conversion to VAVs, and full replacements with high Energy Efficiency Ratio (EER) systems. Conversion to heat pumps may need to be carefully evaluated to avoid driving up already stretched electric demand at SJC. Fully converting to LED lighting along with other load reductions through efficiency gains should help partially offset the need for greater electric demand by heat pumps.
- High-bay areas and hangars:
 - o Interlocking OH doors to AHUs can yield significant savings. This avoids having most of the conditioned air escaping outdoors when OH doors need to be left up for an extended period of time. This can be a short-term measure with short payback potential.

- o Using infrared radiant heating (electric or gas fired) in high-bay areas can result in large savings during the heating season by reducing load on the central boiler plant and by avoiding unnecessary heating of air that easily escapes through high-bay doors. This typically can be implemented in short timeframe with short payback potential.
- Lighting improvement potential:
 - o A full lighting audit is recommended to maximize LED conversions, maximize daylight harvesting, and add multilevel switching fully integrated with BAS.
 - o HID LED could benefit from occupancy sensors where permissible.
 - o Retrofit Type-C lighting fixtures to tie into unitary HVAC units for automated occupancy-based control.
 - o Full replacements using Type-C fixtures should be evaluated to maximize energy efficiency and would be the most efficient and reliable method to resolve conflicts with daylighting glare and shadows in TSA areas. This can be a medium-term measure with slightly longer payback potential compared to replacing only bulbs with LED.
- Airport plug load improvement potential:
 - o Airport interior visual information displays: Manual or automatic shutdown of these in offices and some public areas when not in use or times of very low occupancy
 - o Baggage conveyors, escalators, and moving walks: Use newer advanced controls that adjust to load demand while extending motor life. During preventive maintenance and renewals, include lower-friction belt drives balanced with torque changes to optimize motor energy demand.
- Airport building envelope improvement potential:
 - o SJC's façades are potentially the largest surface area between airport's internal and external environment where a great amount of heat loss can occur. Thermal insulation of the external walls from the outside is an additional way of protecting against thermal energy transfer. Evaluate retrofitting with reflective exterior insulation and finish system (EIFS) finish coating materials to reduce heat gain for reduced electric cooling demand.
 - o Evaluate retrofitting windows with lower solar heat gain coefficient window films to reduce heat gain and electric cooling demand (wherever window films are permissible). This is typically a short timeframe measure with short payback potential.

Technology

Section 1 – Interviews and Engagement with SJC Staff and Document Review

Table 11 summarizes Jacobs' technology interviews with SJC staff.

Date	Name	Title	Division
09/13/2024	Matthew Kazmierczak	Division Manager	Director's Office
	Peter Zaura	ATS Lead	Director's Office
10/01/2024	Gene Frazier	Deputy Director	Facilities and Engineering
	Fai Ali	Deputy Director	Planning and Development
10/02/2024	Ryan Sheelen	Planner IV	Planning and Development
10/02/2024	Mookie Patel	Director of Aviation	N/A

Table 11. TECHNOLOGY DISCOVERY STAFF INTERVIEWS

Section 2 – Key Findings

Following are the main observations collected through the above interviews.

- IT organization and structure: The City of San Jose (the City) owns (governs) and operates all business applications (for example, Outlook, SharePoint) and infrastructure (for example, computers). SJC runs on an integrated network that supports all applications (business and operations) and that is operated and maintained by SJC's IT department. The department supports the following:
 - o Internal technology: All critical systems related to SJC operations; systems are heavily siloed (that is, not integrated) and are essential to the operation of SJC.
 - o External technology: All common use systems, including passenger experience from check-in/ticket counter all the way to the gate.
 - o Security systems
- IT governance: Governance is split between the City and SJC. Many systems are run by the City, and SJC is aware which those are. However, no clear delineation of ownership exists, including who can make which decisions and what the differences or similarities are between operations and procedures.
- IT and technology upgrades and maintenance:
 - o Technology stack selection is done by SJC's IT department but always requires City approval.
 - o Major network maintenance requires a staggered calendar that is not fully aligned with other technology upgrades and maintenance requirements. Dependency on the City for any purchasing and procurement needs means additional approvals, longer lead times, etc.
- IT and technology improvement projects:
 - o There appears to be no standard and/or documented process for improvement projects to be added to a project portfolio. The Division Directors propose projects to leadership based on a capped budget. However, no established prioritization process has been defined and communicated.
 - A Division Director and the former Assistant Director of Aviation created a project scoring matrix; however, this has not been socialized or implemented.
 - o IT strategy and long-term leadership goals have not been formally established and communicated. Both IT and the Division Directors have a list of future projects and capital improvement investments that should go through a risk and opportunity assessment and prioritization exercise.
 - o Historically, IT and technology projects have not been prioritized, and the IT "voice" did not hold much power. With changing passenger expectation, regulatory pressure, and compliance, the focus is slowly pivoting toward specific issues such as passenger satisfaction and cybersecurity.
 - o The lack of a formally established and socialized IT strategy creates long-term risk. SJC should focus on the most critical items by first identifying these while defining clear aspirations and goals that will guide the prioritization.
 - o Messaging around the focus on being "digital forward" to match their neighbors in the Bay Area while also cutting budgets and selecting the lowest service and material providers is conflicting.
 - o The biggest challenge for IT in the future is integration with existing systems. Finding a bridge between legacy systems and upcoming upgrades and requirements while having to choose the lowest bid limits the options SJC can select from.

