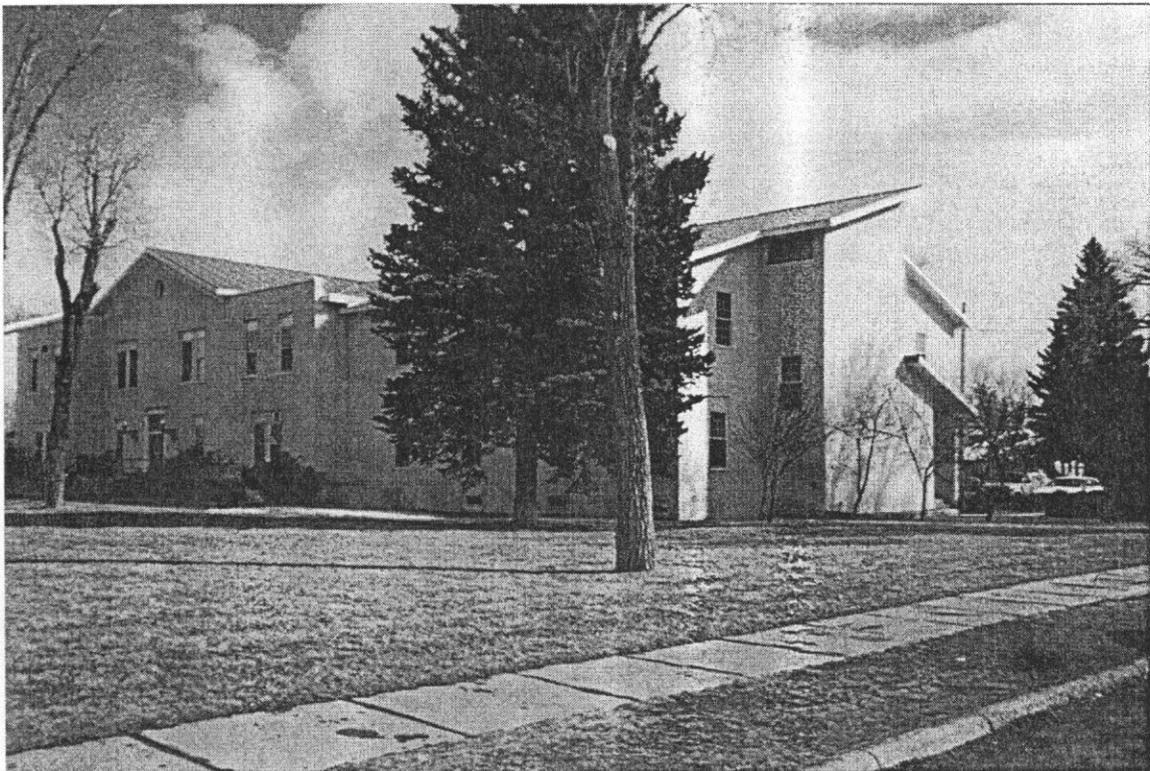


**Gunnison County Jail
Gunnison, Colorado
Project No. 8153.03**

Existing Building Conditions



**Draft Report
June 24, 1998**

**Gunnison County Jail
Gunnison Colorado**

Figure #1 - View of North Side of Jail



Figure #2 - View from Northwest of Courthouse Square



**Gunnison County Jail
Gunnison Colorado**

1. Date of Construction

Original Construction.....1890
Major Renovations.....1930, 1950, 1978 (Jail Addition)

2. Building Area

Gross Building Area.....43,880 SF
StoriesTwo Plus a Basement

<u>Floor</u>	<u>Gross Square Feet</u>
Basement	10,052
First	17,436
Second	16,392
Total	43,880

3. Construction Type

UBC Construction Type.....V-NR

General Materials Description - 1890 Construction

Structural
 FloorWood Frame
 Roof.....Wood Rafter and Sheathing
 Exterior WallLoad Bearing Masonry
 Roof.....Metal Roof
 InteriorLoad Bearing Masonry and Wood Stud

General Materials Description - 1930 Addition

Structural
 FloorWood Frame
 Roof.....Wood Rafter and Sheathing
 Exterior WallLoad Bearing Masonry
 Roof.....Metal Roof
 InteriorLoad Bearing Masonry and Wood Stud

General Materials Description - 1950 Addition

Structural
 FloorConcrete on metal deck
 Roof.....Wood Truss and Sheathing
 Exterior WallLoad Bearing Wood Frame
 Roof.....Metal Roof
 InteriorLoad Bearing Wood Frame

General Materials Description - 1978 Addition

Structural
 FloorConcrete on metal deck
 Roof.....Steel Truss and Wood Deck
 Exterior WallLoad Bearing Masonry
 Roof.....Metal Roof
 InteriorLoad Bearing Masonry and Wood Stud

