



KIRKLAND PARK BOARD SPECIAL MEETING

Date: March 9, 2016

Time: 7:00 p.m.

Place: Peter Kirk Community Center, 352 Kirkland Ave.

The mission of the Park Board shall be to provide policy advice and assistance to the Department of Parks and Community Services and City Council in order to ensure the effective provision of Parks and Community Services programs and facilities to the residents of the City of Kirkland.

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
February Park Board Meeting Minutes *5 minutes*
4. **ITEMS FROM THE AUDIENCE** *5 minutes*
5. **REVIEW OF ACTION ITEMS**
6. **PRESENTATIONS**
Peter Kirk Community Center Facility and Programs *20 minutes*
7. **COMMUNICATIONS** *15 minutes*
 - a. Correspondence
 - b. Staff Reports – March update
 - c. Committee Reports
 - d. Comments from the Chair
8. **UNFINISHED BUSINESS**
No items

Alternate Formats: Persons with disabilities may request materials in alternative formats. Persons with hearing impairments may access the Washington State Telecommunications Relay Service at 711.

Title VI: Kirkland's policy is to fully comply with Title VI of the Civil Rights Act by prohibiting discrimination against any person on the basis of race, color, national origin or sex in the provision of benefits and services resulting from its programs and activities. Any person who believes his/her Title VI protection has been violated, may file a complaint with the City. To request an alternate format, file a complaint or for questions about Kirkland's Title VI Program, contact the Title VI Coordinator at 425-587-3011 or titlevicoordinator@kirklandwa.gov.

The City of Kirkland strives to accommodate people with disabilities. Please contact the City Clerk's Office at 425.587.3190, or for TTY Services call 425.587.3111 (by noon the work day prior to the meeting) if we can be of assistance. If you should experience difficulty hearing the proceedings, please bring this to the attention of the Chairperson by raising your hand.

9. NEW BUSINESS

- a. Lifecycle Replacement Plan for Park Structures *30 minutes*
Topic: Briefing on Facilities Condition Assessment Report
Action: Discussion only

- b. Integrating Public Art into Parks Capital Projects *20 minutes*
Topic: Forming a public art committee
Action: Select representatives to committee

- c. Topics for Joint Meeting with City Council *10 minutes*
Topic: Discuss topics for joint meeting
Action: Discussion only

10. EXECUTIVE SESSION

Discussion of potential land acquisition *10 minutes*

11. GOOD OF THE ORDER

5 minutes

12. ADJOURNMENT

Estimated meeting completion: 9:00 p.m.

Next meetings:
April 13, 2016
May 11, 2016

KIRKLAND PARK BOARD

Minutes of Regular Meeting

February 10, 2016

1. CALL TO ORDER

The February 10, 2016, Park Board Regular Meeting was called to order at 7:00 p.m. by Vice Chair Rosalie Wessels.

2. ROLL CALL

Members present: Vice Chair Rosalie Wessels, Jason Chinchilla, Richard Chung, Sue Contreras, Kelli Curtis, Jim Popolow and Adam White

Chair Kevin Quille was excused

Staff present: Michael Cogle, Jason Filan and Linda Murphy

Recording Secretary: Cheryl Harmon

3. PRESENTATIONS

No items

4. APPROVAL OF MINUTES

The minutes of the January 14, 2016, meeting were reviewed. Questions were asked regarding the January minutes and an amendment was noted. Mr. White moved to approve the minutes as amended. Ms. Curtis seconded. Motion carried (7-0).

5. ITEMS FROM THE AUDIENCE

No items

6. REVIEW OF ACTION ITEMS

No items

7. COMMUNICATIONS

a. Correspondence

No items

b. Staff Reports

Mr. Cogle reported on the spring/summer recreation brochure, seasonal hiring and a joint City Council and Park Board meeting scheduled for April 19th.

Comments were made regarding Jenny's retirement party and questions were asked about special events, field allocations, NW Sculpturefest, new playground equipment, Josten Park and a US Forest Service Grant.

c. Committee Reports

Mr. Chung reported on the Highlands neighborhood meeting.

Ms. Contreras reported on the Everest neighborhood meeting, Jenny's retirement party and Arena Sports Complex.

Mr. Popolow reported on the Kirkland Youth Council.

Ms. Curtis attended the Cultural Arts Commission's CKC Arts Integration and Central Houghton neighborhood meetings.

Ms. Wessels reported on the Moss Bay neighborhood meeting.

d. Comments from the Chair

No items

8. UNFINISHED BUSINESS

a. Juanita Beach Bathhouse Replacement Project

Mr. Cogle reintroduced Erik Barr of Patano Studio Architects and introduced biologist Amy Summe of Shannon & Wilson. The team provided a briefing on the findings of updated environmental studies of the site and shared options to address the findings.

The team detailed the processes for the options of siting the new bathhouse and answered questions regarding the project timeline and budget.

b. Cross Kirkland Corridor/Sound Transit 3

Mr. Cogle provided a briefing on City Council's actions related to the Sound Transit 3 proposal.

It is noted that the vote taken by the Board at its January 14th Special Meeting was deemed invalid as it did not follow the procedural requirements of the Open Public Meetings Act (RCW 42.30).

9. NEW BUSINESS

a. Lake Washington School District Capital Bond Measure

Mr. Cogle announced an upcoming joint meeting between City Council and Lake Washington School District. Ms. Murphy provided a briefing on the District's proposed bond measure and staff answered related questions.

10. GOOD OF THE ORDER

Mr. Cogle provided updates on the Parks & Community Services department director and Park Board recruitments.

11. ADJOURNMENT

Ms. Curtis moved to adjourn the meeting. Mr. Chinchilla seconded. Motion carried (7-0).

The meeting was adjourned at 8:12 p.m.

Michael Cogle, Deputy Director
Parks and Community Services

Rosalie Wessels, Vice Chair
Park Board



CITY OF KIRKLAND
Department of Parks & Community Services
 505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300
www.kirklandwa.gov

To: Park Board
From: Michael Cogle, Interim Director
Date: March 4, 2016
Subject: March Staff Update

RECREATION DIVISION

- The 2016 spring and summer brochure will be delivered to 41,202 Kirkland mailboxes on March 10th. Staff is gearing up for a very busy first day of registration on March 15th.
- Below is a snapshot of Recreation's revenues as they compare to last year at this time:

	JAN	FEB	TOTAL
2015	\$79,882	\$47,661	\$129,558
2016	\$78,351	\$56,042	\$136,409
variance	(\$1,530)	\$8,381	\$6,851



North Kirkland Community Center

- Staff are busy recruiting for the Peter Kirk and Junior Summer Day Camps. Although it is early, there is a great deal of competition for summer staff between private and public recreation entities. The early bird gets the experienced, qualified staff!
- New mothers have an outlet at the North Kirkland Community Center. Programs for babies start as early as 6 months and include Sign with Baby (learning to communicate through sign language before the baby can talk), Move and Grow (builds optimal brain development using nursery rhymes and multi-sensory props), Wiggle Clap and Sing (creates a foundation for rhythm awareness, voice, language and aural discrimination through bouncing and rocking songs). At the age of one, babies can move up to Chinese and Spanish language immersion classes.

Youth Basketball and Aquatics

- The 485 3rd-6th Grade Youth Basketball participants will play in their final game of the season on Saturday, March 5th at Kirkland and Kamiakin middle schools. The 2016 season had the largest number of participants in many years. This program would not be possible without the 75 volunteer coaches who volunteered around 40 hours each during the 11-week program.
- The winter peewee basketball program also ends on Saturday, March 5th. Over 100 2.5- to 6-year olds, coached by volunteer coaches, learned and practiced basketball skills such as dribbling, passing, and teamwork.
- Summer recruitment for aquatics positions continues and over 50 candidates have already applied. Applications will be accepted through May 5th and around 85 people will be hired to fill these seasonal positions.

Sports and Fitness

- The city recently replaced the failing volleyball system used for our adult volleyball league at Emerson High School. The new equipment is similar to the system used at the other league location, Kamiakin Middle School. The new system offers more reliability and easier set-up than the older equipment. Through a partnership, Emerson's PE department and staff are authorized to use the equipment for their programs which allows them to keep the students active, contributing to the city's overall mission of health.
- The winter season of adult volleyball will conclude in the next few weeks. The next season of adult volleyball will begin in the latter part of March. Staff expects similar participation numbers as the winter league.
- New to the summertime sports offerings: the first beach volleyball children's summer camp. The camp will be taught by the University of Washington's head coaches of the Husky indoor and beach volleyball programs, Keegan Cook and Jonathan Winder. The half-day camp will be held on one Saturday in July, hosted at the Juanita Beach volleyball courts. Staff expects the camp to be well-received.



New volleyball system at Emerson High School

Peter Kirk Community Center

- PKCC is offering several new daytime and evening classes in the spring/summer brochure including Pilates on Fire, Mindfulness for a Balanced Life, spring gardening classes and several new locations for van trips.
- On March 17th, PKCC will be hosting a Luck o' the Irish Luncheon. A new sponsor, Pacific Regent of Bellevue, will be providing the lunch.
- AARP is once again providing free tax preparation for the community every Friday, by appointment. This program has become so popular in recent years that all the March dates are full and April is filling up fast.

COMMUNITY SERVICES DIVISION

Special Events

- The Special Event Team (SET) continues to meet monthly. The inter-departmental team is made up of representatives from the following areas: Police, Fire, Public Works, Building, Risk Management, Tourism, Finance, Park Maintenance and Planning. Parks & Community Services staff person Sudie Elkayssi is the SET Chair.
- At the SET's March meeting, permit applications will be reviewed for NAMIWalks Washington, Tango Magic and Kirkland Wednesday Market all to be held at Marina Park; Park to Park Swim at OO Denny; NW Sculpture Fest at Heritage Park; and the Greyt Walkathon at Juanita Beach Park.
- In mid-March, Sudie will be attending the Washington Festivals & Events Association Convention in Olympia. Professional development sessions will focus on Liquor and Marijuana laws, Security and Public Safety, Risk Management & Insurance, and Understanding the Unique Natural Hazards of the Pacific Northwest.
- Upcoming Events
 - March 12: Kirkland Shamrock Run, Marina Park
Event organizers anticipate more than 1,300 athletes will participate in the 5th annual event which will raise money for Canine Companions for Independence. The 5k route map and traffic alert are available online at www.kirklandwa.gov/specialevents.
 - March 25: Ecumenical Good Friday Procession & Service, Marina Park

The annual expressive event begins with a sidewalk procession from St. John's Episcopal Church on State Street to the Marina Park Pavilion where Good Friday service will be held.

Juanita Friday Market

- The city is pleased to welcome back The Gardens at Juanita Bay Senior Community as the 2016 Juanita Friday Market Music Sponsor. John Frost handles band bookings, scheduling, outreach, and equipment setup each week. He has been a good friend to the market for many years and we appreciate his continued support!

MAINTENANCE DIVISION

Notes from the Field

- Spring is in the air! Things are starting to flower out, grass is starting to grow, and the landscapes are beginning to come alive. This month staff "spring ahead" and start to kick into summer schedule. Restrooms get energized this month, drinking fountains get turned on and water features get cleaned out and turned on. And quite possibly the best thing that happens is a lot of honeybuckets disappear.
- Many thanks to several staff for their work in the city's recent completion of the Cemetery audit. Staff meticulously went through over 6,000 plots cataloging, documenting, photographing, and uploading into computer files. This three-month project is part of an effort to modernize recordkeeping practices within the operation.
- The department welcomes Tanner Rutz to the Park Operations team as the new Groundsperson. On March 16th, Tanner will begin work with the ballfield and events team keeping the parks clean and preparing fields for play.
- A recent Request for Proposal (RFP) was completed to award the food vendor contracts for 2016. Staff are pleased to announce the return of Chillz and HP Smokehouse BBQ at Houghton Beach and Juanita Beach, respectively. Staff are also excited about a new vendor to Marina Park: Fruit Chatter Box will be providing an assortment of healthy options for patrons.
- Parks Operations and Public Works have been teaming up weekly for tree work. By combining the Parks' Field Arborist, Public Works' two Arborists, state-of-the-art equipment and a new bucket truck, the three-person "tree" team allows both divisions the ability to efficiently and safely handle any tree situation.

GREEN KIRKLAND PARTNERSHIP

- The Green Kirkland Partnership hosted four volunteer events in February. One event was led by staff while the remaining three events were led by Green Kirkland Stewards.
- Through a City contract with the Washington Department of Ecology, a Washington Conservation Corps (WCC) crew started restoration work at Crestwoods Park on February 29th to maintain the "Pearl Jam" sites north of the soccer field. The WCC crew will be working through March at Crestwoods and Watershed parks. Later in the year the WCC crew will be working for an additional five weeks in prioritized park locations where professional crew help is needed to maintain sites enrolled in restoration.
- On Saturday, March 5th, this year's New Steward Training will take place at the McAuliffe Park classroom and outdoors in the forest and native plant nursery.
- The following table summarizes GKP events and other activities conducted by volunteers in January 2016. It includes volunteer information from events led by Stewards, staff, and contractors, and ongoing volunteering.

Event Type	Number of Events	Number of Volunteers	Volunteer Hours	Dollar Equivalent¹
January Steward Led Events	5	94	217.5	\$5,989.95

January Contractor Led Events	0	0	0	\$0
January Staff Led Events	2	64	195	\$5,370.30
January Ongoing Volunteering	NA	28	224.15	\$6,173.09
All January Volunteering	7		636.65	\$17,533.34
Groups Engaged: LeadPrep, Seattle Tilth, UW-REN, the Attic School, Microsoft, Lake Washington High School students and the Office of Congresswoman Suzan DelBene				

1 Dollar Equivalent = Hours x \$27.54

Event Highlight

- On February 11th, 18 students and four teachers from Eastside Preparatory School (EPS) spent three hours volunteering at Juanita Bay Park. The volunteers planted 30 trees and ferns, pulled re-growing invasive blackberry, and spread mulch on weeded areas. This event was part of EPS's continued partnership with the City to provide ongoing service opportunities for its students. Students will return to Kirkland parks to volunteer in April.

Community Highlight

- The Melody S. Robidoux Foundation Fund, for the sixth year in a row, is funding EarthCorps crew days at Juanita Bay Park at the level of an annual \$10,000 grant. The crew days help tremendously to support volunteer efforts and in conducting work unsuitable for volunteers, such as brush cutting blackberry using power tools.

Restoration Highlight:

- On February 24th and 25th, an EarthCorps crew completed two days of restoration work in Juanita Bay Park as part of the Melody S. Robidoux Foundation grant. The crew installed nearly 200 live stakes (willow and dogwood) along a stretch of the Lake Washington shoreline; and cleared survival rings on trees covered in ivy, and brush cut and raked nearly ¼ acre of blackberry in the eastern portion of the park, near Forbes Creek Drive.

What's Coming up

- Upcoming Events
 - Monday, March 7, 14, 21, and 28, 10am-noon at O.O. Denny Park. RSVP at greenkirkland@kirklandwa.gov
 - Wednesdays, March 9, 16, 23, and 30 at 9:30am-11:30am at Cotton Hill. RSVP at greenkirkland@kirklandwa.gov
 - Fridays, March 18 and 25 at 10am-noon at Juanita Bay Park. RSVP at greenkirkland@kirklandwa.gov
 - Saturday, March 5, 10am-2pm, New Steward Training at McAuliffe Park. Register at www.greenkirkland.org
 - Saturday, March 5, 10am-2p at Juanita Beach Park. Register at <http://www.earthcorps.org/volunteer.php>
 - Saturday, March 5, 9:30-noon at Juanita Bay Park (east). Register at www.greenkirkland.org
 - Saturday, March 12, 10am-noon at Josten Park. Register at www.greenkirkland.org
 - Saturday, March 19, 1p-3pm at Juanita Beach Park. Register at www.greenkirkland.org
 - Saturday, March 26, 10am-1pm at Juanita Bay Park. Register at www.greenkirkland.org
- Photos of recent volunteer events can be viewed at www.facebook.com/GreenKirkPartnership



Juanita Bay Park, February 25th: Field of blackberry cut and raked by EarthCorps

**CITY OF KIRKLAND****Department of Parks & Community Services**

505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300

www.kirklandwa.gov

To: Park Board

From: Jason Filan, Park Operations Manager

Date: March 1, 2016

Subject: Lifecycle Replacement Plan for Park Structures

RECOMMENDATION:

That the Park Board receive a briefing on the Park Facilities Condition Assessment and discuss the lifecycle replacement plan for park structures.

BACKGROUND DISCUSSION:

In October, 2015, the Parks & Community Services Department contracted with VFA (Vaderweil Facility Assessment) to perform a comprehensive asset condition assessment of 22 existing buildings in our Parks system. VFA is a leading capital planning and management company in the U.S. A similar project was recently performed for all other City-owned buildings, including the community centers.

The assessment is intended to:

- 1) Provide a baseline assessment for Parks staff that specifically identifies maintenance and repair needs;
- 2) Provide a short-term financial plan useful for prioritizing resources and budget requests;
- 3) Assist in long-range CIP planning;
- 4) Provide information to assist the City in determining the feasibility of establishing a sinking fund to address funding needs outside of the CIP and the department's existing operating budget.

The Parks buildings that were assessed included: public restrooms, concessions spaces, and City-owned houses used for residential purposes. The report did not include smaller structures like picnic shelters, pavilions, baseball dugouts, storage sheds, etc.

Project tasks included an evaluation of each asset to include age, remaining useful life, replacement value/cost, major repairs, and upgrades. A copy of the consultant's report is provided as **Attachment A**.

Facilities are given a Facility Condition Index (FCI) and a System Condition Index (SCI). The FCI & SCI numbers indicate the overall condition of a building (a lower number is better). It's important to note that VFA takes a very meticulous and conservative approach to the evaluation. All components within each structure are given useful life and replacement values with corresponding cost. Combined, the FCI and SCI numbers are a great tool for the Park Maintenance division to identify areas of opportunity and advocate for funding needs.

The findings are then categorized into four priorities areas as follows:

- Currently Critical 1 year
- Potentially Critical 2-3 years
- Necessary (Not yet Critical) 3-5 years
- Not Time Critical / No Time Limit

Highlights from the Report:

Consistent with what one might expect, some of the newer structures in the parks system are in great shape with low FCI scores, while some of the older facilities carry higher FCI scores indicating a need for capital investment to bring them up to standards.

Some of the shining stars of the report included buildings such as:

- Peter Kirk Park Restroom FCI score = .0
- NKCC Park Restroom FCI score = .02
- Heritage Hall FCI score = .03
- S. Rose Hill Park Restroom FCI score = .08

Structures identified as priorities for investment:

- Everest Park Concession FCI score = .63
- Forbes House FCI score = .59
- 132nd Square Park Restroom FCI score = .50
- Marsh Park Restroom FCI score = .49
- Blair House (McAuliffe) FCI score = .43
- Peter Kirk Park Concession FCI score = .41

Staff will discuss the report's findings with the Board at your upcoming meeting.

Attachment

Final Reports

The City of Kirkland – Parks Kirkland, Washington



2015 Asset Condition Assessments

22 Building Assets



October 2015

Submitted by:

VFA, Inc. an Accruent Company

James M. Streeter, Project Director

Andrew J. Daw, Project Manager





Table of Contents

1. Acknowledgements and Reports Disclaimer	
2. Executive Summary	iii
3. Appendices	8 pages
A. Asset List Report	
	5 pages
B. System List Report	
	26 pages
C. Two 5-Year Options	
	4 pages
D. Three 10-Year Scenarios	
	5 pages
4. Glossary of Terms	9 pages



Acknowledgements

VFA, Inc. extends our appreciation to the staff at the City of Kirkland - Parks. We wish to acknowledge the time and effort put forth by everyone who assisted with this project. Those who helped went through great lengths to assure that the information collected was accurate and concise. We express our appreciation for your help and input.

Report Disclaimer

VFA has produced this document under an agreement between VFA and the City of Kirkland - Parks. Other than to Client, VFA disclaims any obligation to any other person with respect to any material presented in this document and no person may rely upon this document without advance and express written consent from VFA and such person's written agreement to be bound by the limitations, qualifications, terms, conditions, and indemnities to VFA set forth in that agreement. VFA specifically states that its review of the property in question is subject to monetary restraints and scope limitations. Given those limitations and conditions, VFA has made what, in its opinion, is a reasonable investigation, limited to visual observations. Design analysis of systems including structural systems has not been performed. VFA has also relied upon interviews and documents with the understanding that independent verification of their factual content is beyond the scope of VFA's work.

The materials presented in this document are "to VFA's knowledge" where such phrase means to VFA's actual knowledge of the subject matter after such inquiry as VFA considered reasonable in light of the qualifications and limitations upon the scope of work.

Assumptions regarding the overall condition of the properties have been developed based upon inspection of "representative" areas of the facilities. As such, the development of schematic methods and associated costs for the correction of identified deficiencies is based upon the overview inspection and is also limited with respect to completeness.

Investigation for the presence of asbestos containing materials (ACM), PCB's, CFC's, radon and other environmentally hazardous materials is not part of this Agreement. In addition, a review and certification that the buildings have been designed to meet current seismic requirements is not part of this review.