Overall, SJC's IT-related strategy and priorities are unclear. These would tend to change quickly in the past. Division leads are looking for a clearer path and a "north star."

Section 3 – Recommendations

The following recommendations have been prioritized according to urgency, impact, and level of effort:

- Define a medium-term strategy and goals (through an IT Master Plan), including priorities and guiding principles, in alignment with SJC's enterprise strategic plan. Through workshops with Division Directors and Managers, socialize the strategy/master plan to incorporate feedback and confirm alignment. Finally, publish the strategy/master plan across SJC.
- Define and implement an SJC-wide project prioritization process and tool or mechanism. This process requires an end-to-end view of SJC needs (avoiding a "one-topic" focus) and inclusion of all divisions and their goals. The scoring criteria should align to the strategy/master plan defined and incorporate the City's strategic intent and goals. It should also reflect ownership cost, resources required, risk mitigation plan, and score, among other factors. This approach promotes an informed and transparent process.
- Develop a comprehensive map of the current IT landscape at SJC that identifies external versus internal technology, hardware and software, critical data paths, and storage, among other aspects. Identify any gaps and what the risks of those gaps are (such as aging technology, changing regulatory requirements [for example, new cybersecurity plan required by TSA], a new policy, integration needed.).
- Based on the strategy/master Plan and the current IT landscape, define a future state IT landscape, and develop a 3- to 5-year roadmap that addresses identified gaps, considers scheduled maintenance and upgrades required, and provides a view on capacity and available timeframes to schedule projects. Publish the IT roadmap and calendar proactively so division leads and teams have visibility.
- Build out an IT governance and operating model with clear roles, rules, catalogs, governing policy, strategy, and controls that align with SJC and City objectives. IT governance requires a governing strategy that communicates a future state, allows priorities to be managed, and initiates change. Some of these elements might already exist in various forms, but without it, the opportunity for confusion, inefficiency, lack of future proofing and planning, and operational risk increases.

Underground Utilities

Section 1 – Interviews and Engagement with SJC Staff and Document Review

Table 12 summarizes Jacobs' underground utility interviews with SJC staff.

Date	SJC Staff Name	Title	Division
10/01/2024	Fai Ali,	Deputy Director	Planning and Development
	Gene Frazier	Deputy Director	Facilities and Engineering
	Chris Fernandez	CMMS/Program Manager	Facilities and Engineering
10/03/2024	Kevin Spinks	Senior Engineer	Facilities and Engineering
	Susan Frazier	Building Management Administrator	Facilities and Engineering

Table 12. UNDERGROUND UTILITIES DISCOVERY STAFF INTERVIEWS

Section 2 – Key Findings

Potable water is supplied to the SJC airport from the City's municipal water system. SJC is not responsible for the distribution system that provides potable water to the airport and only manages system piping within the service area of the airport. Issues with the repair or replacement of potable water-related assets downstream of the City's connection are the responsibility of SJC or its tenants. This work is typically performed by airport facilities maintenance personnel or by a contractor if needed.

Wastewater collected from the SJC airport is conveyed to the City's Santa Clara Regional Wastewater Facility. It was discussed during the October 1 call that SJC's responsibilities begin at their lateral connection to the City's collection system. Issues with the repair or replacement of wastewater related assets upstream of the lateral connection are the responsibility of SJC or its vendors. This work is typically performed by airport facilities maintenance personnel or by a contractor if needed.

Stormwater discharges associated with SJC are regulated by the Stormwater Industrial General Permit, Number CAS 000001, California Regional Water Quality Board Order Number 2014-0057-DWQ (Tab 1), a mechanism of the National Pollutant

Discharge Elimination System (NPDES) program. The 2022 Stormwater Pollution Prevention Plan (SWPPP) was developed in accordance with the operating requirements of the permit. The SWPPP addresses issues of stormwater discharges associated with the industrial activities at the airport, identifies pollutant sources, describes implemented best management practices, and provides tenants with guidance for the reduction, control, and management of these pollutants (SWPPP 2022).