**Gunnison County Jail
Gunnison Colorado**

4. Occupancy Type/Building Function

Current Occupancy TypeI-3 / B-2
 Major building FunctionJail, Sheriffs Dept / Courts, Administrative
 Offices
 Tenant Utilization100%

<u>Floor</u>	<u>Tenant</u>	<u>Utilized Square Feet (Gross)</u>	<u>Hours of Utilization</u>	<u>Total Square Feet of Floor (Gross)</u>	<u>Utilization divided by Gross SF per Floor</u>
Basement	Jail/Sheriff	4,566	24 Hrs./Day	10,052	45%
	Other	5,486	10 Hrs./Day	10,052	55%
1st	Jail/Sheriff	3,498	24 Hrs./Day	17,436	20%
	Other	13,938	10 Hrs./Day	17,436	80%
2nd	Jail/Sheriff	3,970	24 Hrs./Day	16,392	24%
	Other	12,422	10 Hrs./Day	16,392	76%
Grand Total		43,880		43,880	100%

**Gunnison County Jail
Gunnison Colorado**

<u>System</u>	<u>Rating</u>					5 Excellent Condition (No repair required)
	5	4	3	2	1	
1. Foundation System		♦				4 Good Condition (Scheduled Maintenance/Housekeeping Required)
2. Column & Exterior Wall System		♦				3 Fair Condition (Scheduled Maintenance or Minor Repair Required)
3. Floor System			♦			2 Poor Condition (Major Repair Required)
4. Roof System			♦			1 System Obsolete (Total Replacement Required)
5. Ceiling System			♦			
6. Interior Walls & Partitions		♦				
7. Window System		♦				
8. Door System		♦				
9. Building Parameters						
10. Steam/Condensate System						
11. Chilled Water System						
12. HVAC System Description			♦			
13. Plumbing Services			♦			
14. Cold Water/Raw Water		♦				
15. Sanitary Sewer		♦				
16. Storm Sewer		♦				
17. Fire Protection	♦					
18. Natural Gas		♦				
19. Kitchen			♦			
20. Soft Cold Water & Soft Hot Water						
21. Main Electrical Service		♦				
22. Power Distribution		♦				
23. Emergency System		♦				
24. Lighting		♦				
25. Fire Alarm System			♦			
26. Telephone System			♦			
27. Security System		♦				
28. TV System			♦			
29. Paging System						
30. Electrical Load Calculations			♦			
31. Grading/Drainage		♦				
32. Access		♦				
33. Parking			♦			
34. Fire Protection/Access		♦				
Total Building Average			3.7			

**1. FOUNDATION
SYSTEM**

- | | | |
|---------------------------|--|--|
| (1) Exterior columns: | Individual Ftgs. & Piers <input checked="" type="checkbox"/> | Predrilled Piling <input type="checkbox"/> |
| | Driven Piling <input type="checkbox"/> | Continuous Ftgs. <input checked="" type="checkbox"/> |
| | Caissons <input type="checkbox"/> | Mats <input type="checkbox"/> |
| (2) Foundation Materials: | Steel <input type="checkbox"/> | Concrete <input checked="" type="checkbox"/> |
| | Wood <input type="checkbox"/> | Other <input checked="" type="checkbox"/> |
| (3) Interior Footings: | Individual Ftgs. & Piers <input type="checkbox"/> | Piling, Pile caps & Piers <input type="checkbox"/> |
| (4) Foundation walls: | Continuous Ftgs. <input type="checkbox"/> | Grade Beams <input type="checkbox"/> |
| | Masonry <input checked="" type="checkbox"/> | Basement Walls <input checked="" type="checkbox"/> |

Additional Description:

RATING SYSTEM:

- | | | | | |
|---|---|---|--|--|
| <input type="checkbox"/>
(5) | <input checked="" type="checkbox"/>
(4) | <input type="checkbox"/>
(3) | <input type="checkbox"/>
(2) | <input type="checkbox"/>
(1) |
| Excellent Condition
(No repair required) | Good Condition
(Scheduled
Maintenance/
Housekeeping
Required) | Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required) | Poor Condition
(Major Repair
Required) | System Obsolete
(Total Replacement
Required) |

- Observations:**
- Masonry foundation at other.
 - Stone Foundation at 1890s building may need tuckpointing.