Executive Summary Report

The City of Kirkland – Parks Kirkland, Washington



2015 Asset Condition Assessments

22 Building Assets



October 2015

Submitted by:

VFA, Inc. an Accruent Company

James M. Streeter, Project Director

Andrew J. Daw, Project Manager





The City of Kirkland - Parks Kirkland, Washington

Database / Assessment Info

Totals for Assets Assessed in 2015

Assets Assessed in 2015	22 Buildings
Total Area Assessed	25,023 Square Feet
Total Replacement Value	\$4,623,142
Asset Age Range:	125 Years
FCI Range:	0.00 to 0.63
	“Excellent” to “Poor”
Average FCI:	.27 FCI
Average Asset Condition	“Fair”



Figure 1: Aerial View of Moss Bay

ASSESSMENT SCOPE

In the summer of 2015 an assessor from VFA, Inc. (VFA) visited the City of Kirkland - Parks and conducted Comprehensive Asset Condition assessments of 22 existing building Assets for the Parks department.

The building uses included concessions, public restrooms, and housing facilities, ranging in size from the 1969-built 4,290 square foot McAuliffe / Main Home down to the 240 square foot NKCC Restroom built in 2002.

METHODOLOGY

The 2015 assessments followed a “Systems Model” approach that included the evaluation of each Asset’s component Systems to provide new information, on their nature, age, condition, predicted remaining useful life, and estimated replacement value.

Values for each Asset’s component Systems were established using current R.S. Means cost data, and a current replacement value, or CRV, was established for each Asset, based on the sum total of all its individual System

values. All costs in the database are linked to current, nationally recognized, R. S. Means cost data values embedded in *VFA.facility* using specific line items, and are automatically adjusted annually for inflation and market conditions.

Requirements, Actions, Priorities

In addition to System age and condition, the 2015 assessment’s visual survey sought to identify major repairs, upgrades, and renewals anticipated within the next five years. For Systems with less than 6 years of their BOMA standard ‘useful lifetime’ remaining, or fewer than six years based on their observed condition, a “Requirement” was automatically generated by the software for their Renewal. In addition, Requirements were created for observed deficient conditions, needed repairs, or recommended improvements. Each Requirement was assigned a priority based on when it was judged the corrective action should be performed, taken from the following list in the database:

1. *Currently Critical: 1 Year*
2. *Potentially Critical: 2-3 Years*
3. *Necessary – Not Yet Critical : 3-5 Years*
4. *Not Time Critical: No Time Limit*

For each non-Renewal Requirement, a corrective ‘Action’, with a brief scope description and estimated costs, was then created, using the Means cost data embedded in *VFA.facility*.



ASSESSMENT FINDINGS – FCIS

Using the CRV and Requirement cost data assembled, a current Facility Condition Index, or FCI, was calculated for each Asset, establishing a standard measure of their overall condition.

An FCI is simply the ratio of the cost of the Asset’s improvements identified as needed in the next 5-years (Requirements) divided by the Asset’s calculated replacement value (CRV), and expressed as a decimal fraction of one, as shown in **Figure 2**. Thus, the lower an Asset’s FCI value, the better the building’s overall condition is assumed to be.

$$FCI = \frac{\text{REQUIREMENT COST OVER THE NEXT 5 YEARS}}{\text{ASSETS CURRENT REPLACEMENT VALUE}}$$

Figure 2: 5-year FCI Formula

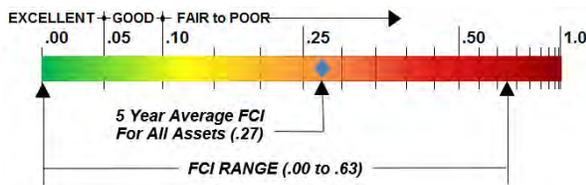


Figure 3: FCI Asset Condition Scale for the 2015 Assessment

The FCI’s are calculated using just the first 5 years of Requirements and Renewals identified, i.e, the highest priority items and the most critical needs, and the average FCI of the 22 Kirkland – Parks Assets assessed in 2015, as shown in **Figure 3** above, is .27, or roughly 27% of the Assets’ ‘Current Replacement Value’ (CRV). This is an FCI value that represents an overall condition considered “fair” for institutional facilities under various international standards, and is the projected average condition of the assessed Assets in 5 years, assuming that no capital improvements are made in that time.

The Asset FCIs in the database provide Kirkland - Parks with a means to readily benchmark and compare the condition of building Assets of different values, sizes, and uses, across their portfolio, to identify areas of concern, and investigate funding needs.

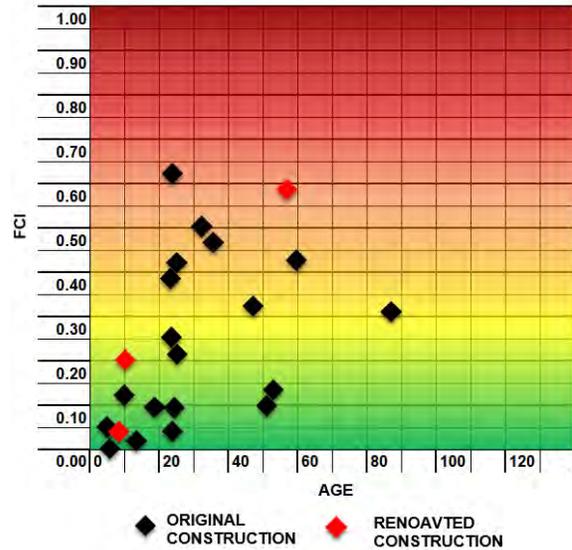


Figure 4: Asset FCI / Construction/ Renovation Age Chart

Looking at the individual FCIs of the Assets assessed in 2015, as shown in **Figure 4** above, we see they ranged from a low FCI value of .00, indicating that no significant deficiencies were noted or anticipated over the next 5 years, to an FCI of .63, a value indicative of facility in need of significant, relative, investment.

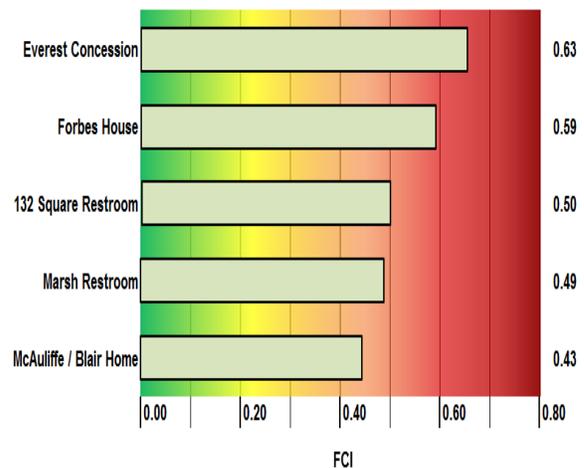


Figure 5: Five Assets with the Highest FCIs

Looking in more detail, **Figure 5**, above, lists the five individual Kirkland- Parks Assets with the highest FCI values, i.e., those in the poorest condition *relative* to their current replacement value (CRV). At the top of the list, is Everest Concession,



with the 2015 assessed Assets' highest FCI at .63 a value considered indicative of a building in 'Poor' condition, with numerous Systems, due primarily to age, in need of Renewal. The same is true for all five of the Assets with the highest FCIs, that range in age from 22 to 60 years, and all of which have FCIs in the range considered 'Fair' to 'Poor'.

Looking at the data in another way, **Figure 6** below lists the five Assets with the highest projected 5-year upgrade costs for all anticipated Repairs and Renewals. First on the list, McAuliffe / Main Home has a five year projected total cost of \$254,516 in capital renewals and repairs, the highest level of investment needed for any Kirkland - Parks Asset assessed in 2015. Combined, the five Assets on the list have an identified 5-year FCI cost of \$768,708 and these five Assets alone are projected to require 61% of the \$1.25 million in identified 5-year FCI costs for all 22 Kirkland Assets assessed in 2015, though they represent just 39% of the total assessed building area. (For details, see Appendix A.)

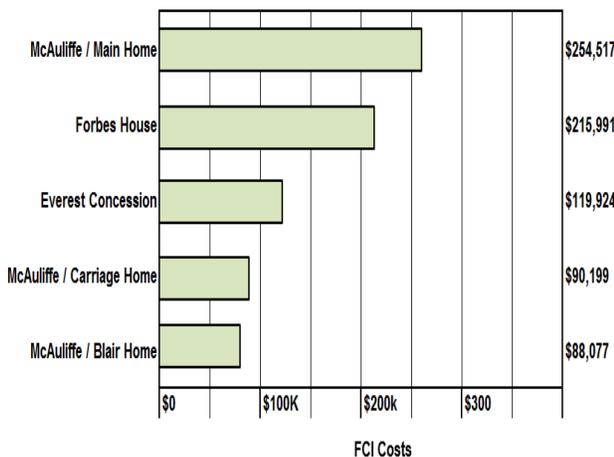


Figure 6: Five 2015 Assessed Assets with the Highest 5-Year FCI Costs

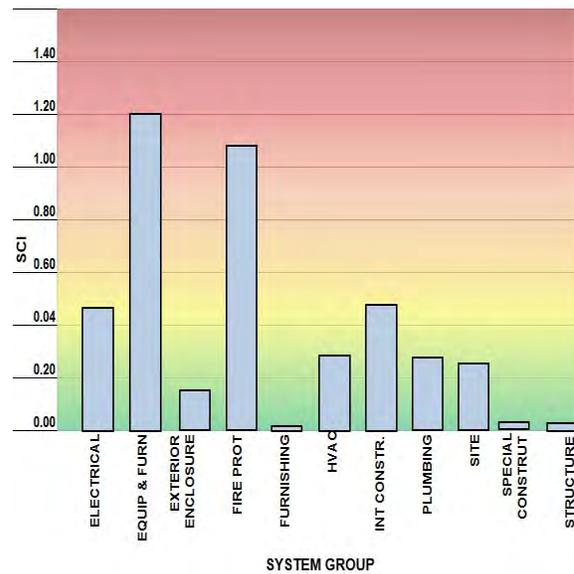


Figure 7: Parks-wide System Groups' SCIs

ASSESSMENT FINDINGS - SCI

Similar to the FCI is the 'SCI' the System Condition Index. The SCI provides a measure of the relative condition of an Asset's, or group of Assets', major building Systems, and is the ratio of the total cost of Requirements needed to upgrade the system, divided by the total calculated replacement value of that system, and thus, the lower the SCI value, the better the observed condition of the system. System groups may be evaluated and reported by individual building Asset, groups of Assets, or by a base-wide 'roll-up'.

Like FCI, SCI's below .10 are generally considered good and above .25, poor. **Figure 7**, above displays SCIs of the ten major Asset System groups across the entire portfolio of Kirkland - Parks Assets assessed in 2015. The building system groups with the highest SCI's, i.e., the poorest condition, are the Equipment & Furnishing Systems group with an average SCI near 1.20, or 120% of their replacement values, followed by the Fire Protection Systems group at just over 1.00.



2. EXECUTIVE SUMMARY REPORT

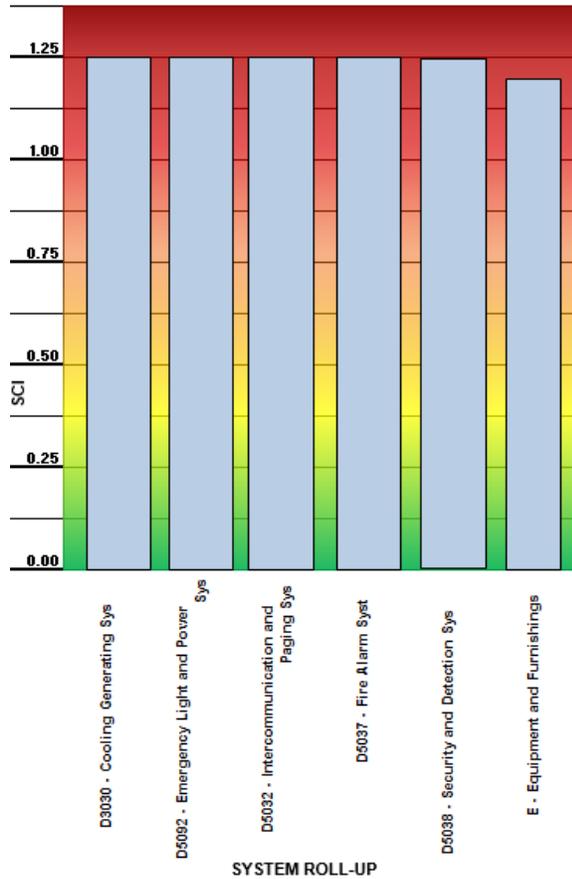


Figure 8: Six 2015 Assessed Parks-wide Systems with the Highest 5-Year SCIs

When we look closely at the individual Systems’ SCIs, we see, as shown in **Figure 8** above, (and Appendix B) that three of the Systems with the highest SCIs, i.e. the highest ratio of repair costs to System value are the Cooling Generating Systems, Emergency Light and Power Systems, Intercommunication and Paging System, Fire Alarm Systems and Security and Detection Systems. Their high SCIs reflect the relatively short lifetimes of many of these Systems, typically less than 20 years, and the 22 Assets’ average age range of 125 years, and thus many of those systems are near or past due for replacement.

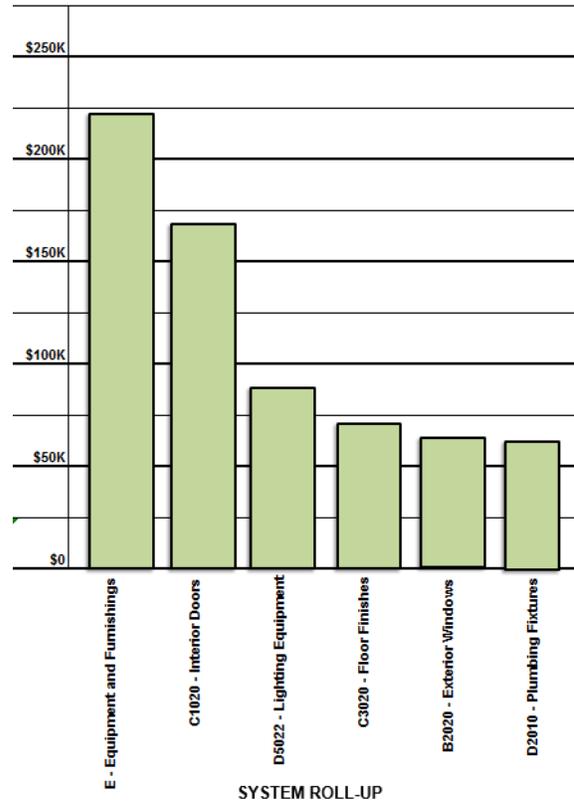


Figure 9: Six 2015 Assessed Parks-wide Systems with the Highest 5-Year Costs

When we look at the Systems’ 5-year costs, the six systems that will require the greatest capital expenditure, as shown in **Figure 9** above, are:

- E - Equipment and Furnishings at \$224,049
- C1020 - Interior Doors at \$172,570
- D5022 - Lighting Equipment at \$87,691
- C3020 - Floor Finishes at \$70,996
- B2020 - Exterior Windows at \$66,815
- D2010 - Plumbing Fixtures at \$66,142



FUNDING NEEDS

With the new condition data contained in the database, and using the funding module within *VFA.facility*, we can begin to assess short term funding needs for the City of Kirkland - Parks Assets assessed in 2015, that combined have a replacement cost of about \$4.62 million, and a current 5-year anticipated cost of almost \$1.3 million for identified repairs and renewals.

Figure 10, below, (Appendix C) shows the results of looking at the Assets assessed over the next 5 year period (2015 to 2020) based on two possible FCI options:

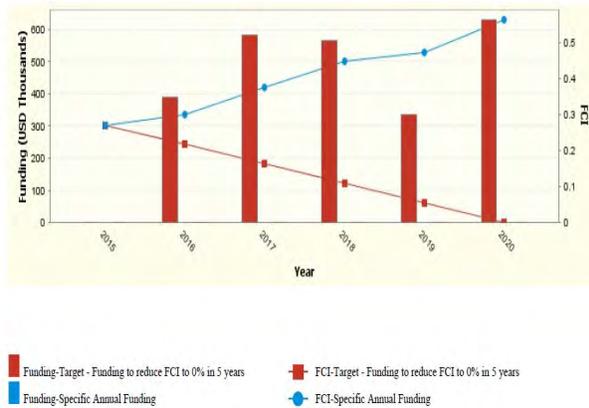


Figure 10: Funding Needs - Next 5-Years – No Capital Funding vs. Reduce FCI to 0%

One option seeks to identify what would happen to the Assets’ average FCI if no funds were spent for capital improvements over the next five years. The other option investigates what it would cost if Kirkland - Parks sought to eliminate all deferred maintenance, renewals, and major repair items noted in the 22 Assets over the next five years, reducing the average FCI to 0.0, essentially aiming to yield ‘like new’ facilities by 2020, though many aged systems in need of renewal in subsequent years will still remain.

A review of the data shows that in order to yield a 2020 FCI of 0%, the approximately \$1.3 million worth of current funding needs identified, Renewals as they arise, and the anticipated annual ‘backlog’ deterioration of 2%, it will require an average annual funding level of about \$.5 million each of the next five years, a total of \$2.5 million.

Meanwhile, if no capital improvement funds are allocated for the 22 Assets’ over the next five years, the current FCI of .27, or ‘fair’, will quickly deteriorate as the unmet costs for System Renewals and backlog deterioration push the cost of outstanding work to \$2.6 million, and the Parks-wide average FCI to .56, a facility condition value generally considered ‘Very Poor’.

FUNDING SCENARIOS

As the two extreme examples above show, using the new Kirkland - Parks Asset data and the funding module within *VFA.facility* we can examine various funding strategies, analyze their fiscal implications over various time periods, and project the impact of deferred maintenance, either for individual Assets, or across the entire portfolio. Values, either assumed or measured, and different time ranges, can be entered into the funding module for analysis purposes, to see their cost implications and to project their impact on facility conditions.

To show the analysis potential of *VFA.facility*, we consider three less extreme examples that are shown in Appendix D, and summarized below, illustrating the varying costs and condition impacts that different strategies can produce.

Figure 11 on Page 8, depicts the results of three potential funding scenarios, applied to the 22 Kirkland - Parks Assets assessed in 2015, projected out over the next 10 years. In these examples, the costs for annual system renewals are included in the analysis, an industry standard 2% deferment penalty is applied year to year for



carrying a maintenance backlog forward, and to simplify the comparison, an annual inflation rate of 0% is assumed over the time period examined.

The three 10-year Funding scenarios investigated are:

- What Funding is required to maintain the current average FCI of around .27 for the next 10 years?
- What's the result of annual Funding at 2.50% of CRV for the next 10 years?
- What Funding is required to lower the current projected 5-year FCI of .27 (fair) to .05 (excellent) over the next 5 years and then keep it there to year 10?

Scenario 1:

Fund to Maintain FCI of .27

If Kirkland - Parks chose to preserve the 22 Assets' current average FCI of .27 (fair) over the next 10 years, the estimated annual capital investment funding needs would vary from a high of just over \$400k in 2020, to a low \$53k in 2023, averaging just over \$200k per year.

Scenario 1 Summary

- *Average Annual Funding: \$200,720*
- *Year 10 FCI: 0.27 (fair)*
- *Year 10 Backlog: \$1.2 million*

Scenario 2:

Fund at 2.5% of CRV

If Kirkland - Parks opted to set a funding level of 2.5% of the current replacement value of the 22 Assets assessed in 2015, the annual capital investment funding over each of the next 10 years would be \$115k. At that funding level the costs of major system renewals cannot be met, the backlog would steadily increase, and the FCI would rise each year until, in year 10 it reaches an FCI value of .49, or nearly 49% of the CRV, a condition considered "poor".

Scenario 2 Summary

- *Annual Funding: \$115,579*
- *Year 10 FCI: 0.49 (poor)*
- *Year 10 Backlog: \$2.2 million*

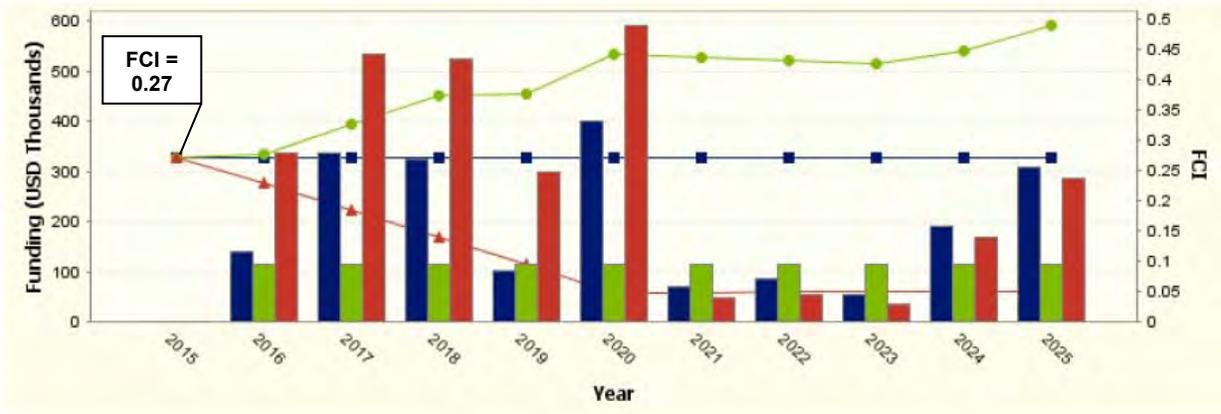
Scenario 3:

Fund to Reduce FCI to .05 in 5 years

If Kirkland – Parks chose to reduce the current FCI level of the 22 Assets from .27 (fair) to an FCI of .05 (excellent) in 5 years, and maintain it there through year 10, it would require annual capital investments ranging from almost \$600k to \$36k, and averaging around \$288k per year. The FCI of .27 (good to fair), would fall steadily throughout the period, reaching .05 (excellent) in year 5, remaining there through year 10.

