

## 7.1 GENERAL DESCRIPTION

During the course of conducting field work for this study and reviewing historical data for repair to the plumbing, mechanical and electrical components throughout the building, it is clearly evident that the scheduled maintenance on the building and the mechanical systems has been ongoing and managed very well.

However, the age and condition of many critical components of the plumbing, mechanical and electrical systems are such that failure is probable within the next 1-3 years. The following list highlights items which must be addressed regardless of the schedule for overall project.

<u>Item</u>	<u>Year</u>	<u>Estimate</u>
1 Boiler Replacement	2001	\$ 400,000
1 Boiler Replacement	2002	\$ 425,000
Hot Water Storage & Heaters	2001	\$ 170,000
Pressure reducing station / backflow preventer	2002	\$ 40,000
New emergency generator	2002-2003	\$190,000
Main electrical distribution	2003	\$380,000
H.C. Accessibility (ngoing as per ADA)	2001 - ??	\$100,000 - \$300,000 / yr