2. EXTERIOR WALL SYSTEM

- | | | | | |
|---------------------------------------|---|-------------------------------------|-------------------|-------------------------------------|
| (1) Structural: | Reinforced Concrete Columns | <input type="checkbox"/> | Structural Steel | <input type="checkbox"/> |
| | Reinforced Concrete Walls | <input type="checkbox"/> | Structural Wood | <input checked="" type="checkbox"/> |
| | Load Bearing Masonry with Stucco Finish | <input checked="" type="checkbox"/> | Light Steel Frame | <input type="checkbox"/> |
| (2) Non-Structural Walls:
Masonry: | Brick | <input type="checkbox"/> | Concrete Block | <input type="checkbox"/> |
| | Limestone | <input type="checkbox"/> | Marble | <input type="checkbox"/> |
| | Granite | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| | Fiberglass batts | <input checked="" type="checkbox"/> | Other | <input checked="" type="checkbox"/> |
| (3) Insulation | Thickness | | | |

Additional Description:

RATING SYSTEM:

- | | | | | |
|---|---|---|---|---|
| <input type="checkbox"/>
(5) | <input checked="" type="checkbox"/>
(4) | <input type="checkbox"/>
(3) | <input type="checkbox"/>
(2) | <input type="checkbox"/>
(1) |
| Excellent Condition
(No repair required) | Good Condition
(Scheduled Maintenance/
Housekeeping Required) | Fair Condition
(Scheduled Maintenance or
Minor Repair Required) | Poor Condition
(Major Repair Required) | System Obsolete
(Total Replacement Required) |

- Observations:**
- Painting of exterior stucco and sealing of cracks recommended.
 - Exterior walls at jail are uninsulated causing unacceptable temperature swings.

3. FLOOR SYSTEM

(1) Reinforced Concrete:

Slab & Beam

Pan Joist

Two-way Slab

Waffle Slab

Flat Slab

Precast Concrete:

Double Tee

Span Deck

Single Tee

Structural Steel

Bar Joist

Metal Deck

Steel Frame

Wood Frame

Wood Joists & Decking

(2) Floor Finish

Vinyl Asbestos Tile

Vinyl Composition Tile

Asphalt Tile

Concrete

Wood

Carpet

Terrazzo

Brick

Epoxy

Quarry Tile

Ceramic Tile

Other

Additional Description:

RATING SYSTEM:

(5)

Excellent Condition
(No repair required)

(4)

Good Condition
(Scheduled
Maintenance/
Housekeeping
Required)

(3)

Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required)

(2)

Poor Condition
(Major Repair
Required)

(1)

System Obsolete
(Total Replacement
Required)

- Observations:**
- First floor of the 1980s construction had sagging problems due to cutting and notching of the joists. Repairs were previously performed but should be monitored.
 - Floor finishes at jail kitchen are in need of repair/replacement.

4. ROOF SYSTEM

(1) Flat

(a) Concrete:

Slab & Beam

Flat Slab

Joist & Slab

Waffle Slab

(b) Precast Concrete

Double Tee

Single Tee

Span Deck

(c) Steel:

Metal Deck & Beam

Metal Deck & Joists

Tectum & Joist

(2) Pitched

(a) Steel:

Truss & Wood Deck

Truss & Nailable Concrete

Other

(b) Wood:

Rafter & Sheathing

Wood Truss & Sheathing

(3) Insulation:

Lightweight Concrete

Rigid Fiberglass

Vermiculite

W/Asphalt Binder

Urethane

Polystyrene

Fesco Board

Foam Glass

Fiberglass (Batts)

Other

(4) Roof Material:

Built-up Asphalt

Built-up Coal Tar Pitch

Asphalt Shingles

Clay Tile

Slate

Asbestos Shingles

Copper

Steel

Aluminum

Other

4. ROOF SYSTEM

(5) Parapets:

Concrete

Brick

Block

Precast Concrete

Other

Additional Description:

RATING SYSTEM:

(5)
Excellent Condition
(No repair required)

(4)
Good Condition
(Scheduled
Maintenance/
Housekeeping
Required)

(3)
Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required)

(2)
Poor Condition
(Major Repair
Required)

(1)
System Obsolete
(Total Replacement
Required)

- Observations:** • No separation between level 2 and attic at the 1950s addition. Chicken wire and visqueen stapled to underside of wood joists with blown in insulation on top. This system is collapsing in places on top of the ceiling tile.

5. CEILING SYSTEM

- | | | | | |
|-----------------------|-----------------------------|-------------------------------------|-----------------------|-------------------------------------|
| (1) Integral Systems: | Exposed Structure | <input type="checkbox"/> | Attached to Structure | <input type="checkbox"/> |
| (2) Suspended System | Lay-in metal grid | <input checked="" type="checkbox"/> | Gypsum Board | <input type="checkbox"/> |
| | Concealed Spline Metal Grid | <input type="checkbox"/> | Plaster | <input checked="" type="checkbox"/> |
| | Other | <input type="checkbox"/> | | |
| (3) Materials: | Mineral | <input checked="" type="checkbox"/> | Wood Fiber | <input type="checkbox"/> |
| | Fiberglass | <input type="checkbox"/> | Metal | <input type="checkbox"/> |
| | Wood | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| (4) Finishes: | Paint | <input type="checkbox"/> | Fabric | <input type="checkbox"/> |
| | Factory Finish | <input checked="" type="checkbox"/> | Other | <input type="checkbox"/> |

Additional Description:

RATING SYSTEM:

- | | | | | |
|---|---|---|--|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (5) | (4) | (3) | (2) | (1) |
| Excellent Condition
(No repair required) | Good Condition
(Scheduled
Maintenance/
Housekeeping
Required) | Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required) | Poor Condition
(Major Repair
Required) | System Obsolete
(Total Replacement
Required) |

- Observations:**
- Replace approximately 5% of tiles due to damage.
 - Discoloration and age indicates full replacement should be considered in future.