Scenario 3 Summary

- *Average Annual Funding: \$288,358*
- *Year 10 FCI: 0.05 (excellent)*
- *Year 10 Backlog: \$231,157*



- Scenario 1:**
 - Funding-Maintain - FCI
 - FCI-Maintain - FCI
- Scenario 2:**
 - Funding-2.50% of the Current Replacement Value
 - FCI-2.50% of the Current Replacement Value
- Scenario 3:**
 - Funding-Target - Funding to reduce FCI to 5% in 5 years
 - ▲ FCI-Target - Funding to reduce FCI to 5% in 5 years

Figure 11: Three Potential 10-year Funding Scenarios



A. Asset List Report

5 pages

B. System List Report

26 pages

C. Two 5-Year Options

4 pages

D. Three 10-Year Scenarios

5 pages



APPENDIX A

Asset List Report



Asset List Report By Name

Reporting Currency: USD
Adjustment Factor: 0%

Region Name: City of Kirkland

Campus Name: Parks

Asset	Number	Age	Use	Size	Replacement Value	Cost/Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
Asset Type: Building											
132 Square Restroom	011-Parks	32	Other special facilities	300	75,956	253	38,097	0.50	45,575	0.60	
Crestwoods Restroom	012-Parks	24	Other special facilities	810	118,453	146	25,924	0.22	29,764	0.25	
Everest Concession	008-Parks	22	Dining / Cafeteria (with Kitchen)	600	189,639	316	119,924	0.63	121,569	0.64	
Everest Restroom	014-Parks	52	Other special facilities	1,207	172,136	143	23,501	0.14	25,145	0.15	



Asset List Report By Name

Asset	Number	Age	Use	Size	Replacement Value	Cost/Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
Forbes House	006-Parks	78	Office	2,173	367,742	169	215,991	0.59	216,517	0.59	
Heritage Hall	007-Parks	93	Multipurpose Use	2,780	522,819	188	17,883	0.03	17,883	0.03	
Houghton Restroom / Concession	018-Parks	23	Other special facilities	1,100	213,756	194	82,505	0.39	84,150	0.39	
Juanita Bay Restroom	022-Parks	23	Other special facilities	700	105,304	150	6,823	0.06	8,468	0.08	
Marina Restroom	016-Parks	5	Other special facilities	1,300	184,643	142	9,172	0.05	20,291	0.11	
Marsh Restroom	017-Parks	35	Other special facilities	780	155,782	200	76,450	0.49	78,094	0.50	



Asset List Report By Name

Asset	Number	Age	Use	Size	Replacement Value	Cost/ Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
McAuliffe / Blair Home	003-Parks	60	Housing - Single Family	1,120	205,671	184	88,078	0.43	100,626	0.49	
McAuliffe / Carriage Home	002-Parks	87	Housing - Single Family	1,660	287,799	173	90,199	0.31	97,527	0.34	
McAuliffe / Johnson Home	004-Parks	128	Housing - Single Family	1,490	244,711	164	49,003	0.20	53,115	0.22	
McAuliffe / Main Home	001-Parks	46	Housing - Single Family	4,290	776,693	181	254,517	0.33	284,651	0.37	
McAuliffe Atrium Building	005-Parks	51	Multipurpose Use	576	110,202	191	10,764	0.10	10,764	0.10	
NKCC Restroom	021-Parks	13	Other special facilities	240	46,669	194	1,028	0.02	1,028	0.02	



Asset List Report By Name

Asset	Number	Age	Use	Size	Replacement Value	Cost/ Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
OO Denny Restroom	010-Parks	15	Other special facilities	1,300	152,883	118	18,634	0.12	20,278	0.13	
Peter Kirk Concession	009-Parks	23	Dining / Cafeteria (with Kitchen)	422	178,044	422	73,728	0.41	76,050	0.43	
Peter Kirk Restroom	015-Parks	3	Other special facilities	550	215,673	392	0	0.00	0	0.00	
Phyllis A Needy Restroom	019-Parks	23	Other special facilities	500	87,574	175	6,804	0.08	11,373	0.13	
South Rose Hill Restroom	020-Parks	19	Other special facilities	325	69,141	213	5,622	0.08	5,622	0.08	
Waverly Beach Restroom	013-Parks	21	Other special facilities	800	141,853	177	35,534	0.25	37,920	0.27	
Subtotal for Building				25,023	4,623,142	185	1,250,180	0.27	1,346,410	0.29	



Asset List Report By Name

Asset	Number	Age	Use	Size	Replacement Value	Cost/Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
Campus Name: Parks					4,623,142		1,250,180	0.27	1,346,410	0.29	
Region Name: City of Kirkland					4,623,142		1,250,180	0.27	1,346,410	0.29	
Summary					4,623,142		1,250,180	0.27	1,346,410	0.29	



APPENDIX B

System List Report

Table of Contents

Region: City of Kirkland

Campus: Parks

Asset: 132 Square Restroom	1
Asset: Crestwoods Restroom	2
Asset: Everest Concession	3
Asset: Everest Restroom	4
Asset: Forbes House	5
Asset: Heritage Hall	7
Asset: Houghton Restroom / Concession	9
Asset: Juanita Bay Restroom	10
Asset: Marina Restroom	11
Asset: Marsh Restroom	12
Asset: McAuliffe / Blair Home	13
Asset: McAuliffe / Carriage Home	14
Asset: McAuliffe / Johnson Home	15
Asset: McAuliffe / Main Home	16
Asset: McAuliffe Atrium Building	18
Asset: NKCC Restroom	19
Asset: OO Denny Restroom	20
Asset: Peter Kirk Concession	21
Asset: Peter Kirk Restroom	22
Asset: Phyllis A Needy Restroom	23
Asset: South Rose Hill Restroom	24
Asset: Waverly Beach Restroom	25



System List Report

By Asset Name

Currency : USD

Region: City of Kirkland

Asset: 132 Square Restroom 011-Parks

Campus: Parks

Asset Size: 300 SF

Asset Replacement Value: 75,956

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A - Substructure	Foundation Wall and Footings - No Basement	75	0.00	2058	Jun 25, 2015	653	10,880
A - Substructure	Structural Slab on Grade - Light Industrial	75	0.00	2058	Jun 25, 2015	158	2,631
B10 - Superstructure	Single-Story - Wood Framed Roof Truss	75	0.00	2058	Jun 25, 2015	123	2,046
B2010 - Exterior Walls	CMU Block Walls	75	0.00	2058	Jun 25, 2015	1,510	12,580
B2030 - Exterior Doors	Door Assembly - 3 x 7 HM	30	1.25	2018	Jun 25, 2015	7,776	6,221
B30 - Roofing	Metal Roofing	50	0.00	2033	Jun 25, 2015	3,418	2,734
C1030 - Fittings	Restroom Accessories - Economy	20	0.00	2023	Jun 25, 2015	295	236
C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification)	10	1.25	2018	Jun 25, 2015	209	167
C3010 - Wall Finishes	Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	10	1.25	2017	Jun 25, 2015	971	777
C3020 - Floor Finishes	Concrete - Painted or Sealed	15	1.25	2018	Jun 25, 2015	400	320
C3030 - Ceiling Finishes	Wood Ceiling - Painted or Stained	30	1.25	2020	Jun 25, 2015	304	243
D2010 - Plumbing Fixtures	Custodial/Utility Sinks - Each	30	1.25	2020	Jun 25, 2015	4,533	3,626
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatory	30	1.25	2020	Jun 25, 2015	5,984	4,787
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closet	30	1.25	2020	Jun 25, 2015	3,973	3,178
D2010 - Plumbing Fixtures	Water Coolers - Wall-Mounted	20	0.00	2023	Jun 25, 2015	2,522	2,018
D2020 - Domestic Water Distribution	Water Dist Complete - Low Volume	30	1.12	2020	Jun 25, 2015	588	525
D2030 - Sanitary Waste	Sanitary Waste - Gravity Disch - Average	50	0.00	2033	Jun 25, 2015	886	709
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	0.00	2025	Jun 25, 2015	5,696	5,085
D5012 - Low Tension Service and Dist.	Main Electrical Service - 100A 120/240V + Distribution	30	1.25	2019	Jun 25, 2015	6,693	5,354
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices - Average Density	30	1.25	2020	Jun 25, 2015	1,067	854
D5022 - Lighting Equipment	Lighting Fixtures - Light Density	20	1.25	2020	Jun 25, 2015	1,448	1,158
G2031 - Paving and Surfacing	Pedestrian Pavement - Concrete	25	1.25	2018	Jun 25, 2015	4,150	3,320
G2050 - Landscaping	Landscaping	50	0.00	2033	Jun 25, 2015	109	109
G2057 - Irrigation Systems	Landscaping - Sprinkler System Controller	25	0.00	2033	Jun 25, 2015	7,996	6,397
Asset: 132 Square Restroom 011-Parks							75,956



System List Report

By Asset Name

Currency : USD

Region: City of Kirkland
Campus: Parks

Asset: Crestwoods Restroom 012-Parks

Asset Size: 810 SF

Asset Replacement Value: 118,453

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A - Substructure	Foundation Wall and Footings - No Basement	75	0.00	2066	Jun 25, 2015	1,073	17,878
A - Substructure	Structural Slab on Grade - Light Industrial	75	0.00	2066	Jun 25, 2015	426	7,104
B10 - Superstructure	Single-Story - Wood Framed Roof Truss	75	0.00	2066	Jun 25, 2015	331	5,524
B2010 - Exterior Walls	CMU Block Walls	75	0.00	2066	Jun 25, 2015	2,480	20,671
B2030 - Exterior Doors	Door Assembly - 3 x 7 HM	30	0.00	2021	Jun 25, 2015	7,776	6,221
B2030 - Exterior Doors	Overhead Rolling Doors - Manual Operation	30	0.00	2021	Jun 25, 2015	3,945	3,156
B30 - Roofing	Asphalt Shingled Roofing	20	1.25	2020	Jun 25, 2015	4,990	3,992
C1030 - Fittings	Restroom Accessories - Economy	20	0.00	2031	Jun 25, 2015	797	638
C1030 - Fittings	Toilet Partitions - Economy	40	0.00	2031	Jun 25, 2015	2,156	1,725
C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification)	10	0.00	2021	Jun 25, 2015	565	452
C3010 - Wall Finishes	Paint Masonry/Epoxy Finish - Economy	15	0.00	2021	Jun 25, 2015	3,129	2,503
C3020 - Floor Finishes	Concrete - Painted or Sealed	15	0.00	2021	Jun 25, 2015	1,080	864
C3030 - Ceiling Finishes	Wood Ceiling - Painted or Stained	30	0.00	2021	Jun 25, 2015	820	656
D2010 - Plumbing Fixtures	Custodial/Utility Sinks - Each	30	0.00	2021	Jun 25, 2015	4,533	3,626
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatory	30	0.00	2021	Jun 25, 2015	5,984	4,787
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinal	30	0.00	2021	Jun 25, 2015	2,970	2,376
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closet	30	0.00	2021	Jun 25, 2015	5,959	4,767
D2010 - Plumbing Fixtures	Water Coolers - Wall-Mounted	20	1.25	2019	Jun 25, 2015	2,522	2,018
D2020 - Domestic Water Distribution	Water Dist Complete - Low Volume	30	0.00	2021	Jun 25, 2015	1,588	1,418
D2030 - Sanitary Waste	Sanitary Waste - Gravity Disch - Average	50	0.00	2041	Jun 25, 2015	2,393	1,914
D3040 - Distribution Systems	Perimeter Heat - Electric Baseboard - 2500 SF	30	0.00	2021	Jun 25, 2015	3,438	3,070
D5012 - Low Tension Service and Dist.	Main Electrical Service + Distribution	30	0.00	2021	Jun 25, 2015	6,693	5,354
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices - Average Density	30	0.00	2021	Jun 25, 2015	2,882	2,305
D5022 - Lighting Equipment	Lighting Fixtures - Light Density	20	1.25	2020	Jun 25, 2015	3,910	3,128
D5033 - Telephone Systems	Telephone System - Light Density	10	1.06	2016	Jun 25, 2015	1,666	1,571
G2031 - Paving and Surfacing	Pedestrian Pavement - Concrete	25	1.25	2020	Jun 25, 2015	4,842	3,873
G2050 - Landscaping	Landscaping	50	0.00	2041	Jun 25, 2015	465	465
G2057 - Irrigation Systems	Landscaping - Sprinkler System Controller	25	1.25	2020	Jun 25, 2015	7,996	6,397
Asset: Crestwoods Restroom 012-Parks							118,453



System List Report

By Asset Name

Currency : USD

Region: City of Kirkland
Campus: Parks

Asset: Everest Concession 008-Parks

Asset Size: 600 SF

Asset Replacement Value: 189,639

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A - Substructure	Foundation Wall and Footings - No Basement	75	0.00	2068	Jun 25, 2015	653	10,880
A - Substructure	Structural Slab on Grade - Light Industrial	75	0.00	2068	Jun 25, 2015	158	2,631
B10 - Superstructure	Multi-Story - Wood	75	0.00	2068	Jun 25, 2015	453	7,554
B10 - Superstructure	Wood Canopy - Concession	75	0.00	2068	Jun 25, 2015	68	1,137
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Steel	50	0.00	2043	Jun 25, 2015	8,800	7,040
B2010 - Exterior Walls	Metal Paneled Walls	60	0.00	2053	Jun 25, 2015	821	6,844
B2010 - Exterior Walls	Wood Shingle Siding	50	0.00	2043	Jun 25, 2015	1,253	10,441
B2020 - Exterior Windows	Wood Windows	30	1.25	2020	Jun 25, 2015	10,938	8,750
B2030 - Exterior Doors	Door Assembly - 3 x 7 Wood	30	0.00	2023	Jun 25, 2015	6,270	5,016
B2030 - Exterior Doors	Overhead Rolling Doors - Electric Operation	30	0.00	2023	Jun 25, 2015	9,328	7,462
B30 - Roofing	Gutters and Downspouts - Aluminum	25	1.25	2020	Jun 25, 2015	774	619
B30 - Roofing	Modified Bitumen	20	1.25	2018	Jun 25, 2015	6,678	5,343
C1010 - Partitions	GWB Walls - Standard (Non-Painted)	50	0.00	2043	Jun 25, 2015	2,174	3,506
C1010 - Partitions	GWB Walls - Standard (Non-Painted)	50	0.62	2020	Jun 25, 2015	2,174	3,506
C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - NR	50	0.00	2043	Jun 25, 2015	5,229	4,184
C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification)	10	0.00	2023	Jun 25, 2015	418	335
C3010 - Wall Finishes	Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	10	1.25	2020	Jun 25, 2015	1,388	1,110
C3020 - Floor Finishes	Vinyl Sheet Goods Lower	12	1.25	2018	Jun 25, 2015	4,749	3,800
C3020 - Floor Finishes	Vinyl Sheet Goods Upper	12	1.25	2018	Jun 25, 2015	4,749	3,800
C3030 - Ceiling Finishes	GWB Taped and Finished	30	1.25	2020	Jun 25, 2015	4,005	3,204
D2010 - Plumbing Fixtures	Kitchenette - Cabinet, Counter and Sink	30	0.00	2023	Jun 25, 2015	3,483	2,787
D2020 - Domestic Water Distribution	Water Dist Complete - Average	30	1.12	2020	Jun 25, 2015	2,055	1,835
D2020 - Domestic Water Distribution	Water Heater - Elec - Residential - 12 Gal	10	1.12	2020	Jun 25, 2015	2,908	2,596
D2030 - Sanitary Waste	Sanitary Waste - Gravity Disch - High Density	50	1.25	2020	Jun 25, 2015	4,662	3,729
D2030 - Sanitary Waste	Sanitary Waste Grease Trap	30	0.00	2023	Jun 25, 2015	2,833	2,266
D3040 - Distribution Systems	Exhaust System - Kitchen - Commercial	15	1.25	2018	Jun 25, 2015	7,461	5,969
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	0.00	2023	Jun 25, 2015	5,696	5,085
D3060 - Controls and Instrumentation	Electric Controls - Average	20	1.25	2020	Jun 25, 2015	1,130	904
D40 - Fire Protection	Fire Extinguishers - Dry Chem w/Cabinet (Each)	30	0.00	2023	Jun 25, 2015	778	741
D40 - Fire Protection	Kitchen Hood Suppression	20	1.25	2018	Jun 25, 2015	8,117	6,494
D5012 - Low Tension Service and Dist.	Main Electrical Service + Distribution	30	0.00	2023	Jun 25, 2015	6,693	5,354
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices - Average Density	30	0.00	2023	Jun 25, 2015	2,134	1,708
D5022 - Lighting Equipment	Lighting Fixtures - Light Density	20	1.25	2020	Jun 25, 2015	2,896	2,317
D5031 - Public Address and Music Systems	Public Address System - Average Density	15	0.00	2023	Jun 25, 2015	1,320	1,056
D5033 - Telephone Systems	Telephone System - Light Density	10	1.06	2020	Jun 25, 2015	1,234	1,164
D5039 - Local Area Networks	LAN System - Light Density	15	0.00	2025	Jun 25, 2015	1,673	1,578
E - Equipment and Furnishings	Kitchen Cabinets - Average	20	1.25	2020	Jun 25, 2015	7,338	5,870
E - Equipment and Furnishings	Kitchen Equipment - Average	20	1.25	2019	Jun 25, 2015	42,372	33,897
E - Equipment and Furnishings	Point of Sales Systems	10	1.25	2020	Jun 25, 2015	4,297	3,438
G2045 - Site Furnishings	Site Furnishings - Trash Can - Painted Metal	20	0.00	2030	Jun 25, 2015	1,276	1,020
G2045 - Site Furnishings	Site Seating	20	0.00	2030	Jun 25, 2015	2,387	2,387
G2050 - Landscaping	Landscaping	50	0.00	2043	Jun 25, 2015	283	283
Asset: Everest Concession 008-Parks							189,639



System List Report

By Asset Name

Currency : USD

Region: City of Kirkland

Asset: Everest Restroom 014-Parks

Campus: Parks

Asset Size: 1,207 SF

Asset Replacement Value: 172,136

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A - Substructure	Foundation Wall and Footings - No Basement	75	0.00	2038	Jun 25, 2015	1,309	21,823
A - Substructure	Structural Slab on Grade - Light Industrial	75	0.00	2038	Jun 25, 2015	635	10,585
B10 - Superstructure	Single-Story - Wood Framed Roof Truss	75	0.00	2038	Jun 25, 2015	494	8,232
B2010 - Exterior Walls	CMU Block Walls	75	0.00	2038	Jun 25, 2015	3,028	25,233
B2030 - Exterior Doors	Door Assembly - 3 x 7 HM	30	0.00	2023	Jun 25, 2015	10,369	8,295
B30 - Roofing	BUR (Built-Up Roofing)	20	0.00	2023	Jun 25, 2015	15,683	12,547
B30 - Roofing	Gutters and Downspouts - Aluminum	25	1.25	2019	Jun 25, 2015	1,553	1,242
C1010 - Partitions	CMU Block Walls - Plain	50	0.00	2025	Jun 25, 2015	8,344	13,458
C1030 - Fittings	Restroom Accessories - Economy	20	0.00	2023	Jun 25, 2015	1,188	950
C1030 - Fittings	Toilet Partitions - Economy	40	1.25	2019	Jun 25, 2015	3,234	2,587
C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification)	10	1.25	2018	Jun 25, 2015	842	673
C3010 - Wall Finishes	Paint Masonry/Epoxy Finish - Economy	15	0.00	2023	Jun 25, 2015	5,705	4,564
C3020 - Floor Finishes	Concrete - Painted or Sealed	15	0.00	2023	Jun 25, 2015	1,610	1,288
C3030 - Ceiling Finishes	Wood Ceiling - Painted or Stained	30	0.00	2023	Jun 25, 2015	1,222	978
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatory	30	0.00	2023	Jun 25, 2015	5,984	4,787
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinal	30	0.00	2023	Jun 25, 2015	2,970	2,376
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closet	30	0.00	2023	Jun 25, 2015	5,959	4,767
D2020 - Domestic Water Distribution	Water Dist Complete - Low Volume	30	0.00	2023	Jun 25, 2015	2,366	2,112
D2020 - Domestic Water Distribution	Water Heater - Elec - Tankless	10	1.12	2020	Jun 25, 2015	3,858	3,445
D2030 - Sanitary Waste	Sanitary Waste - Gravity Disch - Average	50	0.00	2025	Jun 25, 2015	3,566	2,853
D3040 - Distribution Systems	Perimeter Heat - Electric Baseboard - 2500 SF	30	0.00	2023	Jun 25, 2015	5,123	4,575
D5012 - Low Tension Service and Dist.	Main Electrical Service + Distribution	30	0.00	2023	Jun 25, 2015	6,693	5,354
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices - Average Density	30	0.00	2023	Jun 25, 2015	4,294	3,435
D5022 - Lighting Equipment	Lighting Fixtures - Light Density	20	1.25	2020	Jun 25, 2015	5,826	4,661
D5033 - Telephone Systems	Telephone System - Light Density	10	1.06	2019	Jun 25, 2015	2,482	2,342
G2031 - Paving and Surfacing	Pedestrian Pavement - Concrete	25	1.25	2020	Jun 25, 2015	5,706	4,565
G2045 - Site Furnishings	Bike Racks	20	0.00	2030	Jun 25, 2015	586	586
G2045 - Site Furnishings	Site Furnishings - Trash Can - Recycled Plastic	25	0.00	2034	Jun 25, 2015	1,037	830
G2045 - Site Furnishings	Site Furnishings - Trash Enclosure	35	0.00	2035	Jun 25, 2015	12,551	10,040
G2045 - Site Furnishings	Site Seating	20	0.00	2030	Jun 25, 2015	2,387	2,387
G2050 - Landscaping	Landscaping	50	0.00	2025	Jun 25, 2015	567	567
Asset: Everest Restroom 014-Parks							172,136



