

Jerome Delvin
District 1
Shon Small
District 2
Will McKay
District 3

Board of County Commissioners

Jerrod MacPherson
County Administrator

Matt Rasmussen
Deputy County Administrator



To view items in detail, click
on highlighted areas.

Notice: Meeting provided in-person, by live-broadcast and telephonically via WebEx as follows:

Live-Broadcast @ link below:

<https://www.co.benton.wa.us/agendalist.aspx?categoryid=1181>

AGENDA
BOARD OF BENTON COUNTY COMMISSIONERS
Regular Board Meeting
Tuesday, August 24, 2021
Benton County Courthouse, Prosser, WA

9:00 AM

Call to Order

Pledge of Allegiance

Approval of Minutes

❖ **August 17, 2021**

❖ **August 17, 2021 - Special Meeting**

Review Agenda

Consent Agenda

Commissioners

a. Line Item Transfer, Current Expense Fund 0000-101, Dept. 139

b. Coding Correction – Capital Projects Fund 0305101 to Current Expense 0000-101, Dept. 139

c. Line Item Transfer, Current Expense Fund 0000-101, Dept. 139 (Prior Period Adjustment)

Information Technology

d. Purchase of Device Licensing from CompuNet, Inc. – New Admin Building

Public Safety Tax

e. Line Item Transfer, Public Safety Tax, 0148101, Dept. 121

f. Line Item Transfer, Public Safety Tax, 0148101, Dept. 121

Public Comment ~for public engagement during Commissioners' meetings, please use the public comments phone line @: **Dial: 509 460-4941**

Scheduled Business

Juvenile - Discussion on Program Agreement - Detention Alternatives Initiative – Darryl Banks

Facilities - Authorization to Pay River City Environmental for Grease Trap Cleaning – Jeff Jones

Planning Division - Private Road Petition – PR 2021-001 - Michelle Cooke/Peter McEnderfer

Capital – Kennewick General Hospital Building Evaluation Findings – Robert Blain/Mike Corbin, Wave Design Group

Other Business

Draft

MINUTES

BOARD OF BENTON COUNTY COMMISSIONERS

Regular Board Meeting
Benton County Courthouse, Prosser, WA
Tuesday, August 17, 2021, 9:00 a.m.

Meeting provided in-person, by Video Live-Broadcast and Telephonically

Present: Chairman Jerome Delvin
Commissioner Shon Small
Commissioner Will McKay
County Administrator Jerrod MacPherson
Clerk of the Board Cami McKenzie

Benton County Employees Present During All or a Portion of the Meeting: Deputy County Administrator Matt Rasmussen; Robert Heard, IT Manager; Alex Garcia, IT; Karlee Ainsworth, Assistant HR Manager; Greg Wendt, Community Development Director; Robert Blain, Operations & Capital Programs; Finance Manager Linda Ivey; Clerk Josie Delvin; Adam Morasch, Risk Manager; Treasurer Ken Spencer; Adam Fyall, Sustainable Development Manager; DPA Ryan Brown; DPA Ryan Lukson; DPA Reid Hay.

Pledge of Allegiance

The Board recited the Pledge of Allegiance.

Approval of Minutes

The Minutes of August 10, 2021 were approved.

Agenda Review

- Letter to Local School Districts
- Masking Discussion

Consent Agenda

MOTION: Commissioner Small moved to approve the consent agenda items “a” through “q”. Commissioner McKay seconded and upon vote, the Board approved the following:

Auditor

- a. Benton County Auditor Elections Application For .GOV Domain
- b. Line Item Transfer, Fund No. 0106-101, Dept. 000

Clerk

- c. Copier Lease Agreement w/Ricoh

Human Services

- d. Agreement w/US Department of Housing & Urban Development for the Benton County Shelter Plus Care Program
- e. Contract w/Jennifer Dorsett for to Provide Technical Assistance to Prevention Coalition Coordinators