**6. INTERIOR WALLS &
PARTITIONS**

- | | | | | |
|---------------------|---------------------|-------------------------------------|------------------------|-------------------------------------|
| (1) Classification: | Movable | <input type="checkbox"/> | Rigid | <input type="checkbox"/> |
| | Load Bearing | <input checked="" type="checkbox"/> | Non-Load Bearing | <input checked="" type="checkbox"/> |
| (2) Framing: | Metal Stud | <input type="checkbox"/> | Wood Stud | <input checked="" type="checkbox"/> |
| | Masonry | <input checked="" type="checkbox"/> | Other | <input type="checkbox"/> |
| (3) Materials: | Plaster | <input checked="" type="checkbox"/> | Drywall | <input checked="" type="checkbox"/> |
| | Exposed Masonry | <input checked="" type="checkbox"/> | Ceramic Tile | <input checked="" type="checkbox"/> |
| | Concrete | <input type="checkbox"/> | Structural Glazed Tile | <input type="checkbox"/> |
| | Other | <input type="checkbox"/> | | |
| (4) Finish: | Integral | <input type="checkbox"/> | Painted | <input checked="" type="checkbox"/> |
| | Vinyl Wall Covering | <input type="checkbox"/> | Other | <input checked="" type="checkbox"/> |

Additional Description:

RATING SYSTEM:

- | | | | | |
|---|---|---|--|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (5) | (4) | (3) | (2) | (1) |
| Excellent Condition
(No repair required) | Good Condition
(Scheduled
Maintenance/
Housekeeping
Required) | Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required) | Poor Condition
(Major Repair
Required) | System Obsolete
(Total Replacement
Required) |

Observations: • Plumbing chases are extremely difficult to access to service the jail cell security toilet fixtures and shower fixtures.

7. WINDOW SYSTEM

- | | | |
|----------------------|---|---|
| (1) Materials: | Wood <input checked="" type="checkbox"/> | Steel <input checked="" type="checkbox"/> |
| | Aluminum <input type="checkbox"/> | Other <input type="checkbox"/> |
| (2) Type: | Double Hung <input checked="" type="checkbox"/> | Fixed Glazing <input type="checkbox"/> |
| | Casement <input type="checkbox"/> | Projected <input type="checkbox"/> |
| | Awning <input type="checkbox"/> | Fixed HM Security <input checked="" type="checkbox"/> |
| (3) Glazing: | Single Glazing <input checked="" type="checkbox"/> | Double glazing <input type="checkbox"/> |
| | Clear Glass <input type="checkbox"/> | Heat Absorbing Glass <input type="checkbox"/> |
| | Tinted Glass <input type="checkbox"/> | Glass Block <input type="checkbox"/> |
| (4) Shading Devices: | Interior Blinds <input checked="" type="checkbox"/> | Exterior Blinds <input type="checkbox"/> |
| | Solar Screens <input type="checkbox"/> | Awning <input type="checkbox"/> |
| | Shades <input type="checkbox"/> | Drapes <input type="checkbox"/> |
| | Architectural Devices <input type="checkbox"/> | Other <input type="checkbox"/> |

Additional Description:

RATING SYSTEM:

- | | | | | |
|---|---|---|--|--|
| <input type="checkbox"/>
(5) | <input checked="" type="checkbox"/>
(4) | <input type="checkbox"/>
(3) | <input type="checkbox"/>
(2) | <input type="checkbox"/>
(1) |
| Excellent Condition
(No repair required) | Good Condition
(Scheduled
Maintenance/
Housekeeping
Required) | Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required) | Poor Condition
(Major Repair
Required) | System Obsolete
(Total Replacement
Required) |

Observations: • HM frames require touch-up painting.

8. DOOR SYSTEM

(1) Door System:

System Type:

Aluminum

Steel

Wood

All Glass

Sliding

Hinged

Folding

Other

Additional Description:

RATING SYSTEM:

(5)
Excellent Condition
(No repair required)

(4)
Good Condition
(Scheduled
Maintenance/
Housekeeping
Required)

(3)
Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required)

(2)
Poor Condition
(Major Repair
Required)

(1)
System Obsolete
(Total Replacement
Required)

- Observations:**
- HM frames need touch-up painting typical at Jail.
 - Security electronics panels (2) are separated from the control station. Controls are capable of manual remote release during a power failure.