System List Report

By Asset Name

Currency : USD

Region: City of Kirkland

Asset: Forbes House 006-Parks

Campus: Parks

Asset Size: 2,173 SF

Asset Replacement Value: 367,742

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A - Substructure	Foundation Wall and Footings 8-Ft - Full Basement	75	0.06	2020	Jun 25, 2015	1,907	31,780
A - Substructure	Structural Slab on Grade - Non-Industrial	75	0.06	2020	Jun 25, 2015	286	4,773
B10 - Superstructure	Multi-Story - Wood	75	0.00	2025	Jun 25, 2015	1,641	27,358
B1014 - Ramps	Accessible Ramp - Exterior Concrete	50	0.00	2046	Jun 25, 2015	1,279	10,661
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	50	0.00	2037	Jun 25, 2015	6,748	5,398
B2010 - Exterior Walls	Painted Finish (Exterior Walls)	10	1.25	2019	Jun 25, 2015	4,273	3,418
B2010 - Exterior Walls	Wood Shingle Siding	50	0.12	2019	Jun 25, 2015	5,839	48,655
B2020 - Exterior Windows	Wood Windows	30	1.25	2020	Jun 25, 2015	25,493	20,394
B2030 - Exterior Doors	Door Assembly - 3 x 7 Wood	30	0.00	2036	Jun 25, 2015	6,270	5,016
B2030 - Exterior Doors	Overhead Rolling Doors - Electric Operation	30	1.25	2018	Jun 25, 2015	11,813	9,450
B30 - Roofing	Asphalt Shingled Roofing	20	1.25	2020	Jun 25, 2015	4,462	3,570
B30 - Roofing	Gutters and Downspouts - Aluminum	25	1.25	2020	Jun 25, 2015	1,203	962
C1010 - Partitions	GWB Walls - Standard (Non-Painted)	50	0.62	2020	Jun 25, 2015	3,934	6,346
C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - NR	50	1.25	2020	Jun 25, 2015	28,762	23,009
C1030 - Fittings	Restroom Accessories - Average	25	1.25	2020	Jun 25, 2015	2,505	2,004
C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification)	10	1.25	2020	Jun 25, 2015	1,515	1,212
C20 - Stairs	Stairs - Average	75	0.37	2020	Jun 25, 2015	9,268	25,049
C3010 - Wall Finishes	Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	10	1.25	2020	Jun 25, 2015	3,619	2,895
C3020 - Floor Finishes	Carpeting - Broadloom - Medium Range	10	1.25	2020	Jun 25, 2015	2,590	2,072
C3020 - Floor Finishes	Concrete - Painted or Sealed	15	0.00	2021	Jun 25, 2015	1,026	821
C3020 - Floor Finishes	VCT - Average	10	1.25	2020	Jun 25, 2015	1,472	1,178
C3020 - Floor Finishes	Vinyl Sheet Goods	12	0.00	2022	Jun 25, 2015	6,332	5,066
C3020 - Floor Finishes	Wood Flooring - Average	25	1.25	2020	Jun 25, 2015	7,498	5,998
C3030 - Ceiling Finishes	GWB Taped and Finished	30	1.25	2020	Jun 25, 2015	14,505	11,604
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatory	30	0.00	2036	Jun 25, 2015	5,984	4,787
D2010 - Plumbing Fixtures	Restroom Fixtures - Prefab Individual Shower	30	1.25	2018	Jun 25, 2015	2,276	1,820
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closet	30	0.00	2036	Jun 25, 2015	3,973	3,178
D2020 - Domestic Water Distribution	Water Dist Complete - Average	30	1.12	2020	Jun 25, 2015	7,443	6,646
D2020 - Domestic Water Distribution	Water Heater - Elec - Comm (SF)	15	1.12	2020	Jun 25, 2015	5,275	4,710
D2030 - Sanitary Waste	Sanitary Waste - Gravity Disch - High Density	50	1.25	2020	Jun 25, 2015	16,883	13,506
D3012 - Gas Supply System	Natural Gas Service to Bldg - 1" Feed	40	0.00	2039	Jun 25, 2015	1,655	1,324
D3030 - Cooling Generating Systems	Condensing Unit - 5 Tons	15	1.25	2020	Jun 25, 2015	6,286	5,028
D3040 - Distribution Systems	Exhaust System - Restroom w/Roof Fan	20	1.25	2020	Jun 25, 2015	1,177	942
D3050 - Terminal and Package Units	Furnace - Gas Fired Residential Type	25	0.00	2024	Jun 25, 2015	6,365	5,092
D3060 - Controls and Instrumentation	Electric Controls - Average	20	1.25	2020	Jun 25, 2015	4,091	3,273
D40 - Fire Protection	Fire Extinguishers - Dry Chem w/Cabinet (Each)	30	0.00	2040	Jun 25, 2015	778	741
D5012 - Low Tension Service and Dist.	Main Electrical Service + Distribution	30	0.00	2029	Jun 25, 2015	6,693	5,354
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices - Average Density	30	0.00	2029	Jun 25, 2015	7,730	6,184
D5022 - Lighting Equipment	Lighting Fixtures - Light Density	20	1.25	2020	Jun 25, 2015	10,488	8,391
D5032 - Intercommunication and Paging System	Intercom System	10	1.25	2020	Jun 25, 2015	3,687	2,950
D5033 - Telephone Systems	Telephone System - Light Density	10	1.06	2020	Jun 25, 2015	4,469	4,216
D5037 - Fire Alarm Systems	Fire Alarm System - Light Density	10	1.25	2020	Jun 25, 2015	7,880	6,304
D5038 - Security and Detection Systems	Security System - CCTV	10	1.25	2020	Jun 25, 2015	2,473	1,978
D5038 - Security and Detection Systems	Security System - Light Density	10	1.25	2020	Jun 25, 2015	2,687	2,150
D5039 - Local Area Networks	LAN System - Light Density	15	0.00	2025	Jun 25, 2015	6,058	5,715
D5092 - Emergency Light and Power Systems	Exit Signs - Low Density	10	1.25	2020	Jun 25, 2015	1,129	903
E - Equipment and Furnishings	Kitchen Cabinets - Average	20	1.25	2020	Jun 25, 2015	8,806	7,044



System List Report *By Asset Name*

Currency : USD

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
G2041 - Fences and Gates	Site Development - Fencing - Wood	20	0.00	2022	Jun 25, 2015	7,970	6,376
G2050 - Landscaping	Landscaping	50	0.00	2056	Jun 25, 2015	439	439
Asset: Forbes House 006-Parks							387,742



System List Report

By Asset Name

Currency : USD

Region: City of Kirkland
Campus: Parks

Asset: Heritage Hall 007-Parks

Asset Size: 2,780 SF

Asset Replacement Value: 522,819

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A - Substructure	Foundation Wall and Footings 12-Ft - Full Basement	75	0.00	2077	Jun 25, 2015	4,179	66,868
A - Substructure	Structural Slab on Grade - Non-Industrial	75	0.00	2077	Jun 25, 2015	573	9,160
B10 - Superstructure	Multi-Story - Wood - Exterior Walls	75	0.00	2035	Jun 25, 2015	679	10,856
B10 - Superstructure	Multi-Story - Wood - Floor Framing	75	0.00	2035	Jun 25, 2015	345	5,518
B10 - Superstructure	Single-Story - Wood - Flat Roof Framing	75	0.00	2035	Jun 25, 2015	143	2,292
B10 - Superstructure	Single-Story - Wood - Roof Truss Framing	75	0.00	2035	Jun 25, 2015	362	5,797
B10 - Superstructure	Single-Story - Wood Flat Roof Trellis Framing	75	0.00	2077	Jun 25, 2015	1,532	24,509
B1014 - Ramps	Accessible Ramp - Exterior Concrete	50	0.00	2063	Jun 25, 2015	1,919	15,991
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	50	0.00	2052	Jun 25, 2015	3,374	2,699
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete - Monumental	50	0.00	2052	Jun 25, 2015	20,244	16,195
B2010 - Exterior Walls	Solid Brick Walls	75	0.00	2035	Jun 25, 2015	8,800	70,404
B2010 - Exterior Walls	Wood Cornice	75	0.00	2035	Jun 25, 2015	197	1,573
B2020 - Exterior Windows	Wood Windows	30	0.00	2025	Jun 25, 2015	6,754	5,403
B2030 - Exterior Doors	Door Assembly - 3 x 7 Wood - French	30	0.00	2032	Jun 25, 2015	7,466	5,973
B2030 - Exterior Doors	Door Assembly - 6 x 7 Wood - French	30	0.00	2032	Jun 25, 2015	2,587	2,069
B30 - Roofing	Asphalt Shingled Roofing	20	0.00	2022	Jun 25, 2015	5,236	4,189
B30 - Roofing	BUR (Built-Up Roofing)	20	0.00	2022	Jun 25, 2015	5,198	4,158
C1010 - Partitions	GWB Walls - Standard (Non-Painted)	50	0.00	2052	Jun 25, 2015	3,652	5,844
C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - Rated	50	0.00	2025	Jun 25, 2015	14,990	11,992
C1030 - Fittings	Restroom Accessories - Average	25	0.00	2035	Jun 25, 2015	3,205	2,564
C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification)	10	1.25	2020	Jun 25, 2015	1,938	1,551
C20 - Stairs	Stairs - Average	75	0.00	2035	Jun 25, 2015	9,393	25,049
C3010 - Wall Finishes	Ceramic Tile	25	0.00	2027	Jun 25, 2015	4,525	3,620
C3010 - Wall Finishes	Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	10	0.00	2021	Jun 25, 2015	8,325	6,660
C3011 - Wall Finishes to Inside Exterior Walls	Gypsum Drywall - Add	50	0.00	2052	Jun 25, 2015	7,219	5,775
C3020 - Floor Finishes	Ceramic Floor Tile	25	0.00	2027	Jun 25, 2015	2,173	1,738
C3020 - Floor Finishes	Vinyl Sheet Goods	12	0.00	2023	Jun 25, 2015	2,770	2,216
C3020 - Floor Finishes	Wood Flooring - Average	25	0.00	2035	Jun 25, 2015	26,054	20,843
C3030 - Ceiling Finishes	GWB Taped and Finished	30	0.00	2032	Jun 25, 2015	18,556	14,845
D2010 - Plumbing Fixtures	Kitchenette - Cabinet, Counter and Sink	30	0.00	2032	Jun 25, 2015	8,843	7,074
D2010 - Plumbing Fixtures	Restroom Fixtures	30	0.00	2032	Jun 25, 2015	3,805	3,044
D2020 - Domestic Water Distribution	Water Dist Complete	30	0.00	2032	Jun 25, 2015	7,844	6,973
D2020 - Domestic Water Distribution	Water Heater - Elec - Res - Estimated	10	1.12	2018	Jun 25, 2015	3,101	2,768
D2030 - Sanitary Waste	Sanitary Waste - Gravity Disch	50	0.00	2052	Jun 25, 2015	8,213	6,570
D3012 - Gas Supply System	Natural Gas Service to Bldg - 1" Feed	40	0.00	2042	Jun 25, 2015	1,655	1,324
D3040 - Distribution Systems	Ductwork	25	0.00	2027	Jun 25, 2015	10,670	8,536
D3040 - Distribution Systems	Exhaust System - Restroom Fan	20	0.00	2022	Jun 25, 2015	1,506	1,205
D3050 - Terminal and Package Units	Condensing Unit	15	1.25	2020	Jun 25, 2015	3,025	2,420
D3050 - Terminal and Package Units	Furnace - Heat Only	20	0.00	2022	Jun 25, 2015	4,518	3,615
D3050 - Terminal and Package Units	Furnaces - Heating and Cooling	20	0.00	2022	Jun 25, 2015	5,340	4,272
D3050 - Terminal and Package Units	Split Ductless DX Unit	15	1.25	2020	Jun 25, 2015	4,494	3,595
D3060 - Controls and Instrumentation	Electric Controls - Average	20	0.00	2022	Jun 25, 2015	5,234	4,188
D40 - Fire Protection	Fire Extinguishers - Dry Chem w/Cabinet (SF)	30	0.00	2032	Jun 25, 2015	97	93
D5012 - Low Tension Service and Dist.	Main Electrical Service - 200A 208Y/120V	30	0.00	2032	Jun 25, 2015	6,764	5,412
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	0.00	2032	Jun 25, 2015	9,890	7,912
D5022 - Lighting Equipment	Lighting Fixtures	20	0.00	2022	Jun 25, 2015	16,521	13,217
D5039 - Local Area Networks	Telecom Wiring	15	0.00	2023	Jun 25, 2015	18,683	17,584



System List Report

By Asset Name

Currency : USD

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost	
D5092 - Emergency Light and Power Systems	Emergency Battery Pack Lights	10	1.25	2020	Jun 25, 2015	2,918	2,334	
D5092 - Emergency Light and Power Systems	Exit Signs	10	1.25	2020	Jun 25, 2015	2,407	1,926	
E - Equipment and Furnishings	Fixed Cabinets - Average	20	0.00	2022	Jun 25, 2015	5,870	4,696	
G2030 - Pedestrian Paving	Interlocking Concrete Paver Sidewalk	25	0.00	2027	Jun 25, 2015	10,610	10,610	
G2031 - Paving and Surfacing	Pedestrian Pavement - Concrete	25	0.00	2027	Jun 25, 2015	10,375	8,300	
G2042 - Retaining Walls	Site Development - Retaining Wall - Dry Set Stone	40	0.00	2042	Jun 25, 2015	40,362	32,290	
G2045 - Site Furnishings	Bike Racks	20	0.00	2022	Jun 25, 2015	586	586	
G2045 - Site Furnishings	Site Seating	20	0.00	2022	Jun 25, 2015	4,773	4,773	
G2050 - Landscaping	Landscaping	50	0.00	2052	Jun 25, 2015	1,152	1,152	
Asset: Heritage Hall 007-Parks							522,819	



System List Report

By Asset Name

Currency : USD

Region: City of Kirkland

Asset: Houghton Restroom / Concession 018-Parks

Campus: Parks

Asset Size: 1,100 SF

Asset Replacement Value: 213,756

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A - Substructure	Foundation Wall and Footings - No Basement	75	0.00	2067	Jun 25, 2015	1,250	20,834
A - Substructure	Structural Slab on Grade - Light Industrial	75	0.00	2067	Jun 25, 2015	579	9,647
B10 - Superstructure	Single-Story - Wood Framed Roof Truss	75	0.00	2067	Jun 25, 2015	450	7,502
B2010 - Exterior Walls	CMU Block Walls	75	0.00	2067	Jun 25, 2015	2,989	24,910
B2010 - Exterior Walls	Painted Finish (Exterior Walls)	10	0.00	2022	Jun 25, 2015	2,472	1,978
B2030 - Exterior Doors	Door Assembly - 3 x 7 HM	30	1.25	2020	Jun 25, 2015	7,776	6,221
B30 - Roofing	Wood Shingle Roofing	25	0.00	2022	Jun 25, 2015	10,992	8,793
B3021 - Glazed Roof Openings	Skylights - Dome Types	25	0.00	2022	Jun 25, 2015	3,179	2,543
C1020 - Interior Doors	Overhead/Rolling Fire Door - Small (Electric Operation)	50	0.00	2042	Jun 25, 2015	5,906	4,725
C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - NR	50	0.00	2042	Jun 25, 2015	2,615	2,092
C1030 - Fittings	Restroom Accessories - Economy	20	1.25	2019	Jun 25, 2015	1,082	866
C1030 - Fittings	Toilet Partitions - Economy	40	0.00	2032	Jun 25, 2015	2,156	1,725
C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification)	10	1.25	2018	Jun 25, 2015	767	614
C3010 - Wall Finishes	Paint Masonry/Epoxy Finish - Economy	15	0.00	2022	Jun 25, 2015	2,982	2,385
C3020 - Floor Finishes	Concrete - Painted or Sealed	15	0.00	2022	Jun 25, 2015	1,467	1,174
C3030 - Ceiling Finishes	Wood Ceiling - Painted or Stained	30	0.00	2022	Jun 25, 2015	1,114	891
D20 - Plumbing	Sump Pump - Submersible - 1/4 HP	12	0.00	2021	Jun 25, 2015	1,499	1,339
D2010 - Plumbing Fixtures	Custodial/Utility Sinks - Each	30	0.00	2022	Jun 25, 2015	4,533	3,626
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatory	30	0.00	2022	Jun 25, 2015	5,984	4,787
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinal	30	0.00	2022	Jun 25, 2015	2,970	2,376
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closet	30	0.00	2022	Jun 25, 2015	5,959	4,767
D2020 - Domestic Water Distribution	Water Dist Complete - Low Volume	30	0.00	2022	Jun 25, 2015	2,156	1,925
D2030 - Sanitary Waste	Sanitary Waste - Gravity Disch - Average	50	0.00	2042	Jun 25, 2015	3,250	2,600
D2030 - Sanitary Waste	Sewage Ejector Pump - Simplex	15	0.00	2021	Jun 25, 2015	6,178	5,516
D3060 - Controls and Instrumentation	Electric Controls - Average	20	1.25	2020	Jun 25, 2015	2,071	1,657
D40 - Fire Protection	Fire Extinguishers - Dry Chem (Each)	30	0.00	2022	Jun 25, 2015	94	89
D5012 - Low Tension Service and Dist.	Main Electrical Service 03 - 200A /240V + Distribution	30	0.00	2022	Jun 25, 2015	13,205	10,564
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices - Average Density	30	0.00	2022	Jun 25, 2015	3,913	3,131
D5022 - Lighting Equipment	Lighting Fixtures - Light Density	20	1.25	2020	Jun 25, 2015	5,309	4,247
D5033 - Telephone Systems	Telephone System - Light Density	10	1.06	2020	Jun 25, 2015	2,262	2,134
D5038 - Security and Detection Systems	Security System - Light Density	10	1.25	2020	Jun 25, 2015	1,360	1,088
E - Equipment and Furnishings	Kitchen Cabinets - Average	20	1.25	2018	Jun 25, 2015	5,870	4,696
E - Equipment and Furnishings	Kitchen Equipment - Average	20	1.25	2018	Jun 25, 2015	42,372	33,897
E - Equipment and Furnishings	Point of Sales Systems	10	1.25	2020	Jun 25, 2015	4,297	3,438
E2012 - Fixed Casework	Fixed Lockers - Double Tier	40	0.00	2032	Jun 25, 2015	3,337	3,337
G2031 - Paving and Surfacing	Pedestrian Pavement - Concrete	25	1.25	2020	Jun 25, 2015	5,188	4,150
G2031 - Paving and Surfacing	Pedestrian Pavement - Concrete Pad	25	1.25	2020	Jun 25, 2015	4,150	3,320
G2042 - Retaining Walls	Site Development - Retaining Wall - Concrete Masonry Unit	40	0.00	2050	Jun 25, 2015	786	786
G2045 - Site Furnishings	Site Furnishings - Trash Can Wood Slat	20	0.00	2030	Jun 25, 2015	600	480
G2045 - Site Furnishings	Site Seating	20	0.00	2030	Jun 25, 2015	5,967	5,967
G2050 - Landscaping	Landscaping	50	0.00	2042	Jun 25, 2015	542	542
G2057 - Irrigation Systems	Landscaping - Sprinkler System Controller	25	0.00	2022	Jun 25, 2015	7,996	6,397

Asset: Houghton Restroom / Concession 018-Parks

213,756



System List Report

By Asset Name

Currency : USD

Region: City of Kirkland
Campus: Parks

Asset: Juanita Bay Restroom 022-Parks

Asset Size: 700 SF

Asset Replacement Value: 105,304

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A - Substructure	Foundation Wall and Footings - No Basement	75	0.00	2067	Jun 25, 2015	997	16,619
A - Substructure	Structural Slab on Grade - Light Industrial	75	0.00	2067	Jun 25, 2015	368	6,139
B10 - Superstructure	Single-Story - Wood Framed Roof Truss	75	0.00	2067	Jun 25, 2015	286	4,774
B2010 - Exterior Walls	CMU Block Walls	75	0.00	2067	Jun 25, 2015	1,538	12,817
B2010 - Exterior Walls	Wood Siding	50	0.00	2042	Jun 25, 2015	637	5,311
B2030 - Exterior Doors	Door Assembly - 3 x 7 HM	30	0.00	2022	Jun 25, 2015	7,776	6,221
B30 - Roofing	Gutters and Downspouts - Aluminum	25	1.25	2020	Jun 25, 2015	1,182	946
B30 - Roofing	Metal Roofing	50	0.00	2042	Jun 25, 2015	9,114	7,291
C1030 - Fittings	Restroom Accessories - Economy	20	0.00	2032	Jun 25, 2015	689	551
C1030 - Fittings	Toilet Partitions - Economy	40	0.00	2032	Jun 25, 2015	3,234	2,587
C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification)	10	0.00	2022	Jun 25, 2015	488	390
C3010 - Wall Finishes	Paint Masonry/Epoxy Finish - Economy	15	0.00	2022	Jun 25, 2015	4,087	3,269
C3020 - Floor Finishes	Concrete - Painted or Sealed	15	0.00	2022	Jun 25, 2015	934	747
C3030 - Ceiling Finishes	Wood Ceiling - Painted or Stained	30	0.00	2040	Jun 25, 2015	709	567
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatory	30	0.00	2022	Jun 25, 2015	11,969	9,575
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinal	30	0.00	2022	Jun 25, 2015	2,970	2,376
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closet	30	0.00	2022	Jun 25, 2015	5,959	4,767
D2010 - Plumbing Fixtures	Water Coolers - Floor-Mounted	20	1.25	2020	Jun 25, 2015	2,262	1,810
D2020 - Domestic Water Distribution	Water Dist Complete - Low Volume	30	0.00	2022	Jun 25, 2015	1,372	1,225
D2030 - Sanitary Waste	Sanitary Waste - Gravity Disch - Average	50	0.00	2042	Jun 25, 2015	2,068	1,654
D5012 - Low Tension Service and Dist.	Main Electrical Service - 100A 120/120V + Distribution	30	0.00	2022	Jun 25, 2015	6,693	5,354
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices - Average Density	30	0.00	2022	Jun 25, 2015	2,490	1,992
D5022 - Lighting Equipment	Lighting Fixtures - Light Density	20	1.25	2020	Jun 25, 2015	3,379	2,703
E2012 - Fixed Casework	Fixed Lockers - Single Tier	40	0.00	2032	Jun 25, 2015	280	280
G2031 - Paving and Surfacing	Pedestrian Pavement - Concrete Sidewalk	25	0.00	2022	Jun 25, 2015	5,533	4,427
G2045 - Site Furnishings	Site Furnishings - Trash Can - Wood Slat	20	0.00	2032	Jun 25, 2015	600	480
G2050 - Landscaping	Landscaping	50	0.00	2042	Jun 25, 2015	432	432
Asset: Juanita Bay Restroom 022-Parks							105,304