Recycled water is provided to SJC from the South Bay Regional Water Recycling utility. This water is used by the airport for toilet flushing and landscaping.

A GIS file containing “Plumbing Mains” was provided with a list of pipe segments. However, this data provided limited information.

Section 3 – Recommendations

For this assessment, underground utilities were focused on linear (pipe) water, wastewater, and stormwater assets. These utility services are delivered, collected, and managed by the City. SJC and its vendors are responsible for lateral connections and assets after the utility service connection. During the interviews, utility management as it pertains to water and wastewater was not indicated as an issue.

The GIS information that was provided was named “Plumbing Mains.” The information in this file was limited and appeared to be transferred from computer-aided design (CAD) files, not mapped from the field, and was missing helpful attributes. The GIS information should be updated to accurately represent the locations of buried assets for utilities coming onto the SJC property. SJC has reported there are more specific files showing the Stormwater, Sanitary Sewer and Recycled and Potable water systems. This was not available for analysis for this report. GIS information that reflects an accurate list of water, gas, and electrical conduits systems offers significant benefits in maintaining buried infrastructure. Some of these benefits include the following:

- **Accurate Asset Mapping:** Provides precise geospatial mapping of buried assets, reducing the risk of damage while increasing maintainability by knowing the asset’s location.
- **Efficient Data Management:** GIS integrates various data into one system allowing for more efficient infrastructure management. Recommended information for buried infrastructure follow:
 - o Pipe type
 - o Pipe material
 - o Pipe length
 - o Pipe diameter
 - o Ownership
 - o Installation date
- **Risk Management:** Improves through the identification of aging, vulnerable, poor condition assets. Also allows for the modeling of new construction on impacts to existing infrastructure.

Strategic Asset Management

Section 1 – Interviews and Engagement with SJC Staff and Document Review

Table 13 summarizes Jacobs’ strategic asset management interviews with SJC staff. Table 11.

Date	SJC Staff Name	Title	Division
10/01/2024	Chris Fernandez	CMMS/Program Manager	Facilities and Engineering
10/02/2024	Mookie Patel	Director of Aviation	N/A

Table 13 STRATEGIC ASSET MANAGEMENT STAFF INTERVIEWS

Section 2 – Observations

As SJC continues to reinvest into existing infrastructure, establishing a robust strategic asset management program will help ensure that all assets—whether infrastructure, equipment, or facilities—are managed effectively to enhance performance and customer experience, reduce costs over the entire life of the asset, and improve SJC safety. By implementing a strategic approach to managing assets SJC can accomplish the following:

- Optimize asset lifecycles: Extend the lifespan of SJC assets through proactive maintenance and timely upgrades.
- Enhance operational efficiency: Streamline processes and reduce downtime, leading to better service for passengers and airlines.
- Support compliance and safety: Confirm that operations meet regulatory requirements, minimizing risks and enhancing safety protocols.
- Improve financial planning: Facilitate better budgeting and investment decisions, confirm both capital expenditure and operation expenditure funds are allocated effectively.
- **Enhance passenger satisfaction:** Improve the overall passenger experience with shorter wait times and an overall smoother travel experience through reliable assets and operational efficiency.

SJC uses Hexagon as the airport's Enterprise Asset Management Systems (EAMS). This system is primarily used as a work order management system, with two types of work orders being issued: (1) preventive maintenance and (2) corrective maintenance. An asset registry has also been developed in Hexagon and work orders are issued against individual assets, which is building historical information that can potentially be used for analysis and future investment decisions. Although SJC does not have a formal strategic asset management program in place, the commitment to leveraging Hexagon as EAMS reflects a strong focus on preventive and corrective maintenance activities, as does tracking maintenance activities against individual assets in the registry, which is a key element of an asset management program.

Currently there are no standards on what assets should be added to the Hexagon asset registry other than a general rule of thumb of “if the asset requires inspection and/or preventive maintenance it goes into the registry” (Chris Fernandez). In addition, there are no documented requirements on the data to be recorded in the registry for each asset, such as location, manufacturer, and install date. Without standards and a systematic approach to collecting asset data, it becomes difficult to track asset performance, hindering informed decision making and the ability to use the system for long-term renewal and replacement planning of assets.

The organization's focus on using Hexagon for asset management is commendable and provides a strong foundation for effective maintenance activities, however the absence of a strategic asset management program is a notable gap at SJC. Taking a more structured approach to asset management with strong leadership support will position SJC to better align asset management with broader organizational goals and will position SJC to fully capitalize on Hexagon's capabilities, such as reporting and analytics and integrating with other key systems such as GIS and Internet of things devices.