9. BUILDING PARAMETERS

(1) Total Area:	<u>43,880</u>	Sq Ft
(2) Heat Loss (Approx.):	<u>2,194</u>	MBH
(3) Heat Gain (Approx.):	<u>85</u>	Tons
(4) Number of Floors:	<u>3</u>	

10. STEAM / CONDENSATE SYSTEM Not Applicable

(1) Source: _____

(2) Size: _____

(3) Location: _____

(4) Building Entry: 1-Stage PRV Station (#026)

2-Stage PRV Station

Steam - H.W. Converter

(5) Distribution Pressure: 60 PSIG 12 PSIG Other

(6) Condensate System: System Pump Duplex Condensate Pump Gravity Return (#026)

(7) Steam Pipe Material: Schedule 40 Black Steel

Copper

Other (Buried RICWIL)

(8) Condensate Pipe Material: Schedule 40 Black Steel

Copper

Other

Additional Description:

RATING SYSTEM:

(5)
Excellent Condition
(No repair required)

(4)
Good Condition
(Scheduled
Maintenance/
Housekeeping
Required)

(3)
Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required)

(2)
Poor Condition
(Major Repair
Required)

(1)
System Obsolete
(Total Replacement
Required)

Observations:

11. CHILLED WATER SYSTEM Not Applicable

(1) Source: _____ On-Site Bldg 118 Central Chiller

(2) Size: _____

(3) Location: _____

(4) Bldg Entry: Secondary Pump Gate Valve

(5) Pipe Material: Schedule 40 Black Steel Copper Other

Additional Description:

RATING SYSTEM:

(5)
Excellent Condition
(No repair required)

(4)
Good Condition
(Scheduled
Maintenance/
Housekeeping
Required)

(3)
Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required)

(2)
Poor Condition
(Major Repair
Required)

(1)
System Obsolete
(Total Replacement
Required)

Observations:

12. HVAC SYSTEM DESCRIPTION

(1) Outdoor Design

Temperature: Heating: -7°F; Cooling: 97°F db, 61°F wb
Daily Range 31°F DD Htg 5,394
Latitude 38.3° DD Clg 981
Ft Elev Abv S.L. 4,641

(2) Indoor Design

Temperature: Heating: 72°F, 30% RH Winter; Cooling: 75°F, 50% RH Summer

(3) HVAC Life Safety Considerations: Not Applicable

- Floor by Floor Smoke Control
- Supply Fan and Damper Control from Smoke Detector
- Return / Exhaust Fan and Damper Control from Smoke Detector
- Exhaust Fan Control from Smoke Detector
- Separate Occupancies Within Bldg
- All Smoke Control (Dampers) (Fans) () Controllable from Central Fire Command (Center) (Panel).

(4) Stairwells

NONE: Fan Pressurization System per Each
 Life Safety Control from Central Fire Command Center

(5) Elevator Shaft

2 floors only; N/A Fan Pressurization System per Each
 Life Safety Control from Central Fire Command Center

(6) Vestibule/Entry Heating:

Steam Radiator HW CUH None

(7) Building Heating

System Terminals:

- Cast Iron Radiators Duct Coils Induction Unit Coils
- Unit Ventilators Fan Coil Unit Coils Air Handling Units
- Unit Heaters Baseboard Fin Tube

(8) A/C System Description:

Air Distribution: 1978 has MZ unit. Automated logic shows econ - doesn't work;
seems like no RA; 1950 unit shut down; needs coils & delete return air fan so
that unit is all outside air.

(9) Temperature Control:

- Pneumatic
- Electronic Automated logic
- Electric Danfoss valves

(10) Building Energy Management System

Yes No

Additional Description:

In jail - must keep doors open - too hot; too cold. Boiler is gas conversion from coal. Mostly jail, manually adjusts water temp. Rest of system ok. Suspect that return air system is undersized.

AHU in 1950 building not running due to noisy RF; tubeaxial. Could use as vent only, but needs heating coil. No cooling coil installed. Ducts need to be reconnected.