Information Technology

- f. Purchase of One Year Proofpoint Email Protection Service From SHI International Corp.
- g. Purchase of Seven Printers From Computer Discount Warehouse for the Auditor's Office
- h. Expending Funds From the Trial Court Improvement Fund to Upgrade JAVS Digital Recording System From Justice AV Solutions

Juvenile

- i. Agreement w/State of WA DSHS, Juvenile Rehabilitation Administration for Consolidated Services

Public Works

- j. Approval of Construction Plans for Shaw Vineyards Short Plat & Setting the Speed Limit
- k. Col Solare, LLP Franchise to Place An Irrigation System & Facilities

Purchasing

- l. Contract w/C&E Trenching for the Dallas Rd/Arena Rd Traffic Safety Improvement Project

Sheriff

- m. Line Item Transfer, Fund No. 0000-101, Dept. 118
- n. Agreement w/King County Regional Automated Fingerprint Identification System for Remote Electronic Fingerprint Technology

Superior Court

- o. Agreement w/Washington State Administrative Office of the Courts for Uniform Guardianship Act Reimbursement

Treasurer

- p. Line Item Transfer, Fund No. 0000-101, Dept. 124

WSU Extension

- q. Line Item Transfer, Fund No. 0000-101, Dept. 108

Public Comment

None.

Public Hearing – Continued - Benton County Shoreline Master Program Update

Greg Wendt said the public hearing on the Benton County Shoreline Master Program Update was first held on June 22, 2021 and continued to August 17, 2021 to obtain initial approval of the plan from the Department of Ecology. To date, the Department of Ecology was still reviewing the document and had not issued a determination and Mr. Wendt requested the Board continue the public hearing until September 14, 2021.

MOTION: Commissioner McKay moved to continue the public hearing on the Shoreline Master Plan decision making process until 9:00 a.m. on September 14, 2021 at the Benton County Courthouse. Commissioner Small seconded and upon vote, the motion carried.

Public Hearing – Continued - Planning Ordinance Amendment #OA 2021-002 Relating to Critical Areas, General Provisions & Fish & Wildlife Habitat Conservation Areas; Amending Ordinance 609

Greg Wendt said the public hearing on the Ordinance Amendment was first held on June 22, 2021 and continued to August 17, 2021 to obtain initial approval of the plan from the Department of Ecology. Before the Board can adopt the amendment, the Washington State Department of Ecology is required to make an initial determination as part of the update process. To date, the Planning Division had not received comments from the Department of Ecology and Mr. Wendt requested the Board continue the public hearing until September 14, 2021.

MOTION: Commissioner McKay moved to continue the public hearing decision making process on the Ordinance Amendment to BCC Title 15 relating to Critical Areas, General Provisions and Fish and Wildlife Habitat Conservation Areas until 9:00 a.m. on September 14, 2021 at the Benton County Courthouse. Commissioner Small seconded and upon vote, the motion carried.

Ordinance Amendment #OA 2021-003 on Zoning Regulations Regarding Housing

Greg Wendt presented the text amendment to the County Zoning Regulations regarding housing as follows:

- a. Chapter 11.03 Definitions, amending BCC 11.03.010(64) updating the definition of a dwelling unit;
- b. Chapter 11.03 Definitions, amending BCC 11.03.010(71) removing the definition of farm labor housing;
- c. Chapter 11.03 Definitions, amending BCC 11.03.010(88) adding a definition for household; and
- d. Chapter 11.17 Growth Management Act Agricultural Zoning District (GMAAD), amending BCC 11.17.070(l)(m)(n) removing farm labor housing from uses requiring a Conditional Use Permit.

The Planning Commission held a public hearing and forwarded a positive recommendation.

As there was no one present to testify, public testimony was closed.

MOTION: Commissioner Small moved to adopt the Planning Commission's Findings and Conclusions as their own and approve the proposed zoning amendment amending Ordinances 611, 617, and 634, Chapter 11.03.010, and 11.17.070 as noted in Casefile OA 2021-003 as presented. Commissioner McKay seconded and upon vote, the motion carried.