System List Report

By Asset Name

Currency : USD

Region: City of Kirkland
Campus: Parks

Asset: Marina Restroom 016-Parks
Asset Size: 1,300 SF

Asset Replacement Value: 184,643

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A - Substructure	Foundation Wall and Footings - No Basement	75	0.00	2085	Jun 25, 2015	1,359	22,649
B10 - Superstructure	Elevated Cast In Place Concrete Floor Slab	75	0.00	2085	Jun 25, 2015	321	5,343
B10 - Superstructure	Single-Story - Wood Framed Roof Truss	75	0.00	2085	Jun 25, 2015	532	8,866
B2010 - Exterior Walls	CMU Block Walls	75	0.00	2085	Jun 25, 2015	3,142	26,187
B2010 - Exterior Walls	Glass Block Walls	75	0.00	2085	Jun 25, 2015	413	3,439
B2030 - Exterior Doors	Door Assembly - 3 x 7 HM	30	0.00	2040	Jun 25, 2015	7,776	6,221
B30 - Roofing	Cement Tile Roofing	50	0.00	2060	Jun 25, 2015	11,214	8,971
B30 - Roofing	Gutters and Downspouts - Aluminum	25	0.00	2035	Jun 25, 2015	1,611	1,289
B3021 - Glazed Roof Openings	Skylights - Dome Types	25	0.00	2035	Jun 25, 2015	3,179	2,543
C1010 - Partitions	GWB Walls - Standard (Non-Painted)	50	0.00	2060	Jun 25, 2015	6,540	10,548
C1030 - Fittings	Restroom Accessories - Economy	20	0.00	2030	Jun 25, 2015	1,279	1,023
C1030 - Fittings	Toilet Partitions - Economy	40	0.00	2050	Jun 25, 2015	7,546	6,037
C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification)	10	1.25	2020	Jun 25, 2015	906	725
C3020 - Floor Finishes	Concrete - Painted or Sealed	15	1.25	2020	Jun 25, 2015	1,734	1,387
C3030 - Ceiling Finishes	Wood Ceiling - Painted or Stained	30	0.00	2040	Jun 25, 2015	1,316	1,053
D2010 - Plumbing Fixtures	Custodial/Utility Sinks - Each	30	0.00	2040	Jun 25, 2015	4,533	3,626
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatory	30	0.00	2040	Jun 25, 2015	17,953	14,362
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinal	30	0.00	2040	Jun 25, 2015	5,941	4,753
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closet	30	0.00	2040	Jun 25, 2015	13,905	11,124
D2010 - Plumbing Fixtures	Water Coolers - Floor Mounted	20	0.00	2030	Jun 25, 2015	2,262	1,810
D2020 - Domestic Water Distribution	Water Dist Complete - Low Volume	30	0.00	2040	Jun 25, 2015	2,548	2,275
D2020 - Domestic Water Distribution	Water Heater - Elec - Residential - 40 Gal	10	1.12	2020	Jun 25, 2015	3,858	3,445
D2030 - Sanitary Waste	Sanitary Waste - Gravity Disch - Average	50	0.00	2060	Jun 25, 2015	3,841	3,072
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	0.00	2025	Jun 25, 2015	5,696	5,085
D40 - Fire Protection	Fire Extinguishers - Dry Chem (SF)	30	0.00	2040	Jun 25, 2015	11	10
D5012 - Low Tension Service and Dist.	Main Electrical Service - 150A 120/240V + Distribution	30	0.00	2040	Jun 25, 2015	8,009	6,407
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices - Average Density	30	0.00	2040	Jun 25, 2015	4,625	3,700
D5022 - Lighting Equipment	Lighting Fixtures - Light Density	20	0.00	2030	Jun 25, 2015	6,275	5,020
D5033 - Telephone Systems	Telephone System - Light Density	10	1.06	2020	Jun 25, 2015	2,673	2,522
D5039 - Local Area Networks	D5039 - LAN System - Light Density	15	0.00	2025	Jun 25, 2015	3,624	3,419
G2031 - Paving and Surfacing	Pedestrian Pavement - Concrete	25	0.00	2035	Jun 25, 2015	6,917	5,533
G2042 - Retaining Walls	Site Development - Retaining Wall Concrete Masonry Unit	40	0.00	2050	Jun 25, 2015	1,965	1,965
G2050 - Landscaping	Landscaping	50	0.00	2060	Jun 25, 2015	230	230

Asset: Marina Restroom 016-Parks

184,643



System List Report

By Asset Name

Currency : USD

Region: City of Kirkland

Asset: Marsh Restroom 017-Parks

Campus: Parks

Asset Size: 780 SF

Asset Replacement Value: 155,782

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A - Substructure	Foundation Wall and Footings - No Basement	75	0.00	2055	Jun 25, 2015	1,053	17,544
A - Substructure	Structural Slab on Grade - Light Industrial	75	0.00	2055	Jun 25, 2015	410	6,841
B10 - Superstructure	Single-Story - Wood Framed Roof Truss	75	0.00	2055	Jun 25, 2015	319	5,320
B2010 - Exterior Walls	CMU Block Walls	75	0.00	2055	Jun 25, 2015	2,434	20,284
B2030 - Exterior Doors	Door Assembly - 3 x 7 HM	30	1.25	2020	Jun 25, 2015	7,776	6,221
B30 - Roofing	Asphalt Shingled Roofing	20	1.25	2020	Jun 25, 2015	4,805	3,844
C1030 - Fittings	Restroom Accessories - Economy	20	1.25	2020	Jun 25, 2015	768	614
C1030 - Fittings	Toilet Partitions - Economy	40	1.25	2020	Jun 25, 2015	2,156	1,725
C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification)	10	1.25	2018	Jun 25, 2015	544	435
C3010 - Wall Finishes	Paint Masonry/Epoxy Finish - Economy	15	0.00	2025	Jun 25, 2015	4,314	3,452
C3020 - Floor Finishes	Concrete - Painted or Sealed	15	0.00	2025	Jun 25, 2015	1,040	832
C3030 - Ceiling Finishes	Wood Ceiling - Painted or Stained	30	0.00	2040	Jun 25, 2015	790	632
D20 - Plumbing	Sump Pump - Submersible - 1/4 HP	12	0.00	2022	Jun 25, 2015	1,499	1,339
D2010 - Plumbing Fixtures	Custodial/Utility Sinks - Each	30	1.25	2020	Jun 25, 2015	4,533	3,626
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatory	30	1.25	2020	Jun 25, 2015	5,984	4,787
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinal	30	1.25	2020	Jun 25, 2015	2,970	2,376
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closet	30	1.25	2020	Jun 25, 2015	5,959	4,767
D2010 - Plumbing Fixtures	Water Coolers - Wall-Mounted	20	1.25	2018	Jun 25, 2015	2,522	2,018
D2020 - Domestic Water Distribution	Water Dist Complete - Low Volume	30	1.12	2020	Jun 25, 2015	1,529	1,365
D2030 - Sanitary Waste	Sanitary Waste - Gravity Disch - Average	50	0.00	2030	Jun 25, 2015	2,304	1,843
D2030 - Sanitary Waste	Sewage Ejector Pump - Simplex	15	0.00	2025	Jun 25, 2015	6,178	5,516
D3040 - Distribution Systems	Perimeter Heat - Electric Baseboard - 2500 SF	30	1.12	2018	Jun 25, 2015	3,311	2,956
D5012 - Low Tension Service and Dist.	Main Electrical Service + Distribution	30	1.25	2018	Jun 25, 2015	6,693	5,354
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices - Average Density	30	1.25	2018	Jun 25, 2015	2,775	2,220
D5022 - Lighting Equipment	Lighting Fixtures - Light Density	20	1.25	2020	Jun 25, 2015	3,765	3,012
D5033 - Telephone Systems	Telephone System - Light Density	10	1.06	2020	Jun 25, 2015	1,604	1,513
G2031 - Paving and Surfacing	Pedestrian Pavement - Concrete Pad	25	1.25	2020	Jun 25, 2015	18,156	14,525
G2042 - Retaining Walls	Site Development - Retaining Wall Dry Set Stone	40	0.00	2025	Jun 25, 2015	18,920	15,136
G2045 - Site Furnishings	Site Furnishings - Trash Can - Wood Slat	20	1.25	2020	Jun 25, 2015	600	480
G2045 - Site Furnishings	Site Seating	20	0.00	2025	Jun 25, 2015	8,353	8,353
G2050 - Landscaping	Landscaping	50	0.00	2030	Jun 25, 2015	456	456
G2057 - Irrigation Systems	Landscaping - Sprinkler System Controller	25	0.00	2030	Jun 25, 2015	7,996	6,397
Asset: Marsh Restroom 017-Parks							155,782



System List Report

By Asset Name

Currency : USD

Region: City of Kirkland

Asset: McAuliffe / Blair Home 003-Parks

Campus: Parks

Asset Size: 1,120 SF

Asset Replacement Value: 205,671

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A - Substructure	Foundation Wall and Footings - Crawl Space	75	0.00	2030	Jun 25, 2015	1,261	21,022
B10 - Superstructure	Wood Floor Framing - Crawl Space	75	0.00	2030	Jun 25, 2015	267	4,446
B10 - Superstructure	Wood Roof Framing	75	0.00	2030	Jun 25, 2015	255	4,245
B2010 - Exterior Walls	Brick Veneer Walls - Wood Stud Backup	75	0.00	2030	Jun 25, 2015	478	3,986
B2010 - Exterior Walls	Painted Finish (Exterior Walls)	10	1.25	2016	Jun 25, 2015	1,771	1,417
B2010 - Exterior Walls	Wood Siding	50	0.00	2025	Jun 25, 2015	1,937	16,138
B2020 - Exterior Windows	Aluminum Windows	30	0.00	2040	Jun 25, 2015	32,665	26,132
B2030 - Exterior Doors	Door Assembly - 3 x 7 Wood	30	1.25	2020	Jun 25, 2015	6,270	5,016
B30 - Roofing	Gutters and Downspouts - Aluminum	25	0.00	2040	Jun 25, 2015	1,409	1,127
B30 - Roofing	Modified Bitumen	20	0.00	2035	Jun 25, 2015	12,466	9,973
C1010 - Partitions	GWB Walls - Standard (Non-Painted)	50	0.00	2025	Jun 25, 2015	5,634	9,087
C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - NR	50	1.25	2020	Jun 25, 2015	26,147	20,918
C1030 - Fittings	Restroom Accessories - Average	25	1.25	2020	Jun 25, 2015	1,291	1,033
C1030 - Fittings	Wood Burning Fireplace	25	1.25	2018	Jun 25, 2015	10,312	8,250
C3010 - Wall Finishes	Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	10	1.25	2020	Jun 25, 2015	5,178	4,143
C3020 - Floor Finishes	Ceramic Tile	25	1.25	2020	Jun 25, 2015	652	521
C3020 - Floor Finishes	Stone Finish - Economy	40	0.00	2025	Jun 25, 2015	614	491
C3020 - Floor Finishes	VCT - Average	10	1.25	2018	Jun 25, 2015	1,374	1,099
C3020 - Floor Finishes	Vinyl Sheet Goods	12	0.00	2026	Jun 25, 2015	5,858	4,686
C3020 - Floor Finishes	Wood Flooring - Average	25	0.00	2025	Jun 25, 2015	8,435	6,748
C3030 - Ceiling Finishes	GWB Taped and Finished	30	0.00	2025	Jun 25, 2015	7,476	5,981
D2010 - Plumbing Fixtures	Restroom Fixtures - Std Density - Avg Qual	30	1.25	2018	Jun 25, 2015	4,279	3,424
D2020 - Domestic Water Distribution	Water Dist Complete - Average	30	1.12	2020	Jun 25, 2015	3,836	3,425
D2020 - Domestic Water Distribution	Water Heater - Elec - Residential - 50 Gal	10	1.12	2020	Jun 25, 2015	3,998	3,570
D2030 - Sanitary Waste	Sanitary Waste - Gravity Disch - Average	50	0.00	2025	Jun 25, 2015	3,309	2,647
D3040 - Distribution Systems	Exhaust System - Restroom w/Roof Fan	20	1.25	2020	Jun 25, 2015	607	485
D3050 - Terminal and Package Units	Unit Heaters - Electric In Wall Recessed	15	0.00	2025	Jun 25, 2015	4,567	4,077
D5012 - Low Tension Service and Dist.	Main Electrical Service + Distribution	30	0.00	2025	Jun 25, 2015	6,693	5,354
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices - Average Density	30	0.00	2025	Jun 25, 2015	3,984	3,188
D5022 - Lighting Equipment	Lighting Fixtures - Light Density	20	1.25	2020	Jun 25, 2015	5,406	4,325
D5033 - Telephone Systems	Telephone System - Light Density	10	1.06	2020	Jun 25, 2015	2,303	2,173
D5035 - Television Systems	Television System	15	0.00	2025	Jun 25, 2015	1,404	1,124
E - Equipment and Furnishings	Kitchen Cabinets - Average	20	1.25	2020	Jun 25, 2015	8,806	7,044
G2031 - Paving and Surfacing	Pedestrian Pavement - Concrete	25	0.00	2021	Jun 25, 2015	4,496	3,597
G2031 - Paving and Surfacing	Pedestrian Pavement - Concrete Pad	25	1.25	2018	Jun 25, 2015	1,383	1,107
G2041 - Fences and Gates	Site Development - Fencing Wood	20	1.25	2020	Jun 25, 2015	3,950	3,160
G2050 - Landscaping	Landscaping	50	1.00	2020	Jun 25, 2015	514	514

Asset: McAuliffe / Blair Home 003-Parks

205,671



System List Report

By Asset Name

Currency : USD

Region: City of Kirkland

Asset: McAuliffe / Carriage Home 002-Parks

Campus: Parks

Asset Size: 1,660 SF

Asset Replacement Value: 287,799

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A - Substructure	Basement Floor Slab	75	0.00	2025	Jun 25, 2015	328	5,470
A - Substructure	Concrete Footings	75	0.00	2025	Jun 25, 2015	110	1,832
A - Substructure	Foundation Wall and Footings 8-Ft - Full Basement	75	0.00	2025	Jun 25, 2015	2,041	34,020
B10 - Superstructure	Elevated Wood Floor Framing	75	0.00	2025	Jun 25, 2015	237	3,954
B10 - Superstructure	Single-Story - Wood Framed Roof	75	0.00	2025	Jun 25, 2015	340	5,661
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	50	0.00	2028	Jun 25, 2015	6,748	5,398
B2010 - Exterior Walls	Brick Veneer Walls - Wood Stud Backup	75	0.00	2025	Jun 25, 2015	6,607	55,059
B2020 - Exterior Windows	Wood Windows	30	1.25	2018	Jun 25, 2015	18,193	14,554
B2030 - Exterior Doors	Door Assembly - 3 x 7 Wood	30	1.25	2020	Jun 25, 2015	4,180	3,344
B30 - Roofing	Asphalt Shingled Roofing	20	0.00	2028	Jun 25, 2015	4,090	3,272
B30 - Roofing	Gutters and Downspouts - Aluminum	25	0.00	2033	Jun 25, 2015	1,287	1,030
C1010 - Partitions	GWB Walls - Standard (Non-Painted)	50	0.00	2025	Jun 25, 2015	8,352	13,470
C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - NR	50	1.25	2020	Jun 25, 2015	39,220	31,376
C1030 - Fittings	Restroom Accessories - Average	25	0.00	2039	Jun 25, 2015	1,914	1,531
C20 - Stairs	Stairs - Average	75	0.00	2025	Jun 25, 2015	9,268	25,049
C3010 - Wall Finishes	Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	10	1.25	2020	Jun 25, 2015	3,838	3,070
C3020 - Floor Finishes	Carpeting - Broadloom - Medium Range	10	1.25	2020	Jun 25, 2015	5,656	4,525
C3020 - Floor Finishes	Concrete - Painted or Sealed	15	0.00	2023	Jun 25, 2015	886	709
C3020 - Floor Finishes	VCT - Average	10	0.00	2021	Jun 25, 2015	1,629	1,303
C3030 - Ceiling Finishes	GWB Taped and Finished	30	0.00	2025	Jun 25, 2015	11,080	8,864
D2010 - Plumbing Fixtures	Restroom Fixtures - Std Density - Avg Qual	30	1.25	2018	Jun 25, 2015	6,343	5,074
D2020 - Domestic Water Distribution	Water Dist Complete - Average	30	1.12	2018	Jun 25, 2015	5,686	5,077
D2020 - Domestic Water Distribution	Water Heater - Elec	15	0.00	2025	Jun 25, 2015	6,014	5,370
D2030 - Sanitary Waste	Sanitary Waste - Gravity Disch - High Density	50	0.00	2028	Jun 25, 2015	12,897	10,318
D3012 - Gas Supply System	Natural Gas Service to Bldg - 1" Feed	40	0.00	2041	Jun 25, 2015	1,655	1,324
D3040 - Distribution Systems	Exhaust System - Restroom w/Roof Fan	20	0.00	2028	Jun 25, 2015	899	719
D3040 - Distribution Systems	Perimeter Heat - Electric Baseboard	30	0.00	2034	Jun 25, 2015	2,819	2,517
D3050 - Terminal and Package Units	Furnace - Gas Fired Residential Type	25	0.00	2035	Jun 25, 2015	6,211	4,969
D3060 - Controls and Instrumentation	Electric Controls - Average	20	0.00	2028	Jun 25, 2015	3,126	2,500
D5012 - Low Tension Service and Dist.	Main Electrical Service + Distribution	30	0.00	2021	Jun 25, 2015	6,693	5,354
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices - Average Density	30	0.00	2021	Jun 25, 2015	5,905	4,724
D5022 - Lighting Equipment	Lighting Fixtures - Light Density	20	0.00	2027	Jun 25, 2015	8,012	6,410
D5033 - Telephone Systems	Telephone System - Light Density	10	1.06	2020	Jun 25, 2015	3,414	3,220
D5035 - Television Systems	Television System	15	0.00	2024	Jun 25, 2015	2,081	1,665
E - Equipment and Furnishings	Kitchen Cabinets - Average	20	1.25	2020	Jun 25, 2015	3,669	2,935
G2031 - Paving and Surfacing	Pedestrian Pavement - Concrete	25	0.00	2025	Jun 25, 2015	2,075	1,660
G2050 - Landscaping	Landscaping	50	0.00	2028	Jun 25, 2015	470	470

