Mechanical Systems Life Cycle

Mechanical System	Current Age in Years	Useful Life Span in Years	Replacement Status	Estimated Years Remaining Until	Notes:
Intercom System	33	15	***Overdue by 18 Years***	**0**	Last upgraded 20 + years ago: currently works intermittent throughout building
Metal Roof	7	25+	N/A	18	Good working condition, no leaks, still under warranty
EPDM Roof	7	25+	N/A	18	Good working condition, no leaks, still under warranty
HVAC - Boilers 1	1	30	N/A	29	Good working condition, still under warranty, no issues
HVAC - Boiler 2	1	30	N/A	29	Good working condition, still under warranty, no issues
HVAC - Boiler 3	1	30	N/A	29	Good working condition, still under warranty, no issues
HVAC - Boiler Pump 1	1	20	N/A	19	Good working condition, still under warranty, no issues
HVAC - Boiler Pump 2	1	20	N/A	19	Good working condition, still under warranty, no issues
HVAC - Boiler Pump 3	1	20	N/A	19	Good working condition, still under warranty, no issues
HVAC - Boiler Pump 4	1	20	N/A	19	Good working condition, still under warranty, no issues
Elevator and controls	33	20	***Overdue by 12 Years***	**0**	Elevator requires regular service and repairs
HVAC - RTUs (8 separate units)	33	20	***Overdue by 13 Years***	**0**	Require frequent repairs and preventative maintenance
HVAC - Condensing unit (4 separate units)	33	20	***Overdue by 13 Years***	**0**	Require frequent repairs and preventative maintenance
HVAC - interior air handler units (multiple)	33	20	***Overdue by 13 Years***	**0**	Require frequent repairs and preventative maintenance
HVAC - exterior air handler units (multiple)	33	20	***Overdue by 13 Years***	**0**	Require frequent repairs and preventative maintenance
HVAC - VAV units (dozens in building)	33	20	***Overdue by 13 Years***	**0**	Require frequent repairs and preventative maintenance
HVAC - exhaust fans (12 separate units)	33	20	***Overdue by 13 Years***	**0**	Require frequent repairs and preventative maintenance
HVAC - exterior duct work	33	20	***Overdue by 13 Years***	**0**	Require frequent repairs and preventative maintenance
HVAC - DOAS (Dedicated Outdoor Air System) (multiple)	33	20	***Overdue by 13 Years***	**0**	Require frequent repairs and preventative maintenance
HVAC - room baseboard unit heaters (in every classroom and office)	33	20	***Overdue by 13 Years***	**0**	Require frequent repairs and preventative maintenance
HVAC - Electric unit heaters in locker rooms	33	20	***Overdue by 13 Years***	**0**	Require frequent repairs and preventative maintenance
Plumbing - heat and hot water pipes	33	20	***Overdue by 13 Years***	**0**	Require frequent repairs and preventative maintenance
Lighting	33	20	***Overdue***	**0**	Energy inneficiency
Toilets and bathroom sinks/fixtures (many throughout building, most outdated and replacement parts unavailable)	33	20	***Overdue by 13 Years***	**0**	Require frequent repairs and preventative maintenance
Fire sprinkler system	33	20	***Only 25%-30% of building has sprinkler system in place***		Require frequent repairs and preventative maintenance
Air conditioning	33	20	***Only 20% - 25% of the building has air conditioning in place***		Require frequent repairs and preventative maintenance, indoor air quality effected by lack of building wide AC