RATING SYSTEM:

(5)
Excellent Condition
(No repair required)

(4)
Good Condition
(Scheduled
Maintenance/
Housekeeping
Required)

(3)
Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required)

(2)
Poor Condition
(Major Repair
Required)

(1)
System Obsolete
(Total Replacement
Required)

Observations:

13. PLUMBING SERVICES

(1) Plumbing Services Provided:

- a. Plumbing Fixtures
 - Flush Valve
 - Flush Tank - jury room
- b. Fire Protection
 - Basement
 - All Floors
- c. Lawn Irrigation
- d. Soft Water
 - None
 - SHW
 - SCW
- e. Storm Drains
 - Roof Drains
 - Overflow Drains
- f. Medical or Process Gases
 - N.A.
- g. Special Systems (list)

- h. Special Waste
 - Acid Waste
 - Grease Interceptor
- i. Sanitary Sewer Lift station

Additional Description:

RATING SYSTEM:

- | | | | | |
|---|---|---|--|--|
| <input type="checkbox"/>
(5) | <input type="checkbox"/>
(4) | <input checked="" type="checkbox"/>
(3) | <input type="checkbox"/>
(2) | <input type="checkbox"/>
(1) |
| Excellent Condition
(No repair required) | Good Condition
(Scheduled
Maintenance/
Housekeeping
Required) | Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required) | Poor Condition
(Major Repair
Required) | System Obsolete
(Total Replacement
Required) |

Observations:

14. COLD WATER / RAW WATER

- (1) Water Source: Well from City.
- (2) Main Location: 1978
- (3) Main Size: 2"
- (4) Main Pressures: _____ PSIG Nominal
- (5) Backflow Preventors Installed? Yes No
Backflow Preventors Required? Yes No
If yes, what type and on what services? _____
- (6) Existing Piping Material / Conditions: Copper
 Galvanized
 "Plastic" PVC

Additional Description:

RATING SYSTEM:

- | | | | | |
|---|---|---|--|--|
| <input type="checkbox"/>
(5) | <input checked="" type="checkbox"/>
(4) | <input type="checkbox"/>
(3) | <input type="checkbox"/>
(2) | <input type="checkbox"/>
(1) |
| Excellent Condition
(No repair required) | Good Condition
(Scheduled
Maintenance/
Housekeeping
Required) | Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required) | Poor Condition
(Major Repair
Required) | System Obsolete
(Total Replacement
Required) |

Observations:

15. SANITARY SEWER

- (1) Main Location: East
- (2) Manhole Locations: _____
- (3) Inverts and Grades: _____
- (4) Main Size Multiple 4" / Fixture Unit Capacity: 172 each
- (5) Piping Material: Galvanized
 Cast Iron
- (6) Existing Connected Fixture Units (Approx.): _____

Additional Description:

RATING SYSTEM:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(5)	(4)	(3)	(2)	(1)
Excellent Condition (No repair required)	Good Condition (Scheduled Maintenance/ Housekeeping Required)	Fair Condition (Scheduled Maintenance or Minor Repair Required)	Poor Condition (Major Repair Required)	System Obsolete (Total Replacement Required)

Observations:

16. STORM SEWER

(1) Main Location: None

(2) Main Sizes: _____

(3) System Components:

- | | |
|---|--|
| <input type="checkbox"/> Roof Drains | <input checked="" type="checkbox"/> Downspouts |
| <input checked="" type="checkbox"/> Overflow Drains | <input type="checkbox"/> Interior |
| <input type="checkbox"/> O.D.'s Combined with Roof Drain System | <input checked="" type="checkbox"/> Exterior |

(4) Piping Material: Cast Iron No-Hub Hub-Spigot Compression Fittings

Additional Description:

RATING SYSTEM:

- | | | | | |
|---|---|---|--|--|
| <input type="checkbox"/>
(5) | <input checked="" type="checkbox"/>
(4) | <input type="checkbox"/>
(3) | <input type="checkbox"/>
(2) | <input type="checkbox"/>
(1) |
| Excellent Condition
(No repair required) | Good Condition
(Scheduled
Maintenance/
Housekeeping
Required) | Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required) | Poor Condition
(Major Repair
Required) | System Obsolete
(Total Replacement
Required) |

Observations:

17. FIRE PROTECTION

- (1) Water Supply:
a. Source of Water: City
b. Size of Main: 2"
c. Location: 1978 Basement
- (2) Backflow Prevention Device: None Dbl Chk RPBFP
- (3) Post Indicator Valve: Yes No Type: _____
- (4) Fire Department Connection:
Location: 1978 W. Size: _____
- (5) Outside Annunciation:
Location: NO Type: _____
- (6) Standpipe System: Yes No
- (7) Hose Cabinets With Hose: None Existing.
 With Hose and Extinguisher
 With Hose Only
 Less Hose
- (8) Piping Material: Galvanized Steel Copper
- (9) Type:
 Wet Type
 Dry Type
 Other

Additional Description:

RATING SYSTEM:

<input checked="" type="checkbox"/> (5)	<input type="checkbox"/> (4)	<input type="checkbox"/> (3)	<input type="checkbox"/> (2)	<input type="checkbox"/> (1)
Excellent Condition (No repair required)	Good Condition (Scheduled Maintenance/ Housekeeping Required)	Fair Condition (Scheduled Maintenance or Minor Repair Required)	Poor Condition (Major Repair Required)	System Obsolete (Total Replacement Required)