Clerk's Office Positions - Title Changes

Clerk Josie Delvin requested funds budgeted in Public Safety Tax be moved from indigent financial screeners to a new position to add a person to assist with the front counter. She indicated that lines were currently down to the Sheriff's office and they needed assistance with the back log.

Her office was one of the few offices in the State that did not require an appointment for passport applications. She said this would increase the employees at the front counter from two to three.

Additionally, she said with the new legislation, her collection fund was down, and she wanted to move her collection supervisor to a legal process supervisor to be paid 25% from Collection Fund and 75% from Public Safety Tax Fund.

MOTION: Commissioner Small moved to approve as follows: Line Item Transfer, Fund No. 0148-101, Dept. 106 for LPA III & Legal Process Supervisor and the Line Item Transfer, Fund No. 0146-101, Dept. 000 for Legal Process Supervisor as presented. Commissioner McKay seconded and upon vote, the motion carried.

American Rescue Plan (ARPA)

Matt Rasmussen, Linda Ivey, and Karlee Ainsworth presented the following four areas of eligible uses for the American Rescue Plan Grant received in May. Mr. Rasmussen said they were still finalizing rules but certain uses were eligible including assistance with the backlog in the court system, continuing remote interaction, and assistance for the Coroner's office to deal with the increase in deaths.

Ms. Ivey reminded the Board these positions were grant funded, and the positions or additional funding ended with the grant, unless it was a rollover project (licensing, etc.), but ended December 2024. The Lead Deputy Coroner was a new position, and therefore, required additional resolutions to get the position graded and classified.

- Office of Public Defense – Line Item Transfer for Professional & Legal Services – hire additional staff to deal with backlog and case resolution.
- Clerk's Office – Line Item Transfer for Paperless & Streamlining Work document management software.
- Prosecuting Attorney – Line Item Transfer for Court Staff & Attorneys to help with Covid backlog.
- Coroner – Line Item Transfer for Lead Deputy Coroner – one more full time staff – current is not enough to keep up with current cases.
- Coroner - Lead Deputy Coroner Salary Placement – Grade 11
- Coroner - Establishing the Lead Deputy Coroner Classification Description

MOTION: Commissioner Small moved to approve as follows:

- Transfer of Funds within Current Expense Fund 0000101, Department 139 for the Office of Public Defense as presented (\$134,000)
- Transfer of Funds within Current Expense Fund 0000101, Department 139 for the Clerk's Office as presented (\$433,500)
- Transfer of Funds within Current Expense Fund 0000101, Department 139 for the Prosecuting Attorney's Office as presented (\$461,677)
- Transfer of Funds within Current Expense Fund 0000101, Department 139 for the Coroner's Office as presented (\$102,670)

- Salary Grade for the Lead Deputy Coroner for the Coroner's Office as presented.
- Job Classification and description for the Lead Deputy Coroner for the Coroner's Office as presented.

Commissioner McKay seconded and upon vote, the motion carried.

Blake Decision

Josie Delvin presented information regarding the "Blake Decision" by the Supreme Court calling out simple possession of illegal drugs as unconstitutional. This required vacating, dismissing, re-sentencing, and refunding legal financial obligations back to 1971. She said there were some administrative temporary buckets of money available and when the funds went away, they knew the positions would go away. Ms. Delvin said \$9.2 million was paid to the County into legal financial obligations.

The following positions were requested to assist with this process required by the Blake Decision:

- Clerk's Office - Legal Process Asst. IV
- Prosecuting Attorney - Deputy Prosecuting Attorney
- Superior Court - Case Manager & Court Commissioner

MOTION: Commissioner Small moved to approve the following:

- Transfer of Funds within Current Expense Fund 0000101, from Department 115 to Department 106 for the Clerk's Office as presented (\$102,000);
- Transfer of Funds within Current Expense Fund 0000101, from Department 115 to Department 117 for the Prosecuting Attorney's Office as presented (\$224,000);
- Transfer of Funds within Current Expense Fund 0000101, from Department 115 to Department 123 for Superior Court as presented (\$252,823).