SJC is also looking to determine the needs of the passenger boarding bridges to decide whether they should be replaced at the component level or at the system level. While the FCA will help with this decision, it may not provide a complete picture SJC needs given the importance of this asset, and Asset Management Plan for these assets may be called for.

Section 3 – Recommendations

Short-term recommendation (within next 12 to 18 months) follows:

- Have key staff involved with asset management attend an Institute of Asset Management (IAM) training course to become familiar with best practices and standards (16 hours).
- Perform an Asset Management Maturity Assessment and develop an improvement roadmap.
- Develop an Asset Management Policy endorsed by leadership.
- Establish asset management goals and objectives.
- Develop an Asset Data Improvement Plan for having more comprehensive information in Hexagon to improve performance tracking and asset renewal forecasting.
- Develop an asset management plan (AMP) for passenger loading bridges to maximize their value and performance

over time, providing a clear picture of the financial requirements for asset maintenance and investment, aiding in budgeting and financial planning.

Appendix A - SJC-Provided Information

Table 14 lists the information provided by SJC that was incorporated into the FCA results. Jacobs looked for excessive trends for the same equipment and adjusted rating and RSLs when possible.

Item	Document Title	Facility	Systems Impacted	Type of Information
1	Terminal Layout	All	N/A	Graphical terminal layout
2	Escort email and phone listing	All	All	Contacts for field team
3	As-Builts	All	All	Detailed as-builts for all facilities, including others not part of this study
4	Evacuation Maps	All	N/A	Fire plans for all buildings
5	Floor Plans	All	MEP/FP/IT	Floor plans including room numbers and MEP/FP/IT rooms
6	Utility Line GIS Data	All	Plumbing	Utility line layout GIS drawings
7	Photos	All	N/A	Facility photographs
8	2025-2029 Capital Proposal Workbook	All	All	Upcoming capital projects
9	Building History	All	All	Contains construction and latest renovation dates for the facilities
10	Organizational Chart	All	N/A	SJC organizational chart, including names and positions
11	Schedule_Weekly_Bank_Structure_Report_38900	All	N/A	Flight schedules
12	SJ Airport Capital Planning (Elevator& Escalators)	All	N/A	Schindler Equipment suggested annual upgrades
13	SJC ACIP FY2025-2031 v2	All	N/A	Airport Improvement Program and Airport Infrastructure Grant
14	SJC CUP notes	All	N/A	Conditions, constraints, and challenges that need to be addressed as part of the airport's upgrades and development plans
15	Updated JACOBS ASSET EXPORT 9-5-2024	All	N/A	Assets listed by location and room number
16	12kV System - Past Studies	All	N/A	Detailed studies and reports for distributed generation, electrical distribution, substation meter approval, and utility master plan
17	SJC CUP - Past Studies & Analyses	All	N/A	Central Plant Study and TB HVAZ analysis
18	SJC Energy & Sustainability Requirements & Goals	All	N/A	Detailed Masterplans and Reports regarding Energy and Sustainability
19	Airport CIP FFY23-FFY29 - Exhibit A	All	N/A	Ramp, Apron, SMS, Electric Vehicle Chargers, ARFF Vehicle Replacement estimated project values
20	Airport CIP FFY23-FFY29 - Exhibit B	All	N/A	Locations of future master plan projects and to-be-completed projects in the airport master plan

Item	Document Title	Facility	Systems Impacted	Type of Information
21	Airport CIP FFY23-FFY29 - Exhibit C	All	N/A	Airport-Owned Active Metered Electric Accounts
22	FY 22-23 Electricity Usage Charts	All	N/A	Airport Wide Annual Electrical Usage
23	FY 22-23 Gas Usage Charts	All	N/A	Annual Gas Usage
24	FY 22-23 Water Usage Charts	All	N/A	Campus Total Potable Water Usage
25	San Jose Power_Skyline - Interconnection_Feasibility_Study_Report DRAFT (6-13-24)	All	N/A	Review of the proposed interconnection design and required interconnection facilities for the interconnection request
26	2020-2029 Capital Proposal Workbooks	All	All	Historic and planned Capital Improvement Plans
27	Aqualine	All	All	Historic work orders
28	Matrix Task Orders	All	All	Historic work orders
29	Mesa TO2	TB	Plumbing	Repairs
30	Peterson CAT Load Bank Repair Term Mods	Exterior	Loadbank	Replacement
31	TO 2A - SJCon-call mech 10333_20240326	TB	Plumbing	Repairs
32	TO 7-SJC On Call Mech_20240313	CUP	Chiller	Repair
33	HxGN Work Order Export	All	All	Historic repairs and PMs

Table 14. SJC-provided Information

FY = fiscal year; GIS = geographic information system; IT = information technology; kV = kilovolt(s); N/A = not applicable



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