Asset: McAuliffe / Carriage Home 002-Parks

287,799



System List Report

By Asset Name

Currency : USD

Region: City of Kirkland

Asset: McAuliffe / Johnson Home 004-Parks

Campus: Parks

Asset Size: 1,490 SF

Asset Replacement Value: 244,711

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A - Substructure	Foundation Wall and Footings - Crawlspace	75	0.00	2025	Jun 25, 2015	798	13,302
A - Substructure	Foundation Wall and Footings 8-Ft - Full Basement	75	0.00	2025	Jun 25, 2015	1,500	25,006
A - Substructure	Structural Basement Floor Slab	75	0.00	2025	Jun 25, 2015	194	3,229
B10 - Superstructure	Elevated Wood Floor Framing	75	0.00	2025	Jun 25, 2015	238	3,970
B10 - Superstructure	Single-Story - Wood Framed Roof	75	0.00	2025	Jun 25, 2015	409	6,820
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	50	0.00	2025	Jun 25, 2015	6,748	5,398
B2010 - Exterior Walls	Painted Finish (Exterior Walls)	10	1.25	2016	Jun 25, 2015	2,043	1,634
B2010 - Exterior Walls	Wood Shingle Siding	50	0.00	2025	Jun 25, 2015	2,232	18,600
B2020 - Exterior Windows	Wood Windows	30	1.25	2020	Jun 25, 2015	12,191	9,752
B2030 - Exterior Doors	Door Assembly - 3 x 7 Wood	30	1.25	2020	Jun 25, 2015	4,180	3,344
B30 - Roofing	Asphalt Shingled Roofing	20	0.00	2026	Jun 25, 2015	6,160	4,928
B30 - Roofing	Gutters and Downspouts - Aluminum	25	0.00	2031	Jun 25, 2015	1,725	1,380
C1010 - Partitions	GWB Walls - Standard (Non-Painted)	50	0.00	2037	Jun 25, 2015	7,497	12,092
C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - NR	50	0.00	2037	Jun 25, 2015	26,147	20,918
C1030 - Fittings	Restroom Accessories - Average	25	1.25	2020	Jun 25, 2015	1,718	1,374
C1030 - Fittings	Wood Burning Fireplace	25	0.00	2035	Jun 25, 2015	20,624	16,499
C3010 - Wall Finishes	Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	10	0.00	2024	Jun 25, 2015	6,890	5,512
C3020 - Floor Finishes	Concrete - Painted or Sealed	15	0.00	2021	Jun 25, 2015	654	523
C3020 - Floor Finishes	VCT - Average Newer	10	0.00	2025	Jun 25, 2015	1,472	1,178
C3020 - Floor Finishes	VCT - Average Older	10	1.25	2020	Jun 25, 2015	491	392
C3020 - Floor Finishes	Wood Flooring - Average	25	0.55	2025	Jun 25, 2015	11,246	8,997
C3030 - Ceiling Finishes	GWB Taped and Finished	30	0.00	2025	Jun 25, 2015	9,946	7,957
D20 - Plumbing	Sump Pump - Submersible - 1/2 HP	12	0.00	2021	Jun 25, 2015	1,632	1,457
D2010 - Plumbing Fixtures	Restroom Fixtures - Bath	30	0.00	2026	Jun 25, 2015	4,310	3,448
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatory	30	0.00	2026	Jun 25, 2015	2,992	2,394
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closet	30	0.00	2026	Jun 25, 2015	1,986	1,589
D2020 - Domestic Water Distribution	Water Dist Complete - Average	30	0.00	2023	Jun 25, 2015	5,104	4,557
D2020 - Domestic Water Distribution	Water Heater - Elec - Residential - 50 Gal	10	0.00	2022	Jun 25, 2015	3,998	3,570
D2030 - Sanitary Waste	Sanitary Waste - Gravity Disch - High Density	50	0.00	2046	Jun 25, 2015	11,576	9,261
D2030 - Sanitary Waste	Sewage Ejector Pump - Simplex	15	0.00	2021	Jun 25, 2015	6,178	5,516
D3012 - Gas Supply System	Natural Gas Service to Bldg - 1" Feed	40	0.00	2042	Jun 25, 2015	1,655	1,324
D3040 - Distribution Systems	Exhaust System - Restroom w/Roof Fan	20	0.00	2023	Jun 25, 2015	807	646
D3050 - Terminal and Package Units	Furnace - Gas Fired Residential Type	25	0.00	2033	Jun 25, 2015	6,211	4,969
D3060 - Controls and Instrumentation	Electric Controls - Average	20	0.00	2026	Jun 25, 2015	2,805	2,244
D5010 - Electrical Service and Distribution	Distribution System - Light Capacity	30	0.00	2023	Jun 25, 2015	10,303	8,242
D5010 - Electrical Service and Distribution	Feeder - Light Service	30	0.00	2023	Jun 25, 2015	1,690	1,352
D5022 - Lighting Equipment	Lighting Fixtures - Light Density	20	1.25	2020	Jun 25, 2015	7,192	5,753
D5033 - Telephone Systems	Telephone System - Light Density	10	1.06	2020	Jun 25, 2015	3,064	2,891
D5035 - Television Systems	Television System	15	0.00	2022	Jun 25, 2015	1,868	1,495
E - Equipment and Furnishings	Kitchen Cabinets - Average	20	1.25	2020	Jun 25, 2015	13,208	10,567
G2050 - Landscaping	Landscaping	50	0.00	2050	Jun 25, 2015	630	630

Asset: McAuliffe / Johnson Home 004-Parks

244,711



System List Report

By Asset Name

Currency : USD

Region: City of Kirkland

Asset: McAuliffe / Main Home 001-Parks

Campus: Parks

Asset Size: 4,290 SF

Asset Replacement Value: 776,693

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A - Substructure	Foundation Wall and Footings - No Basement Garage	75	0.00	2044	Jun 25, 2015	922	15,371
A - Substructure	Foundation Wall and Footings 8-Ft - Full Basement	75	0.00	2044	Jun 25, 2015	2,834	47,234
A - Substructure	Structural Basement Floor Slab	75	0.00	2044	Jun 25, 2015	714	11,902
A - Substructure	Structural Slab on Grade - Garage	75	0.00	2044	Jun 25, 2015	268	4,468
B10 - Superstructure	Elevated Wood Floor Framing	75	0.00	2044	Jun 25, 2015	1,169	19,487
B10 - Superstructure	Wood Roof Framing	75	0.00	2044	Jun 25, 2015	1,016	16,941
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	50	0.00	2023	Jun 25, 2015	13,496	10,797
B2010 - Exterior Walls	Stone Veneer Walls - Deluxe	75	0.00	2044	Jun 25, 2015	2,811	23,424
B2010 - Exterior Walls	Wood Shingle Siding	50	0.00	2029	Jun 25, 2015	2,841	23,679
B2015 - Balcony Walls and Handrails	Ornamental Railings	50	0.00	2023	Jun 25, 2015	5,708	4,567
B2020 - Exterior Windows	Wood Windows	30	0.00	2029	Jun 25, 2015	31,033	24,827
B2030 - Exterior Doors	Door Assembly - 3 x 7 Wood	30	0.00	2029	Jun 25, 2015	12,540	10,032
B2030 - Exterior Doors	Overhead Rolling Doors - Electric Operation	30	0.00	2029	Jun 25, 2015	6,843	5,475
B30 - Roofing	Asphalt Shingled Roofing	20	0.00	2029	Jun 25, 2015	15,301	12,241
B30 - Roofing	Gutters and Downspouts - Aluminum	25	0.00	2040	Jun 25, 2015	2,103	1,682
B3021 - Glazed Roof Openings	Skylights - Dome Types	25	0.00	2023	Jun 25, 2015	9,537	7,630
C1010 - Partitions	GWB Walls - Standard (Non-Painted)	50	0.00	2029	Jun 25, 2015	21,589	34,820
C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - NR	50	1.25	2019	Jun 25, 2015	78,441	62,753
C1030 - Fittings	Restroom Accessories - High End	25	1.25	2019	Jun 25, 2015	9,965	7,972
C1030 - Fittings	Wood Burning Fireplace	25	0.11	2025	Jun 25, 2015	20,624	16,499
C20 - Stairs	Stairs - Average	75	0.00	2044	Jun 25, 2015	9,268	25,049
C3010 - Wall Finishes	Ceramic Wall Tile	25	1.25	2019	Jun 25, 2015	6,034	4,827
C3010 - Wall Finishes	Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	10	1.25	2019	Jun 25, 2015	9,921	7,936
C3010 - Wall Finishes	Raised Wood Paneling - Economy	25	0.81	2019	Jun 25, 2015	22,722	28,052
C3020 - Floor Finishes	Carpeting - Broadloom - Medium Range Lower	10	0.00	2023	Jun 25, 2015	5,111	4,089
C3020 - Floor Finishes	Carpeting - Broadloom - Medium Range Upper	10	1.25	2019	Jun 25, 2015	5,111	4,089
C3020 - Floor Finishes	Ceramic Floor Tile	25	1.25	2019	Jun 25, 2015	4,345	3,476
C3020 - Floor Finishes	Concrete - Painted or Sealed	15	0.00	2023	Jun 25, 2015	967	774
C3020 - Floor Finishes	VCT - Average	10	1.25	2018	Jun 25, 2015	491	392
C3020 - Floor Finishes	Vinyl Sheet Goods	12	1.25	2019	Jun 25, 2015	7,916	6,332
C3020 - Floor Finishes	Wood Flooring - Average Lower	25	1.25	2019	Jun 25, 2015	8,435	6,748
C3020 - Floor Finishes	Wood Flooring - Average Upper	25	0.00	2025	Jun 25, 2015	8,435	6,748
C3030 - Ceiling Finishes	GWB Taped and Finished	30	0.00	2025	Jun 25, 2015	21,106	16,885
C3030 - Ceiling Finishes	Wood Ceiling - Painted or Stained	30	0.00	2025	Jun 25, 2015	6,480	5,184
D2010 - Plumbing Fixtures	Kitchenette - Cabinet, Counter and Sink	30	0.00	2031	Jun 25, 2015	3,054	2,444
D2010 - Plumbing Fixtures	Restroom Fixtures - Std Density - High Qual	30	0.00	2030	Jun 25, 2015	30,785	24,628
D2020 - Domestic Water Distribution	Water Dist Complete - Average	30	0.00	2029	Jun 25, 2015	14,695	13,121
D2020 - Domestic Water Distribution	Water Heater - Elec - Residential - 50 Gal	10	0.00	2022	Jun 25, 2015	7,997	7,140
D2030 - Sanitary Waste	Sanitary Waste - Gravity Disch - Average	50	0.00	2050	Jun 25, 2015	12,674	10,139
D3012 - Gas Supply System	Natural Gas Service to Bldg - 1" Feed	40	0.00	2042	Jun 25, 2015	1,655	1,324
D3040 - Distribution Systems	Exhaust System - Restroom w/Roof Fan	20	1.25	2020	Jun 25, 2015	2,324	1,859
D3050 - Terminal and Package Units	Furnace - Gas Fired Residential Type	25	0.00	2033	Jun 25, 2015	12,422	9,937
D3060 - Controls and Instrumentation	Electric Controls - Average	20	0.00	2029	Jun 25, 2015	8,078	6,462
D5012 - Low Tension Service and Dist.	Main Electrical Service + Distribution	30	0.00	2031	Jun 25, 2015	6,693	5,354
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices - Average Density	30	0.00	2031	Jun 25, 2015	15,262	12,209
D5022 - Lighting Equipment	Lighting Fixtures - Light Density	20	1.25	2020	Jun 25, 2015	20,706	16,565
D5032 - Intercommunication and Paging System	Intercom System	10	1.25	2018	Jun 25, 2015	7,280	5,824



System List Report

By Asset Name

Currency : USD

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost	
D5033 - Telephone Systems	Telephone System - Light Density	10	1.06	2020	Jun 25, 2015	8,822	8,323	
D5035 - Television Systems	Television System	15	1.25	2020	Jun 25, 2015	5,379	4,303	
E - Equipment and Furnishings	Kitchen Cabinets - High End	25	1.25	2020	Jun 25, 2015	32,530	26,024	
F1049 - Other Special Facilities	Central Vacuum	30	0.00	2025	Jun 25, 2015	6,557	5,245	
F1049 - Other Special Facilities	Sauna - Prefabricated Cedar on Cedar	30	0.00	2029	Jun 25, 2015	19,220	15,376	
G2012 - Paving and Surfacing	Roadway Rigid Pavement (Concrete) - Surface Course	25	0.00	2023	Jun 25, 2015	79,673	63,739	
G2031 - Paving and Surfacing	Pedestrian Pavement - Concrete	25	0.00	2023	Jun 25, 2015	3,458	2,767	
G2041 - Fences and Gates	Site Development - Metal Fencing	25	0.00	2023	Jun 25, 2015	19,189	15,351	
G2042 - Retaining Walls	Site Development - Retaining Wall - Dry Set Stone	40	0.00	2029	Jun 25, 2015	18,248	14,599	
G2046 - Fountains, Pools, and Watercourses	Site Development - Pond - Lined, Garden	20	0.00	2023	Jun 25, 2015	3,131	2,505	
G2050 - Landscaping	Landscaping	50	0.00	2023	Jun 25, 2015	1,252	1,252	
G2057 - Irrigation Systems	Landscaping - Sprinkler System - Residential	25	1.25	2019	Jun 25, 2015	22,278	17,823	
Asset: McAuliffe / Main Home 001-Parks							776,693	



System List Report

By Asset Name

Currency : USD

Region: City of Kirkland

Asset: McAuliffe Atrium Building 005-Parks

Campus: Parks

Asset Size: 576 SF

Asset Replacement Value: 110,202

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A - Substructure	Foundation Wall and Footings - No Basement	75	0.00	2039	Jun 25, 2015	905	15,076
A - Substructure	Structural Slab on Grade - Light Industrial	75	0.00	2039	Jun 25, 2015	303	5,052
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	50	0.00	2025	Jun 25, 2015	3,374	2,699
B2010 - Exterior Walls	Concrete Walls - (CIP) Knee Wall	75	0.00	2039	Jun 25, 2015	1,685	14,039
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices - Light Density	30	0.00	2024	Jun 25, 2015	682	546
D5022 - Lighting Equipment	Lighting Fixtures - Light Density	20	1.25	2018	Jun 25, 2015	2,780	2,224
F1010 - Special Structures	Pre-Fabricated Solarium	30	0.00	2025	Jun 25, 2015	59,479	47,583
G2046 - Fountains, Pools, and Watercourses	Site Development - Pond - Lined, Garden	20	1.25	2020	Jun 25, 2015	7,984	6,387
G2056 - Planters	Landscaping - Ground Bedding - Planting	20	0.00	2025	Jun 25, 2015	20,746	16,597
Asset: McAuliffe Atrium Building 005-Parks							110,202



System List Report

By Asset Name

Currency : USD

Region: City of Kirkland
Campus: Parks

Asset: NKCC Restroom 021-Parks

Asset Size: 240 SF

Asset Replacement Value: 46,669

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A - Substructure	Foundation Wall and Footings - No Basement	75	0.00	2077	Jun 25, 2015	584	9,731
A - Substructure	Structural Slab on Grade - Light Industrial	75	0.00	2077	Jun 25, 2015	126	2,105
B10 - Superstructure	Single-Story - Wood Framed Roof Truss	75	0.00	2077	Jun 25, 2015	98	1,637
B2010 - Exterior Walls	Glass Block Walls	75	0.00	2077	Jun 25, 2015	39	322
B2010 - Exterior Walls	Wood Siding	50	0.00	2052	Jun 25, 2015	1,120	9,336
B2030 - Exterior Doors	Door Assembly - 3 x 7 HM	30	0.00	2032	Jun 25, 2015	5,184	4,147
B30 - Roofing	Metal Roofing	50	0.00	2052	Jun 25, 2015	2,734	2,187
C1030 - Fittings	Restroom Accessories - Economy	20	0.00	2022	Jun 25, 2015	236	189
C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification)	10	1.25	2020	Jun 25, 2015	167	134
C3010 - Wall Finishes	Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	10	1.25	2019	Jun 25, 2015	860	688
C3020 - Floor Finishes	Concrete - Painted or Sealed	15	0.00	2022	Jun 25, 2015	320	256
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatory	30	0.00	2032	Jun 25, 2015	2,992	2,394
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closet	30	0.00	2032	Jun 25, 2015	1,986	1,589
D2020 - Domestic Water Distribution	Water Dist Complete - Low Volume	30	0.00	2032	Jun 25, 2015	470	420
D2030 - Sanitary Waste	Sanitary Waste - Gravity Disch - Average	50	0.00	2052	Jun 25, 2015	709	567
D5012 - Low Tension Service and Dist.	Main Electrical Service - 100A 120/240V + Distribution	30	0.00	2032	Jun 25, 2015	6,693	5,354
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices - Average Density	30	0.00	2032	Jun 25, 2015	854	683
D5022 - Lighting Equipment	Lighting Fixtures - Light Density	20	0.00	2022	Jun 25, 2015	1,158	927
G2031 - Paving and Surfacing	Pedestrian Pavement - Concrete	25	0.00	2027	Jun 25, 2015	3,458	2,767
G2042 - Retaining Walls	Site Development - Retaining Wall Concrete Masonry Unit	40	0.00	2042	Jun 25, 2015	982	982
G2050 - Landscaping	Landscaping	50	0.00	2052	Jun 25, 2015	253	253
Asset: NKCC Restroom 021-Parks							46,669



System List Report

By Asset Name

Currency : USD

Region: City of Kirkland

Asset: OO Denny Restroom 010-Parks

Campus: Parks

Asset Size: 1,300 SF

Asset Replacement Value: 152,883

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A - Substructure	Foundation Wall and Footings - No Basement	75	0.00	2075	Jun 25, 2015	1,359	22,649
A - Substructure	Structural Slab on Grade - Light Industrial	75	0.00	2075	Jun 25, 2015	684	11,401
B10 - Superstructure	Single-Story - Wood Framed Roof Truss	75	0.00	2075	Jun 25, 2015	532	8,866
B2010 - Exterior Walls	CMU Block Walls - Painted	75	0.00	2075	Jun 25, 2015	3,250	27,080
B2030 - Exterior Doors	Door Assembly - 3 x 7 HM	30	0.00	2030	Jun 25, 2015	5,184	4,147
B30 - Roofing	Metal Roofing	50	0.00	2050	Jun 25, 2015	14,810	11,848
C1030 - Fittings	Restroom Accessories - Economy	20	1.25	2020	Jun 25, 2015	1,279	1,023
C1030 - Fittings	Toilet Partitions - Economy	40	0.00	2040	Jun 25, 2015	2,156	1,725
C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification)	10	1.25	2018	Jun 25, 2015	906	725
C3010 - Wall Finishes	Paint Masonry/Epoxy Finish - Economy	15	1.25	2019	Jun 25, 2015	5,917	4,734
C3020 - Floor Finishes	Concrete - Painted or Sealed	15	1.25	2018	Jun 25, 2015	1,734	1,387
C3030 - Ceiling Finishes	Wood Ceiling - Painted or Stained	30	0.00	2030	Jun 25, 2015	18,720	14,976
D2010 - Plumbing Fixtures	Custodial/Utility Sinks - Each	30	0.00	2030	Jun 25, 2015	4,533	3,626
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatory	30	0.00	2030	Jun 25, 2015	5,984	4,787
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinal	30	0.00	2030	Jun 25, 2015	2,970	2,376
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closet	30	0.00	2030	Jun 25, 2015	5,959	4,767
D2010 - Plumbing Fixtures	Water Coolers - Wall-Mounted	20	1.25	2020	Jun 25, 2015	2,522	2,018
D2020 - Domestic Water Distribution	Water Dist Complete - Low Volume	30	0.00	2030	Jun 25, 2015	2,548	2,275
D2030 - Sanitary Waste	Sanitary Waste - Gravity Disch - Average	50	0.00	2050	Jun 25, 2015	3,841	3,072
D5012 - Low Tension Service and Dist.	Main Electrical Service - 100A 120/240V + Distribution	30	0.00	2030	Jun 25, 2015	6,693	5,354
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices - Average Density	30	0.00	2030	Jun 25, 2015	4,625	3,700
D5022 - Lighting Equipment	Lighting Fixtures - Light Density	20	1.25	2020	Jun 25, 2015	6,275	5,020
G2031 - Paving and Surfacing	Pedestrian Pavement - Concrete	25	0.00	2025	Jun 25, 2015	5,187	4,150
G2045 - Site Furnishings	Bike Racks	20	0.00	2025	Jun 25, 2015	586	586
G2050 - Landscaping	Landscaping	50	0.00	2050	Jun 25, 2015	588	588
Asset: OO Denny Restroom 010-Parks							152,883