Commissioner McKay seconded and upon vote, the motion carried.

Other Business

Proposed Letters to Benton County School Districts

Mr. MacPherson said that Commissioner McKay asked about sending a letter of support to local school districts and a letter was prepared and circulated to the Board members.

Commissioner McKay read the letter into the record, that encouraged the school districts to come together to urge the Governor to allow local control.

MOTION: Commissioner McKay move to approve the letter to all Benton County school districts as presented. Commissioner Small seconded and upon vote, the motion carried.

Masking Discussion

Matt Rasmussen and Adam Morasch asked the Board if it wanted to re-consider the masking requirement with the pandemic up and other entities implementing a mask requirement. They said the County was currently following the Governor's recommendations.

Commissioner Small said he did not think it was a bad idea to require masks to assist with the next wave of Covid and the loss of personnel due to sick leave.

Commissioner McKay said he was still in favor of masking being an option but okay with the current policy where masks were not required if you were fully vaccinated.

Chairman Delvin said he was agreeable to keeping with the current policy and the Governor's recommendations.

Mr. Morasch added they had seen a big increase since July, with 25 positive cases both vaccinated and unvaccinated and 20% breakthrough in Benton County employees.

Commissioners Small and Delvin said they would be open to vaccination incentives to employees. Commissioner McKay said he was not in favor of that. Mr. Rasmussen said he would explore that issue with Human Resources and Risk Management.

Recovery Center – Public Meeting

Chairman Delvin said he wanted to have a public meeting on August 31 in the evening to review the report and take public comment on the .01 sales tax. Additionally, they would discuss forming an advisory committee on how to run the center.

Ben-Franklin Transit Meeting

Commissioner Small apologized that he missed the meeting and the vote on the sales tax ballot issue. Commissioner McKay said he hoped the issue made it to the ballot, but sounded like it would not be on this ballot.

The board briefly recessed, reconvening at 9:56 a.m.

Executive Session – Pending Litigation/Potential Litigation

The Board went into executive session at 9:56 a.m. for up to 20 minutes with DPA Ryan Lukson, DPA Ryan Brown and Adam Morasch to discuss pending litigation and potential litigation. Also present were Jerrod MacPherson, Matt Rasmussen, and Cami McKenzie.

The Board came out at 10:17 a.m. No decisions were made in executive session.

Ryan Brown asked the Board if it was willing to join a lawsuit regarding the Blake matter if WSAC wanted to go forward with a lawsuit.

The Board agreed.