Observations: • Building is not sprinklered except at the basement of the 1890s original construction

18. NATURAL GAS

(1) Name of Utility Company: Greeley Gas Company

(2) Type of Gas To Be Used:

- a. Natural Y Btu Content _____ Altitude _____
b. Propane _____ Btu Content _____ Altitude _____
c. Other (explain) _____

(3) System Description: Gas to boiler

Additional Description:

RATING SYSTEM:

- | | | | | |
|---|---|---|--|--|
| <input type="checkbox"/>
(5) | <input checked="" type="checkbox"/>
(4) | <input type="checkbox"/>
(3) | <input type="checkbox"/>
(2) | <input type="checkbox"/>
(1) |
| Excellent Condition
(No repair required) | Good Condition
(Scheduled
Maintenance/
Housekeeping
Required) | Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required) | Poor Condition
(Major Repair
Required) | System Obsolete
(Total Replacement
Required) |

Observations:

19. KITCHEN

(1) Kitchen Description:

- Stoves / Ovens
- Steam Kettles
- Kitchen Hoods
- Grease Interceptor
- Warming Kitchen only

Additional Description:

RATING SYSTEM:

- | | | | | |
|---|---|---|--|--|
| <input type="checkbox"/>
(5) | <input checked="" type="checkbox"/>
(4) | <input checked="" type="checkbox"/>
(3) | <input type="checkbox"/>
(2) | <input type="checkbox"/>
(1) |
| Excellent Condition
(No repair required) | Good Condition
(Scheduled
Maintenance/
Housekeeping
Required) | Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required) | Poor Condition
(Major Repair
Required) | System Obsolete
(Total Replacement
Required) |

Observations:

20. SOFT COLD WATER & SOFT HOT WATER

Not Applicable

- (1) Source: NOT APPLICABLE
- (2) Size: _____
- (3) Serves: _____
- (4) Pipe Material: Copper Galvanized
 Schedule 40 Steel Blended

Additional Description:

RATING SYSTEM:

- | | | | | |
|---|---|---|--|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (5) | (4) | (3) | (2) | (1) |
| Excellent Condition
(No repair required) | Good Condition
(Scheduled
Maintenance/
Housekeeping
Required) | Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required) | Poor Condition
(Major Repair
Required) | System Obsolete
(Total Replacement
Required) |

Observations:

23. EMERGENCY SYSTEM

- (1) Emergency System Diesel Driven Generator Tap Ahead of Main
(2) Voltage 277/480 volt, 3 phase, 4 wire 208/120 volt, 3 phase, 4 wire
(3) Location In Electrical Room In Tunnel
In Basement

Type:
Size: 100A panelboard
Manufacturer: Square D

Additional Description:

RATING SYSTEM:

- | | | | | |
|---|---|---|--|--|
| <input type="checkbox"/>
(5) | <input checked="" type="checkbox"/>
(4) | <input type="checkbox"/>
(3) | <input type="checkbox"/>
(2) | <input type="checkbox"/>
(1) |
| Excellent Condition
(No repair required) | Good Condition
(Scheduled
Maintenance/
Housekeeping
Required) | Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required) | Poor Condition
(Major Repair
Required) | System Obsolete
(Total Replacement
Required) |

Observations:

24. LIGHTING

- | | | |
|-------------------|---|--|
| (1) Fluorescent | 2' x 2' <input type="checkbox"/> | 2' x 4' <input checked="" type="checkbox"/> |
| | 1' x 4' <input type="checkbox"/> | Wrap <input type="checkbox"/> |
| (2) Incandescent | Down Light <input type="checkbox"/> | Wall Washer <input type="checkbox"/> |
| | Other <input type="checkbox"/> | |
| (3) Site Lighting | Metal Halide (MH) <input type="checkbox"/> | High Pressure Sodium (HPS) <input checked="" type="checkbox"/> |
| | Mercury Vapor (MV) <input type="checkbox"/> | Minimal mounted on building |

Type:
Size:

Additional Description:

RATING SYSTEM:

- | | | | | |
|---|---|---|--|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (5) | (4) | (3) | (2) | (1) |
| Excellent Condition
(No repair required) | Good Condition
(Scheduled
Maintenance/
Housekeeping
Required) | Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required) | Poor Condition
(Major Repair
Required) | System Obsolete
(Total Replacement
Required) |

Observations:

Some T-12 lamps and some T-8 lamps. Site lighting should be enhanced.

26. TELEPHONE SYSTEM

(1) Telephone System

Telephone Room

Terminal Board

Overhead
At SE corner of building

Underground

Type:
Size:
Manufacturer:

Additional Description:

RATING SYSTEM:

(5)
Excellent Condition
(No repair required)

(4)
Good Condition
(Scheduled
Maintenance/
Housekeeping
Required)

(3)
Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required)

(2)
Poor Condition
(Major Repair
Required)

(1)
System Obsolete
(Total Replacement
Required)

Observations:

County fiber optic cable also serves building.