System List Report

By Asset Name

Currency : USD

Region: City of Kirkland
Campus: Parks

Asset: Peter Kirk Concession 009-Parks

Asset Size: 422 SF

Asset Replacement Value: 178,044

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A - Substructure	Foundation Wall and Footings - No Basement	75	0.00	2067	Jun 25, 2015	774	12,904
A - Substructure	Structural Slab on Grade - Light Industrial	75	0.00	2067	Jun 25, 2015	222	3,701
B10 - Superstructure	Single-Story - Concrete - Cast-in-Place	75	0.00	2067	Jun 25, 2015	738	12,293
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	50	0.00	2042	Jun 25, 2015	3,374	2,699
B2010 - Exterior Walls	CMU Block Walls - Painted	75	0.00	2067	Jun 25, 2015	1,851	15,429
B2014 - Exterior Sun Control Devices	Canvas Canopy	15	0.00	2022	Jun 25, 2015	4,858	3,886
B2015 - Balcony Walls and Handrails	Metal Pipe Railings	50	0.00	2042	Jun 25, 2015	2,563	2,050
B2030 - Exterior Doors	Door Assembly - 3 x 7 HM	30	0.00	2022	Jun 25, 2015	5,184	4,147
B2030 - Exterior Doors	Overhead Rolling Doors - Electric Operation	30	0.00	2022	Jun 25, 2015	4,664	3,731
B30 - Roofing	Metal Roofing	50	0.00	2042	Jun 25, 2015	2,278	1,823
B30 - Roofing	Modified Bitumen Plaza	20	0.00	2032	Jun 25, 2015	25,475	20,380
C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification)	10	1.25	2017	Jun 25, 2015	294	235
C3010 - Wall Finishes	Paint Masonry/Epoxy Finish - Economy	15	0.00	2022	Jun 25, 2015	1,931	1,545
C3010 - Wall Finishes	Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	10	0.00	2022	Jun 25, 2015	694	555
C3020 - Floor Finishes	Vinyl Sheet Goods	12	1.25	2017	Jun 25, 2015	6,681	5,345
C3030 - Ceiling Finishes	GWB Taped and Finished	30	0.00	2022	Jun 25, 2015	2,817	2,253
D2010 - Plumbing Fixtures	Kitchen Sink	30	0.00	2022	Jun 25, 2015	3,251	2,601
D2020 - Domestic Water Distribution	Water Dist Complete - Low Volume	30	0.00	2022	Jun 25, 2015	827	739
D2020 - Domestic Water Distribution	Water Heater - Elec - Residential - 4 Gal	10	0.00	2022	Jun 25, 2015	1,706	1,523
D2030 - Sanitary Waste	Sanitary Waste - Gravity Disch - Average	50	0.00	2042	Jun 25, 2015	1,247	997
D2030 - Sanitary Waste	Sanitary Waste Grease Trap	30	0.00	2022	Jun 25, 2015	2,833	2,266
D3040 - Distribution Systems	Exhaust System - Kitchen - Commercial	15	1.25	2017	Jun 25, 2015	5,248	4,198
D3040 - Distribution Systems	Perimeter Heat - Electric Baseboard - 2500 SF	30	0.00	2022	Jun 25, 2015	1,791	1,599
D40 - Fire Protection	Fire Extinguishers - Dry Chem w/Cabinet (Each)	30	0.00	2022	Jun 25, 2015	389	370
D40 - Fire Protection	Kitchen Hood Suppression	20	1.25	2017	Jun 25, 2015	8,117	6,494
D5012 - Low Tension Service and Dist.	Main Electrical Service - 100A 120/240V + Distribution	30	0.00	2022	Jun 25, 2015	6,693	5,354
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	0.00	2022	Jun 25, 2015	1,501	1,201
D5022 - Lighting Equipment	Lighting Fixtures - Light Density	20	1.25	2017	Jun 25, 2015	2,037	1,629
D5022 - Lighting Equipment	Sports Field Lighting Service	30	0.00	2022	Jun 25, 2015	10,195	8,156
D5033 - Telephone Systems	Telephone System - Light Density	10	1.06	2017	Jun 25, 2015	868	819
E - Equipment and Furnishings	Fixed Casework - Average	25	1.25	2017	Jun 25, 2015	8,112	6,489
E - Equipment and Furnishings	Kitchen Equipment - Average	20	1.25	2018	Jun 25, 2015	42,372	33,897
G2050 - Landscaping	Landscaping	50	0.00	2042	Jun 25, 2015	335	335
G2057 - Irrigation Systems	Landscaping - Sprinkler System Controller	25	0.00	2022	Jun 25, 2015	7,996	6,397

Asset: Peter Kirk Concession 009-Parks

178,044



System List Report

By Asset Name

Currency : USD

Region: City of Kirkland

Asset: Peter Kirk Restroom 015-Parks

Campus: Parks

Asset Size: 550 SF

Asset Replacement Value: 215,673

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A - Substructure	Foundation Wall and Footings - No Basement	75	0.00	2087	Jun 25, 2015	884	14,731
A - Substructure	Structural Slab on Grade - Light Industrial	75	0.00	2087	Jun 25, 2015	289	4,824
B10 - Superstructure	Single-Story - Concrete - Cast-in-Place	75	0.00	2087	Jun 25, 2015	961	16,022
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	50	0.00	2062	Jun 25, 2015	6,748	5,398
B2010 - Exterior Walls	Concrete Walls - (CIP)	75	0.00	2087	Jun 25, 2015	4,527	37,726
B2014 - Exterior Sun Control Devices	Sun Shading Trellis Canopy	30	0.00	2042	Jun 25, 2015	14,436	11,548
B2015 - Balcony Walls and Handrails	Metal Pipe Railings	50	0.00	2062	Jun 25, 2015	3,844	3,076
B2030 - Exterior Doors	Door Assembly - 3 x 7 HM	30	0.00	2042	Jun 25, 2015	7,776	6,221
B30 - Roofing	Gutters and Downspouts - Aluminum	25	0.00	2037	Jun 25, 2015	1,048	838
B30 - Roofing	Modified Bitumen Plaza	20	0.00	2032	Jun 25, 2015	63,115	50,492
C1010 - Partitions	CMU Block Walls - Plain	50	0.00	2062	Jun 25, 2015	3,802	6,132
C1030 - Fittings	Restroom Accessories - Average	25	0.00	2037	Jun 25, 2015	634	507
C1030 - Fittings	Toilet Partitions - Average	40	0.00	2052	Jun 25, 2015	759	608
C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification)	10	0.00	2022	Jun 25, 2015	383	307
C3010 - Wall Finishes	Ceramic Wall Tile	25	0.00	2037	Jun 25, 2015	9,020	7,216
C3010 - Wall Finishes	Paint Masonry/Epoxy Finish - Economy	15	0.00	2027	Jun 25, 2015	2,318	1,854
C3020 - Floor Finishes	Concrete - Painted or Sealed	15	0.00	2027	Jun 25, 2015	734	587
C3030 - Ceiling Finishes	Concrete Ceiling - Painted or Sealed	30	0.00	2042	Jun 25, 2015	1,182	946
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatory	30	0.00	2042	Jun 25, 2015	11,969	9,575
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinal	30	0.00	2042	Jun 25, 2015	5,941	4,753
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closet	30	0.00	2042	Jun 25, 2015	9,932	7,946
D2020 - Domestic Water Distribution	Water Dist Complete - Low Volume	30	0.00	2042	Jun 25, 2015	1,078	963
D2020 - Domestic Water Distribution	Water Heater - Elec - Residential - 4 Gal	10	0.00	2022	Jun 25, 2015	2,423	2,164
D2030 - Sanitary Waste	Sanitary Waste - Gravity Disch - Average	50	0.00	2062	Jun 25, 2015	1,625	1,300
D3040 - Distribution Systems	Exhaust System - General Building	25	0.00	2037	Jun 25, 2015	4,444	3,555
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	0.00	2027	Jun 25, 2015	5,696	5,085
D5012 - Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders - 100A 120/240V	30	0.00	2042	Jun 25, 2015	2,433	1,946
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	0.00	2042	Jun 25, 2015	1,957	1,565
D5022 - Lighting Equipment	Lighting Fixtures - Light Density	20	0.00	2032	Jun 25, 2015	2,655	2,124
D5033 - Telephone Systems	Telephone System - Light Density	10	0.00	2022	Jun 25, 2015	1,131	1,067
D5039 - Local Area Networks	D5039 - LAN System - Light Density	15	0.00	2027	Jun 25, 2015	1,533	1,446
G2031 - Paving and Surfacing	Pedestrian Pavement - Concrete	25	0.00	2037	Jun 25, 2015	3,458	2,767
G2050 - Landscaping	Landscaping	50	0.00	2062	Jun 25, 2015	383	383
Asset: Peter Kirk Restroom 015-Parks							215,673



System List Report

By Asset Name

Currency : USD

Region: City of Kirkland

Asset: Phyllis A Needy Restroom 019-Parks

Campus: Parks

Asset Size: 500 SF

Asset Replacement Value: 87,574

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A - Substructure	Foundation Wall and Footings - No Basement	75	0.00	2067	Jun 25, 2015	843	14,045
A - Substructure	Structural Slab on Grade - Light Industrial	75	0.00	2067	Jun 25, 2015	263	4,385
B10 - Superstructure	Single-Story - Wood Framed Roof Truss	75	0.00	2067	Jun 25, 2015	205	3,410
B2010 - Exterior Walls	Metal Paneled Walls	60	0.00	2052	Jun 25, 2015	350	2,915
B2010 - Exterior Walls	Wood Shingle Siding	50	0.00	2042	Jun 25, 2015	1,083	9,028
B2030 - Exterior Doors	Door Assembly - 3 x 7 HM	30	0.00	2022	Jun 25, 2015	5,184	4,147
B30 - Roofing	Metal Roofing	50	0.00	2042	Jun 25, 2015	6,836	5,468
C1030 - Fittings	Restroom Accessories - Economy	20	1.25	2018	Jun 25, 2015	492	394
C1030 - Fittings	Toilet Partitions - Economy	40	0.00	2032	Jun 25, 2015	1,078	862
C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification)	10	1.25	2020	Jun 25, 2015	349	279
C3010 - Wall Finishes	Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	10	0.00	2022	Jun 25, 2015	1,240	992
C3020 - Floor Finishes	Concrete - Painted or Sealed	15	0.00	2022	Jun 25, 2015	667	534
C3030 - Ceiling Finishes	Wood Ceiling - Painted or Stained	30	0.00	2022	Jun 25, 2015	506	405
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatory	30	0.00	2022	Jun 25, 2015	2,992	2,394
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closet	30	0.00	2022	Jun 25, 2015	1,986	1,589
D2010 - Plumbing Fixtures	Water Coolers - Wall-Mounted	20	1.25	2020	Jun 25, 2015	2,522	2,018
D2020 - Domestic Water Distribution	Water Dist Complete - Low Volume	30	0.00	2022	Jun 25, 2015	980	875
D2030 - Sanitary Waste	Sanitary Waste - Gravity Disch - Average	50	0.00	2042	Jun 25, 2015	1,477	1,182
D5012 - Low Tension Service and Dist.	Main Electrical Service - 125A 120/240V + Distribution	30	0.00	2022	Jun 25, 2015	7,351	5,880
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices - Average Density	30	0.00	2022	Jun 25, 2015	1,779	1,423
D5022 - Lighting Equipment	Lighting Fixtures - Light Density	20	1.25	2020	Jun 25, 2015	2,413	1,931
D5033 - Telephone Systems	Telephone System - Light Density	10	1.06	2020	Jun 25, 2015	1,028	970
G2030 - Pedestrian Paving	Interlocking Concrete Paver Sidewalk	25	0.00	2022	Jun 25, 2015	9,549	9,549
G2041 - Fences and Gates	Perimeter Fencing/Gate (Chain Link)	20	0.00	2022	Jun 25, 2015	11,340	11,340
G2045 - Site Furnishings	Site Seating	20	0.00	2022	Jun 25, 2015	1,193	1,193
G2050 - Landscaping	Landscaping	50	0.00	2042	Jun 25, 2015	365	365
Asset: Phyllis A Needy Restroom 019-Parks							87,574



System List Report

By Asset Name

Currency : USD

Region: City of Kirkland

Asset: South Rose Hill Restroom 020-Parks

Campus: Parks

Asset Size: 325 SF

Asset Replacement Value: 69,141

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A - Substructure	Foundation Wall and Footings - No Basement	75	0.00	2071	Jun 25, 2015	679	11,324
A - Substructure	Structural Slab on Grade - Light Industrial	75	0.00	2071	Jun 25, 2015	171	2,850
B10 - Superstructure	Single-Story - Wood Framed Roof Truss	75	0.00	2071	Jun 25, 2015	133	2,216
B2010 - Exterior Walls	Metal Paneled Walls	60	0.00	2056	Jun 25, 2015	285	2,374
B2010 - Exterior Walls	Painted Finish (Exterior Walls)	10	1.25	2017	Jun 25, 2015	954	763
B2010 - Exterior Walls	Wood Shingle Siding	50	0.00	2046	Jun 25, 2015	869	7,244
B2030 - Exterior Doors	Door Assembly - 3 x 7 HM	30	0.00	2026	Jun 25, 2015	5,184	4,147
B30 - Roofing	Metal Roofing	50	0.00	2046	Jun 25, 2015	6,836	5,468
C1030 - Fittings	Restroom Accessories - Economy	20	1.25	2020	Jun 25, 2015	320	256
C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification)	10	1.25	2020	Jun 25, 2015	227	181
C3010 - Wall Finishes	Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	10	1.25	2018	Jun 25, 2015	1,000	800
C3020 - Floor Finishes	Concrete - Painted or Sealed	15	0.00	2026	Jun 25, 2015	434	347
C3030 - Ceiling Finishes	Wood Ceiling - Painted or Stained	30	0.00	2026	Jun 25, 2015	329	263
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatory	30	0.00	2026	Jun 25, 2015	2,992	2,394
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closet	30	0.00	2026	Jun 25, 2015	1,986	1,589
D2010 - Plumbing Fixtures	Water Coolers - Wall-Mounted	20	1.25	2020	Jun 25, 2015	2,522	2,018
D2020 - Domestic Water Distribution	Water Dist Complete - Low Volume	30	0.00	2026	Jun 25, 2015	637	569
D2030 - Sanitary Waste	Sanitary Waste - Gravity Disch - Average	50	0.00	2046	Jun 25, 2015	960	768
D5012 - Low Tension Service and Dist.	Main Electrical Service + Distribution	30	0.00	2026	Jun 25, 2015	6,250	5,000
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	0.00	2026	Jun 25, 2015	1,156	925
D5022 - Lighting Equipment	Lighting Fixtures - Light Density	20	0.00	2021	Jun 25, 2015	1,569	1,255
G2030 - Pedestrian Paving	Interlocking Concrete Paver Sidewalk	25	0.00	2021	Jun 25, 2015	5,305	5,305
G2041 - Fences and Gates	Perimeter Fencing - Wood	20	0.00	2021	Jun 25, 2015	3,398	2,718
G2045 - Site Furnishings	Site Furnishings - Trash Can - Wood Slat	20	1.25	2020	Jun 25, 2015	600	480
G2045 - Site Furnishings	Site Seating	20	0.00	2026	Jun 25, 2015	1,193	1,193
G2050 - Landscaping	Landscaping	50	0.00	2046	Jun 25, 2015	294	294
G2057 - Irrigation Systems	Landscaping - Sprinkler System Controller	25	0.00	2021	Jun 25, 2015	7,996	6,397
Asset: South Rose Hill Restroom 020-Parks							69,141



System List Report

By Asset Name

Currency : USD

Region: City of Kirkland

Asset: Waverly Beach Restroom 013-Parks

Campus: Parks

Asset Size: 800 SF

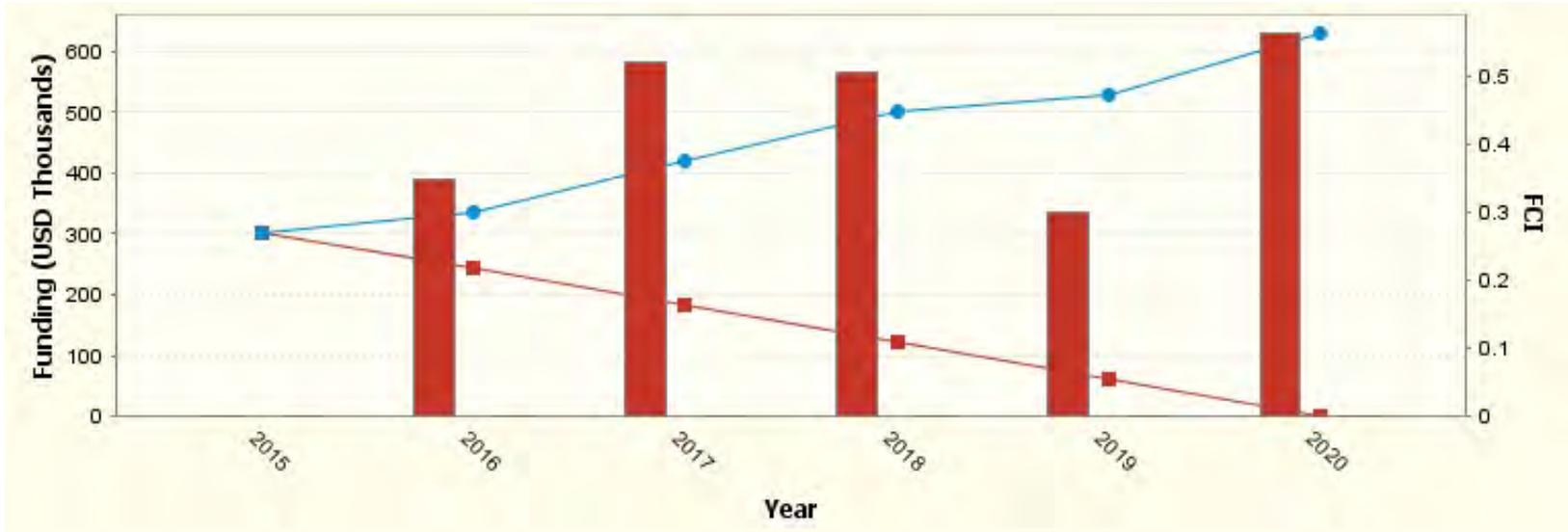
Asset Replacement Value: 141,853

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A - Substructure	Foundation Wall and Footings - No Basement	75	0.00	2069	Jun 25, 2015	1,066	17,767
A - Substructure	Structural Slab on Grade - Light Industrial	75	0.00	2069	Jun 25, 2015	421	7,016
B10 - Superstructure	Single-Story - Wood Framed Roof Truss	75	0.00	2069	Jun 25, 2015	327	5,456
B2010 - Exterior Walls	CMU Block Walls - Painted	75	0.00	2069	Jun 25, 2015	2,549	21,243
B2030 - Exterior Doors	Door Assembly - 3 x 7 HM	30	0.00	2024	Jun 25, 2015	7,776	6,221
B30 - Roofing	Wood Shingle Roofing	25	1.25	2019	Jun 25, 2015	7,994	6,395
B3021 - Glazed Roof Openings	Skylights - Dome Types	25	1.25	2019	Jun 25, 2015	4,967	3,974
C1030 - Fittings	Restroom Accessories - Economy	20	1.25	2018	Jun 25, 2015	787	630
C1030 - Fittings	Toilet Partitions - Economy	40	0.00	2034	Jun 25, 2015	2,156	1,725
C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification)	10	1.25	2020	Jun 25, 2015	558	446
C3010 - Wall Finishes	Paint Masonry/Epoxy Finish - Economy	15	1.25	2017	Jun 25, 2015	4,368	3,495
C3020 - Floor Finishes	Concrete - Painted or Sealed	15	0.00	2024	Jun 25, 2015	1,067	854
C3030 - Ceiling Finishes	Wood Ceiling - Painted or Stained	30	0.00	2024	Jun 25, 2015	11,520	9,216
D2010 - Plumbing Fixtures	Custodial/Utility Sinks - Each	30	0.00	2024	Jun 25, 2015	4,533	3,626
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatory	30	0.40	2024	Jun 25, 2015	5,984	4,787
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinal	30	0.00	2024	Jun 25, 2015	2,970	2,376
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closet	30	0.00	2024	Jun 25, 2015	5,959	4,767
D2010 - Plumbing Fixtures	Water Coolers - Wall-Mounted	20	1.25	2020	Jun 25, 2015	2,522	2,018
D2020 - Domestic Water Distribution	Water Dist Complete - Low Volume	30	0.00	2024	Jun 25, 2015	1,568	1,400
D2030 - Sanitary Waste	Sanitary Waste - Gravity Disch - Average	50	0.00	2044	Jun 25, 2015	2,363	1,891
D2030 - Sanitary Waste	Sewage Ejector Pump - Simplex	15	0.00	2024	Jun 25, 2015	6,178	5,516
D3040 - Distribution Systems	Perimeter Heat - Electric Baseboard - 2500 SF	30	0.00	2024	Jun 25, 2015	3,396	3,032
D5012 - Low Tension Service and Dist.	Main Electrical Service - 100A 120/240V + Distribution	30	0.00	2024	Jun 25, 2015	6,693	5,354
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices - Average Density	30	0.00	2024	Jun 25, 2015	2,846	2,277
D5022 - Lighting Equipment	Lighting Fixtures - Light Density	20	1.25	2020	Jun 25, 2015	3,861	3,089
D5033 - Telephone Systems	Telephone System - Light Density	10	1.06	2020	Jun 25, 2015	1,645	1,552
E2012 - Fixed Casework	Fixed Lockers - Double Tier	40	0.00	2034	Jun 25, 2015	3,337	3,337
G2031 - Paving and Surfacing	Pedestrian Pavement - Concrete	25	1.25	2019	Jun 25, 2015	6,917	5,533
G2050 - Landscaping	Landscaping	50	0.00	2044	Jun 25, 2015	462	462
G2057 - Irrigation Systems	Landscaping - Sprinkler System Controller	25	0.00	2023	Jun 25, 2015	7,996	6,397
Asset: Waverly Beach Restroom 013-Parks							141,853
Campus: Parks							4,623,142
Region: City of Kirkland							4,623,142
Summary							4,623,142



APPENDIX C

Two 5-Year Options



- Funding-Target - Funding to reduce FCI to 0% in 5 years
- Funding-Specific Annual Funding
- FCI-Target - Funding to reduce FCI to 0% in 5 years
- FCI-Specific Annual Funding

Cost Curve Applied: Spiky 0

Note: All cost curves other than Spiky 0 will result in a change to the starting FCI that is displayed. For a full description of all Forecast Parameters applied to this funding scenario, see the final page of this report.

All costs in USD.