Tort Claims

CC 2021-24: Received on August 17, 2021 from Paul John Silvernail

Accounts Payable

Check Date: 08/13/2021

Warrants #: 220258-220483

Total all funds: \$1,603,191.31

EFT's #: 1894-1896

Transfers #: 08132101-08132106

Total all funds: \$213,914.25

Resolutions

- 2021-610: Line Item Transfer, Fund No. 0106-101, Dept. 000
- 2021-611: Copier Lease Agreement w/Ricoh
- 2021-612: Agreement w/US Department of Housing & Urban Development for the Benton County Shelter Plus Care Program
- 2021-613: Contract w/Jennifer Dorsett for to Provide Technical Assistance to Prevention Coalition Coordinators
- 2021-614: Purchase of One Year Proofpoint Email Protection Service From SHI International Corp.
- 2021-615: Purchase of Seven Printers From Computer Discount Warehouse for the Auditor's Office
- 2021-616: Expending Funds From the Trial Court Improvement Fund to Upgrade JAVS Digital Recording System From Justice AV Solutions
- 2021-617: Agreement w/State of WA DSHS, Juvenile Rehabilitation Administration for Consolidated Services
- 2021-618: Approval of Construction Plans for Shaw Vineyards Short Plat & Setting the Speed Limit
- 2021-619: Col Solare, LLP Franchise to Place An Irrigation System & Facilities
- 2021-620: Contract w/C&E Trenching for the Dallas Rd/Arena Rd Traffic Safety Improvement Project
- 2021-621: Line Item Transfer, Fund No. 0000-101, Dept. 118
- 2021-622: Agreement w/King County Regional Automated Fingerprint Identification System for Remote Electronic Fingerprint Technology
- 2021-623: Agreement w/Washington State Administrative Office of the Courts for Uniform Guardianship Act Reimbursement
- 2021-624: Line Item Transfer, Fund No. 0000-101, Dept. 124
- 2021-625: Line Item Transfer, Fund No. 0000-101, Dept. 108
- 2021-626: Adoption of Ordinance 636 Relating to Zoning Regarding Housing

2021-627: Transfer of Funds Within Public Safety Tax Fund 0148101, Dept. 106
2021-628: Transfer of Funds Within Clerks Collection Fund 0146101
2021-629: Transfer of Funds Within Current Expense 0000101 Dept. 139
2021-630: Transfer of Funds Within Current Expense Fund 0000101 - Dept. 139
2021-631: Transfer of Funds Within Current Expense Fund 0000101 - Dept. 139
2021-632: Transfer of Funds Within Current Expense Fund 0000101 Dept. 139
2021-633: Establishing the Salary Grade for the Lead Deputy Coroner
2021-634: Establishing a Lead Deputy Coroner Classification Description
2021-635: Transfer of Funds Within Current Expense Fund 0000101 Dept. 115 To Dept. 106
2021-636: Transfer of Funds Within Current Expense Fund 0000101 Dept. 115 To Dept. 117
2021-637: Transfer of Funds Within Current Expense Fund 0000101 Dept. 115 To Dept. 123

There being no further business before the Board, the meeting adjourned at approximately 10:18 a.m.

Clerk of the Board

Chairman

MINUTES

BOARD OF BENTON COUNTY COMMISSIONERS

Special Board Meeting

Tuesday, August 17, 2021, 1:30 p.m.

Benton County Justice Center, Kennewick, WA

Meeting provided in person, by Video Live-Broadcast and Telephonically

Present: Chairman Jerome Delvin
Commissioner Shon Small
Commissioner Will McKay
County Administrator Jerrod MacPherson
Clerk of the Board Cami McKenzie

Benton County Employees Present During All or a Portion of the Meeting: Deputy County Administrator Matt Rasmussen; Robert Heard, IT Manager; HR Manager Lexi Wingfield; Commander Jon Law; Assessor Bill Spencer; Katie Gillies and Madison Murphy, Sheriff's Office; Undersheriff John Clary; Lieutenant Mathew Clarke; Lieutenant Erik Magnuson.

Chairman Delvin stated the interim appointment had to be someone from within the department to serve until the Republican Party submitted three names for the permanent appointment to serve until the next general election.

Discussion and Possible Appointment of Acting Benton County Sheriff per RCW 36.16.115

Ms. Wingfield, HR Manager, stated she provided eligible names from the department, from Sergeants up.

Chairman Delvin said the Commissioners each had a discussion with the Prosecuting Attorney's office and an issue of ethics was raised. If the Board appointed someone who had a claim against the County that could become a lawsuit, the County would be required to hire outside counsel. He expressed concern about this potential ethical issue that could cost the taxpayers a lot of money.

Commissioner Small said he shared the same concerns, but also expressed his respect for the individuals they were considering appointment and their integrity and credibility could not be questioned.

Commissioner McKay stated he hoped the individual selected could do a good job for the next four weeks and the permanent appointment recommended by the Republican Party could do a good job until the election.