27. SECURITY SYSTEM

- | | | |
|-----------------------|---|---|
| (1) Security System | Card Readers <input type="checkbox"/> | Door Contacts <input checked="" type="checkbox"/> |
| | Central Console <input checked="" type="checkbox"/> Jail only | |
| (2) Closed Circuit TV | Cameras <input checked="" type="checkbox"/> | Control Room <input type="checkbox"/> |
| | Monitors at Control Station | |

Type:
Size:
Manufacturer:

Additional Description:

RATING SYSTEM:

- | | | | | |
|---|---|---|--|--|
| <input type="checkbox"/>
(5) | <input checked="" type="checkbox"/>
(4) | <input type="checkbox"/>
(3) | <input type="checkbox"/>
(2) | <input type="checkbox"/>
(1) |
| Excellent Condition
(No repair required) | Good Condition
(Scheduled
Maintenance/
Housekeeping
Required) | Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required) | Poor Condition
(Major Repair
Required) | System Obsolete
(Total Replacement
Required) |

Observations:

The only security system is in the jail. The rest of the building has no security system.

28. TV SYSTEM

(1) TV System

IN JAIL ONLY

Central Distribution

Individual Floors

Type:
Size:
Manufacturer:

Additional Description:

RATING SYSTEM:

(5)
Excellent Condition
(No repair required)

(4)
Good Condition
(Scheduled
Maintenance/
Housekeeping
Required)

(3)
Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required)

(2)
Poor Condition
(Major Repair
Required)

(1)
System Obsolete
(Total Replacement
Required)

Observations:

29. PAGING SYSTEM NONE

(1) Paging System

Central Console

Individual Floors

Type:

Size:

Manufacturer:

Additional Description:

RATING SYSTEM:

(5)
Excellent Condition
(No repair required)

(4)
Good Condition
(Scheduled
Maintenance/
Housekeeping
Required)

(3)
Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required)

(2)
Poor Condition
(Major Repair
Required)

(1)
System Obsolete
(Total Replacement
Required)

Observations:

30. ELECTRICAL LOAD CALCULATIONS

(1) Total Area	43,880	Sq Ft
(2) VA/Sq Ft	15	VA/sq.ft.
(3) Total KVA (VA/1000)	658	KVA
(4) Demand KVA = KVA x .75	494	KVA
(5) Service Size Required by calc.	494 KVA/0.208 kV x 1.732	1,371 Amperes
(6) Service size presently available	800	Amperes

Additional Description:

RATING SYSTEM:

<input type="checkbox"/> (5)	<input checked="" type="checkbox"/> (3)	<input type="checkbox"/> (1)
Existing Electrical Service Size entrance is adequate. (No Repair Required)	Existing Electrical Service Size is adequate. (Some Repairs Recommended.)	Existing Electrical Service Size is not adequate. (Total Replacement Required)

Observations:

Per building facility personnel, the existing service is adequate; however, the local panelboards are generally full with no spares.

31. GRADING/DRAINAGE

Sod

Gravel

Concrete

Asphalt

RATING SYSTEM:

(5)
Excellent Condition
(No repair required)

(4)
Good Condition
(Scheduled
Maintenance/
Housekeeping
Required)

(3)
Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required)

(2)
Poor Condition
(Major Repair
Required)

(1)
System Obsolete
(Total Replacement
Required)

OBSERVATIONS:

32. PEDESTRIAN ACCESS

Concrete Sidewalk

ADA

RATING SYSTEM:

(5)
Excellent Condition
(No repair required)

(4)
Good Condition
(Scheduled
Maintenance/
Housekeeping
Required)

(3)
Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required)

(2)
Poor Condition
(Major Repair
Required)

(1)
System Obsolete
(Total Replacement
Required)

OBSERVATIONS:

33. PARKING LOT

Concrete

Asphalt

RATING SYSTEM:

(5)
Excellent Condition
(No repair required)

(4)
Good Condition
(Scheduled
Maintenance/
Housekeeping
Required)

(3)
Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required)

(2)
Poor Condition
(Major Repair
Required)

(1)
System Obsolete
(Total Replacement
Required)

OBSERVATIONS: Sealing and re-striping recommended.

34. FIRE PROTECTION/ACCESS

Roadway

Parking Lot

RATING SYSTEM:

(5)
Excellent Condition
(No repair required)

(4)
Good Condition
(Scheduled
Maintenance/
Housekeeping
Required)

(3)
Fair Condition
(Scheduled
Maintenance or
Minor Repair
Required)

(2)
Poor Condition
(Major Repair
Required)

(1)
System Obsolete
(Total Replacement
Required)

OBSERVATIONS: Surrounded by streets on four sides.