Target - Funding to reduce FCI to 0% in 5 years

Cost Curve Applied: Spiky 0

Year	Replacement Cost	Renewal Cost	Backlog Deterioration	Total New Liability	New Backlog Total	Net Plant Value	Funding	Funding Reserve	FCI
2015	4,623,142	1,241,530	0	1,250,180	1,250,180	3,372,962	0	0	0.2704
2016	4,623,142	113,843	25,004	138,847	1,000,144	3,622,998	388,883	0	0.2163
2017	4,623,142	311,487	20,003	331,489	750,108	3,873,034	581,525	0	0.1623
2018	4,623,142	300,698	15,002	315,700	500,072	4,123,070	565,736	0	0.1082
2019	4,623,142	76,510	10,001	86,511	250,036	4,373,106	336,547	0	0.0541
2020	4,623,142	375,276	5,001	380,277	0	4,623,142	630,313	0	0.0000



Specific Annual Funding

Cost Curve Applied: Spiky 0

Year	Replacement Cost	Renewal Cost	Backlog Deterioration	Total New Liability	New Backlog Total	Net Plant Value	Funding	Funding Reserve	FCI
2015	4,623,142	1,241,530	0	1,250,180	1,250,180	3,372,962	0	0	0.2704
2016	4,623,142	113,843	25,004	138,847	1,389,026	3,234,116	0	0	0.3005
2017	4,623,142	311,487	27,781	339,267	1,728,293	2,894,849	0	0	0.3738
2018	4,623,142	300,698	34,566	335,264	2,063,557	2,559,585	0	0	0.4464
2019	4,623,142	76,510	41,271	117,781	2,181,338	2,441,804	0	0	0.4718
2020	4,623,142	375,276	43,627	418,903	2,600,242	2,022,900	0	0	0.5624



Forecast Parameters

Region	City of Kirkland
Campus	Parks
Asset	All
Systems	All
Priority	All
Requirement Category	All
Years	5
Inflation	0%
Backlog Deterioration	2%
Renewal Option	Annual
Cost curve	Spiky 0
Fiscal Year Start Date (mm/dd)	1/1
FCI/RI Setting	FCI
Specific-Apply Inflation to Funding	True

* About Cost Curves:

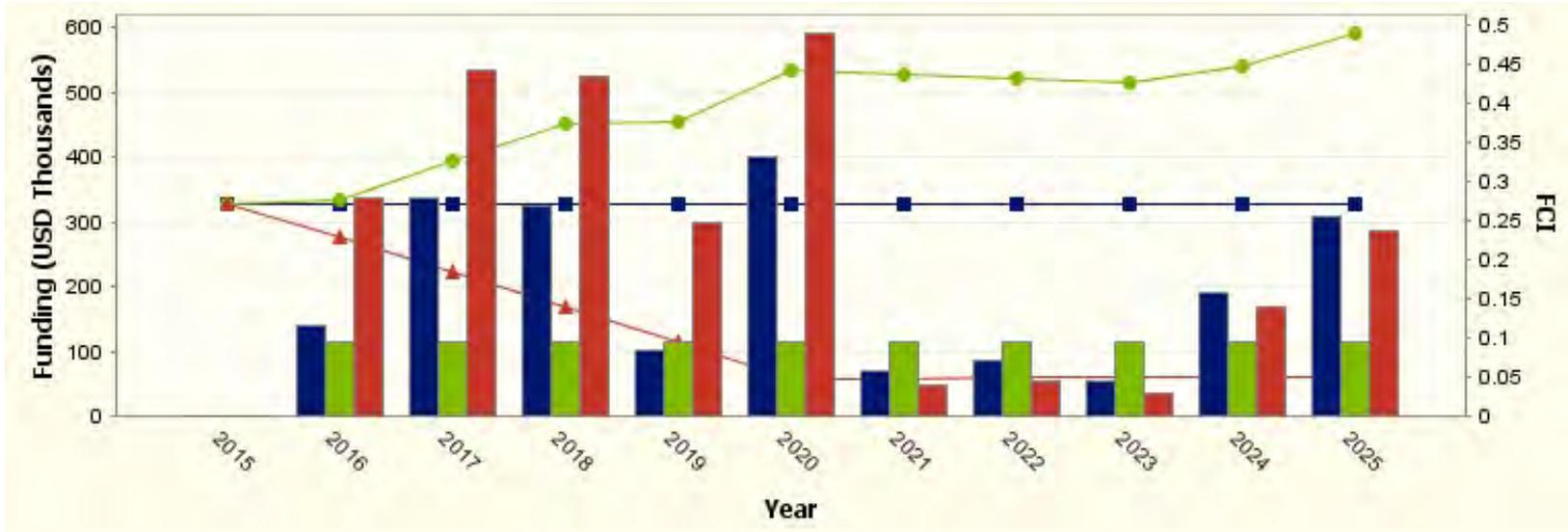
Cost curve are models of how renewal costs may occur over time. In the Spiky 0 forecast, all renewal costs are projected to occur entirely in the System Renewal Year. In all other cost curve forecasts, renewal costs are projected to occur over multiple years, including years before and after the System Renewal Year. As a result, the starting Facilities Condition Index (FCI) that is displayed will not be the current FCI, because the model will apply funding prior to the current year.

For detailed information about cost curves, see "About Cost Curves" in the Funding Module section of the VFA.facility User Manual.



APPENDIX D

Three 10-Year Scenarios



- Funding-Maintain - FCI
- Funding-2.50% of the Current Replacement Value
- Funding-Target - Funding to reduce FCI to 5% in 5 years
- FCI-Maintain - FCI
- FCI-2.50% of the Current Replacement Value
- FCI-Target - Funding to reduce FCI to 5% in 5 years

Cost Curve Applied: Spiky 0

Note: All cost curves other than Spiky 0 will result in a change to the starting FCI that is displayed. For a full description of all Forecast Parameters applied to this funding scenario, see the final page of this report.

All costs in USD.



Maintain - FCI

Cost Curve Applied: Spiky 0

Year	Replacement Cost	Renewal Cost	Backlog Deterioration	Total New Liability	New Backlog Total	Net Plant Value	Funding	Funding Reserve	FCI
2015	4,623,142	1,241,530	0	1,250,180	1,250,180	3,372,962	0	0	0.2704
2016	4,623,142	113,843	25,004	138,847	1,250,180	3,372,962	138,847	0	0.2704
2017	4,623,142	311,487	25,004	336,490	1,250,180	3,372,962	336,490	0	0.2704
2018	4,623,142	300,698	25,004	325,702	1,250,180	3,372,962	325,702	0	0.2704
2019	4,623,142	76,510	25,004	101,513	1,250,180	3,372,962	101,513	0	0.2704
2020	4,623,142	375,276	25,004	400,280	1,250,180	3,372,962	400,280	0	0.2704
2021	4,623,142	44,274	25,004	69,277	1,250,180	3,372,962	69,277	0	0.2704
2022	4,623,142	60,104	25,004	85,107	1,250,180	3,372,962	85,107	0	0.2704
2023	4,623,142	28,230	25,004	53,234	1,250,180	3,372,962	53,234	0	0.2704
2024	4,623,142	164,812	25,004	189,816	1,250,180	3,372,962	189,816	0	0.2704
2025	4,623,142	281,929	25,004	306,933	1,250,180	3,372,962	306,933	0	0.2704



2.50% of the Current Replacement Value

Cost Curve Applied: Spiky 0

Year	Replacement Cost	Renewal Cost	Backlog Deterioration	Total New Liability	New Backlog Total	Net Plant Value	Funding	Funding Reserve	FCI
2015	4,623,142	1,241,530	0	1,250,180	1,250,180	3,372,962	0	0	0.2704
2016	4,623,142	113,843	25,004	138,847	1,278,958	3,344,184	115,579	5,510	0.2766
2017	4,623,142	311,487	25,579	337,066	1,501,781	3,121,361	115,579	6,846	0.3248
2018	4,623,142	300,698	30,036	330,734	1,727,450	2,895,692	115,579	12,966	0.3737
2019	4,623,142	76,510	34,549	111,059	1,734,105	2,889,037	115,579	19,525	0.3751
2020	4,623,142	375,276	34,682	409,959	2,035,044	2,588,098	115,579	26,083	0.4402
2021	4,623,142	44,274	40,701	84,975	2,010,999	2,612,143	115,579	32,642	0.4350
2022	4,623,142	60,104	40,220	100,323	1,993,998	2,629,144	115,579	27,783	0.4313
2023	4,623,142	28,230	39,880	68,110	1,961,526	2,661,616	115,579	42,138	0.4243
2024	4,623,142	164,812	39,231	204,043	2,064,987	2,558,155	115,579	57,135	0.4467
2025	4,623,142	281,929	41,300	323,229	2,259,613	2,363,529	115,579	44,110	0.4888

All costs in USD.



Target - Funding to reduce FCI to 5% in 5 years

Cost Curve Applied: Spiky 0

Year	Replacement Cost	Renewal Cost	Backlog Deterioration	Total New Liability	New Backlog Total	Net Plant Value	Funding	Funding Reserve	FCI
2015	4,623,142	1,241,530	0	1,250,180	1,250,180	3,372,962	0	0	0.2704
2016	4,623,142	113,843	25,004	138,847	1,051,180	3,571,962	337,846	0	0.2274
2017	4,623,142	311,487	21,024	332,510	848,785	3,774,357	534,905	0	0.1836
2018	4,623,142	300,698	16,976	317,674	640,570	3,982,572	525,889	0	0.1386
2019	4,623,142	76,510	12,811	89,321	432,356	4,190,786	297,535	0	0.0935
2020	4,623,142	375,276	8,647	383,924	224,552	4,398,590	591,728	0	0.0486
2021	4,623,142	44,274	4,491	48,765	224,636	4,398,506	48,681	0	0.0486
2022	4,623,142	60,104	4,493	64,596	235,001	4,388,141	54,231	0	0.0508
2023	4,623,142	28,230	4,700	32,930	231,157	4,391,985	36,774	0	0.0500
2024	4,623,142	164,812	4,623	169,436	231,157	4,391,985	169,436	0	0.0500
2025	4,623,142	281,929	4,623	286,552	231,157	4,391,985	286,552	0	0.0500

All costs in USD.



Forecast Parameters

Region	City of Kirkland
Campus	Parks
Asset	All
Systems	All
Priority	All
Requirement Category	All
Years	10
Inflation	0%
Backlog Deterioration	2%
Renewal Option	Annual
Cost curve	Spiky 0
Fiscal Year Start Date (mm/dd)	1/1
FCI/RI Setting	FCI

* About Cost Curves:

Cost curve are models of how renewal costs may occur over time. In the Spiky 0 forecast, all renewal costs are projected to occur entirely in the System Renewal Year. In all other cost curve forecasts, renewal costs are projected to occur over multiple years, including years before and after the System Renewal Year. As a result, the starting Facilities Condition Index (FCI) that is displayed will not be the current FCI, because the model will apply funding prior to the current year.

For detailed information about cost curves, see "About Cost Curves" in the Funding Module section of the VFA.facility User Manual.



GLOSSARY OF TERMS



% Used

Is the portion of a System's life that is observed to be used at the time of inspection. This value establishes the System's condition, and is used to calculate the next renewal year. For example, a 20-year roof that is 75% used is projected for replacement in 5 years.

% Renew

Is the percentage of a system's replacement cost that is required to return the system to "like new" condition at the end (or over the course) of the system's lifetime.

Action

Is a strategy for correcting a Requirement that includes the scope of work to be done and an itemized estimate of its cost (line items).

Adjustment Factor

Is a number assigned to an itemized list of System or Action costs that signifies additional complexity and/or resources involved in construction. The adjustment factor is multiplied against the line items for the total cost.

Asset

A free-standing structure, a portion of a structure, or any part of facility infrastructure that is distinguishable from its surroundings by date of construction, construction type, and/or the systems that serve it.

Asset Size

Is the total area in a building for all floors to the outer surface of exterior walls. GSF (Gross Square Foot or Gross Square Meters) is the standard figure used in defining construction costs for facilities. Some Asset Types such as piping may be measured in linear feet or meters, and others in volume or numbers ("Each").



Asset Type

The role that the asset has in the facility. For example, an asset can be a building, a utility, or an outdoor structure. The Asset Type field allows the asset record to be customized to capture information about a variety of buildings and infrastructure that can exist in a facility.

Backlog

Is facility maintenance that has been deferred on a planned or unplanned basis. Backlog in terms of dollars is divided by an assets replacement value to determine the facility condition index (FCI, see FCI definition). Backlog may be configured to look into the near term future to ensure that needs just 2 to 5 years out are not overlooked when evaluating condition of an asset for budget planning.

Backlog Deterioration Rate

Is the increase in cost from year to year of deferred maintenance (independent of any inflationary increases in construction costs).

Budget Strategy

Is the secondary budget category designated for a requirement that groups needs into logical funding groups. Groups are established to allocate renewal needs according to those systems that are critical to the buildings ability to meet the mission of the organization vs. those systems that are less critical.

- **a. Operationally Critical** – Systems or components that are critical to the operation and use of the facility (e.g. Roof)
- **b. Wait for Renovation** – Systems or components generally repaired when needed but would be delayed until a major renovation due to other system disruption or inaccessibility (e.g. domestic water pipe)
- **c. Run to Fail** – Systems or components that wouldn't be funded until it fails (e.g. interior doors)
- **d. Future Infrastructure** – Systems or components that require investment based on modernization or use change (e.g. HVAC control upgrades)



4. GLOSSARY OF TERMS

- **e. Program Request** – Systems or components that are typically driven to upgrade or replace based on use change (e.g. Ceiling Finishes)

Campus

A grouping of assets that are generally adjacent to one another on a contiguous site. A campus is bounded on all sides by property lines, which may or may not coalesce with physical features of the site, like roads or bodies of water.

Campus Code

A unique alphanumeric identifier assigned to each campus. This identifier can be changed at any time as long as the new identifier remains unique and is not shared by another campus.

Commission Date

Is the date that an Asset is "active." The Commission Date is typically a future date; it is used to include Assets that are not yet a part of a portfolio in forecasts.

Construction Type

is a classification based on building structural elements and fire resistance that is specified by the appropriate building code.

Cost Source Location

A factor used to adjust RSMeans Construction Data to a specific city location. The appropriate location can be selected from a list compiled by RSMeans that includes most major U.S. and Canadian cities.

CSV

A spreadsheet file. CSV (Comma-Separated Values) files can be opened in Microsoft Excel. You can then extract or format the raw data to suit the needs of your organization.



Current Replacement Value (CRV)

The cost required to replace a building or system in kind, determined by summing the replacement values of each system.

Decommission Date

Is the date that an Asset is no longer a part of a portfolio, or that a System is no longer a part of a portfolio. The Decommission Date is used to exclude renewal costs from forecasts when the costs will no longer be incurred.

Estimator

The actual person who estimates the cost of an action for a requirement.

Facility Condition Assessment (FCA)

Is a collection of detailed facility data to support a capital renewal and deferred-maintenance program by identifying, estimating, and prioritizing existing deferred maintenance and predicting capital-renewal requirements.

Facility Condition Index (FCI)

Is an industry-standard metric that objectively measures the current condition of a facility, allowing comparison both within and among institutions. To determine FCI for any given set of assets, the total cost of remedying deferred maintenance requirements is divided by the current replacement value. Generally, the higher the FCI, the poorer the condition of the facility. An Administrator may configure FCI to include and exclude requirements based on category and recommended action date.

FCI Cost

Refers to deferred maintenance costs, which include the cost of Requirements for which 1) the Requirement Category is an FCI category, and 2) the Recommended Action Date (or Override Action Date, if provided) occurs either in the past or within the "Future Years Included" window.



Fiscal Year

An accounting period lasting 365 days (or 366 days) that does not necessarily mirror the calendar year. In VFA.*facility*, forecasts and FCI calculations are reset at the beginning of each fiscal year. Administrators can specify the beginning date of the fiscal year.

Floor

All the contiguous occupiable space within an asset that shares the same elevation or floor level.

Funding Scenario

A Funding Scenario is a strategy for expending funds to remedy physical plant requirements, expressed as a statement of how much is to be funded in each future year.

Historical Category

The historical significance of an asset.

Inflation Rate

Is the rate of increase in the costs of goods and services. In VFA.*facility*, the inflation rate is applied annually. However, the inflation rate should reflect the anticipated long-range increases in future goods and service, not increases in any particular year. The annual inflation rate of 3.2% (As provided by Engineering News Record for the month of January 2015) has been utilized in the reports where inflation is specified.

Infrastructure

The elements and systems that comprise a facility. A piece of facility infrastructure is entered into VFA.*facility* as an asset. When an asset record is created, the specified asset type identifies the type of infrastructure, and customizes the asset record's fields in order to collect type-appropriate data.



Inspector

The actual person who observed and investigated a requirement.

Lifetime

Is the number of years a System is expected to be useful (its "useful life") before Renewal is required.

Line Item

Is a single item in an itemized list of costs. Line items can be added using the Estimator, a cost estimation tool based on cost source construction cost data, or users can create blank, custom items. Line items can be attached to an Action in order to estimate the cost of the Action. Line items are also used to derive unit costs for Asset Systems.

Linked System

Is the functional System that a Requirement affects. A Requirement can be linked to any System record within the same Asset as a Requirement.

List

A list of records in rows and attributes in columns. A record and an attribute intersect in a field, or cell. You can access records by selecting them from the list.

Net Present Value (NPV)

Is an approach used in capital budgeting that discounts future cash flows to their present values. NPV is calculated by removing the accumulated inflation over the funding period.

Prime System

The Prime System is the primary Uniformat II Category that a Requirement affects. You can assign a Prime System to a Requirement on the Requirement record.



Region

The first level of division for facility management. Regions are divided into campuses.

RSMeans

Is North America's leading supplier of construction cost information. In VFA.facility, the Estimator uses cost information from RSMeans.

Record

A collection of data about your facility. It contains all the information for an item, such as a campus or asset.

Renewal Action

Is an Action record that is automatically generated for a Renewal Requirement based on a System Renewal event.

Renewal Cost

The cost of replacing an asset system as it reaches or exceeds the end of its useful life.

Replacement Cost

The current cost of replacing an asset, a set of assets or an entire campus in total dollars adjusted annually for inflation.

Renewal Requirement

Is a Requirement record that is automatically generated based on a System Renewal event.



Requirement

Is a facility need or a deficient condition that should be addressed, including deferred maintenance, code issues, functional requirements, and capital improvements. A Requirement can affect an assembly, piece of equipment, or any other System. It is assigned a Category, Priority, and System in order for its costs to be categorized appropriately and time frame for action assigned.

Requirement Category

Is the type of issue that must be addressed for a Requirement. Each Requirement is assigned a category so that the issues affecting a facility can be categorized. The category also may affect if the Requirement's costs are measured in the FCI. For example, Requirement categories that are FCI categories are included in FCI calculation.

Requirement Priority

Is the severity of a Requirement and the time frame during which it should be scheduled for correction (if correction is applicable).

Size

Is the measurement of an Asset in the appropriate unit of measurement..

System

Is an assembly, finish, fixture, piece of equipment, or other component that makes up an asset.

System Model

The relevant cost information for each system in an asset. In a cost model, each asset system is identified along with its projected lifetime in years, the cost, the cost as a % of CRV, and the % renewed at the end of its lifetime. System models calculate an asset's cost per unit of measurement, which determines the CRV.



System Renewal

Is the cyclical repair and/or replacement of a System as it reaches or exceeds its useful life. The act of System Renewal is also called a 'Renewal Event.' System Renewal is forecast to occur at the end of a System's lifetime in its Renewal Year, which is based on the System's expected lifetime or its observed condition. The future costs of System Renewal are based on the System Replacement Cost, and take in account the percentage of the System that is renewed (% Renew). System Renewal costs are forecast in the Renewal Forecast (a Funding Module report) as well as various System reports.

System Replacement Cost

Is the expenditure required to place a System to its optimal condition so that it meets the current acceptable standards of construction and complies with regulations.

Uniformat II Category

Is an element of the Uniform Classification System for organizing preliminary construction information into a standardized classification structure. These elements are common to most buildings and usually perform a given function regardless of the design specification, construction method, or materials used. There are four levels of classifications.

Unit of Measurement

The method in which an asset's size is measured.

Years Remaining

The number of years of the system's service life that are projected to be remaining at the time of inspection. Years Remaining is used to calculate the year the next renewal is expected to be required. For example, a 20-year roof that has 5 years remaining is projected for replacement in 5 years.

**CITY OF KIRKLAND****Department of Parks & Community Services**

505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300

www.kirklandwa.gov

To: Park Board

From: Michael Cogle, Interim Director

Date: March 4, 2016

Subject: Integrating Public Art into Parks Capital Projects

RECOMMENDATION:

That the Park Board select representatives to join members of the Cultural Arts Commission on an Ad-Hoc Parks CIP Public Art Committee.

BACKGROUND DISCUSSION:

The City of Kirkland has a policy requiring that 1% of funding for certain Capital Improvement Program (CIP) projects be set aside for public art. Over the next several months, the Parks and Community Services Department has a number of projects in which public art will need to be incorporated. These projects include:

- Waverly Beach Park Renovation
- Juanita Beach Park Bathhouse Replacement
- Edith Moulton Park Development
- Totem Lake Park Phase 1 Development

We are forming an ad-hoc committee comprised of representatives of the Park Board and Cultural Arts Commission to work with staff on selecting artists and art for these upcoming projects. The Cultural Arts Commission has selected three of their members to be on the committee - Gaerda Zeiler, Dan Nunnely, and Christine Exline.

Staff requests that the Park Board identify two or three members to be on the committee. A schedule of meetings will be developed in consultation with committee members; we estimate that the group will meet one or two times per month over the next several months.

**CITY OF KIRKLAND****Department of Parks & Community Services**

505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300

www.kirklandwa.gov

To: Park Board

From: Michael Cogle, Interim Director

Date: March 4, 2016

Subject: Topics for Joint Meeting with City Council

RECOMMENDATION:

That the Park Board discuss potential topics for the April 19th joint meeting with the City Council.

BACKGROUND DISCUSSION:

The Park Board is scheduled to have a one-hour joint meeting with the City Council on Tuesday, April 19th, beginning at 6:00 p.m. The meeting is intended to allow the Council and Board to discuss topics of mutual interest.

Possible topics include:

- ARC Next Steps
- CKC/ST3 Status
- Creating Off-Leash Areas in Parks

Staff would suggest the number of topics be limited to three or four in order to allow adequate time for discussion. A final agenda for the joint meeting will be developed in consultation with the City Council.