Executive Session - Evaluate Qualifications of Candidates for Appointment to Elective Office

The Board went into executive session at 1:38 p.m. for up to 30 minutes to evaluate qualifications of candidates for appointment to elective office. Also present were Jerrod MacPherson, Matt Rasmussen, Cami McKenzie, Lexi Wingfield, and DPA Ryan Brown.

The Board came out at 2:06 p.m. Chairman Delvin said the Board needed an additional 10 minutes.

The Board went back into executive session for an additional 10 minutes and came out at 2:19 p.m. No decisions were made in executive session.

MOTION: Commissioner Small moved to appoint Jon Law as acting Benton County Sheriff. Commissioner McKay seconded.

Discussion

Commissioner Small said there were a lot of good candidates but felt Jon Law was the best candidate.

Commissioner McKay said he hoped Mr. Law could take care of the issues in the Sheriff's Office and help make the County better.

Chairman Delvin said he was not able to support the position due to the ethical issues that were raised earlier, and he would wait to see what happened in the next four weeks. He said he hoped Jon Law would take the steps necessary to get things settled and he would wait for the Republican Party recommendations.

Upon vote, the motion carried with Chairman Delvin opposing.

Resolution

2021-638: Appointing Jon Law as the Interim Sheriff for Benton County

There being no further business before the Board, the meeting adjourned at approximately 2:23 p.m.

Clerk of the Board

Chairman

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

IN THE MATTER OF COUNTY FUNDS RE: TRANSFER OF FUNDS WITHIN
CURRENT EXPENSE FUND NUMBER 0000101, DEPARTMENT NUMBER 139

BE IT RESOLVED, by the Board of Benton County Commissioners, that funds
shall be transferred as outlined in Exhibit "A", attached hereto; and

Dated this _____ day of _____, _____

Chairman of the Board

Member

Member

Constituting the Board of County Commissioners
of Benton County, Washington.

Attest: _____
Clerk of the Board

cc: Dept., Auditor, File,

Prepared by: Linda Ivey

BENTON COUNTY LINE ITEM TRANSFERDept Name: Dept Nbr: Fund Name: Fund Nbr:

TRANSFER FROM:

TRANSFER TO:

BASE SUB (6 digit)	LINE ITEM (4 digit)	LINE ITEM NAME	AMOUNT	BASE SUB (6 digit)	LINE ITEM (4 digit)	LINE ITEM NAME	AMOUNT
513.100	4103	Professional Services	\$535,000	594.580	6430	Capital Software	\$464,000
				524.200	4103	Professional Services	\$71,000
TOTAL			\$535,000	TOTAL			\$535,000

Explanation:

The American Rescue Plan (ARPA) includes capital investments to address the effects of the COVID-19 health emergency. Energov Permitting Software moves towards on-line, paperless and streamlining work to reduce need for in-person interaction. Energov purchase was approved by the BOCC Res 2021-433, 2021-472 & 2021-501.

Prepared by: Date:

Approved



Denied



Date:

Chairman

Member

Member

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

IN THE MATTER OF COUNTY FUNDS RE: CODING CORRECTION OF FUNDS
FROM CAPITAL PROJECTS FUND 0305101 TO CURRENT EXPENSE FUND
0000101, DEPARTMENT NUMBER 139.

BE IT RESOLVED, by the Board of Benton County Commissioners, that funds
shall be code corrected as outlined in Exhibit "A", attached hereto.

Dated this _____ day of _____, _____

Chairman of the Board

Member

Member

Constituting the Board of County Commissioners
of Benton County, Washington.

Attest: _____
Clerk of the Board

cc: Dept., Auditor,

Linda Ivey

BENTON COUNTY

EXPENDITURE CODING CORRECTIONS

Exhibit A

FUND NUMBER:

DEPARTMENT NUMBER: 0305101 to 0000101.139

FUND NAME: Capital Projects to Current Expense - CARES/ARP

TRANSFER FROM: 0305101 Capital Projects				TRANSFER TO: 0000101.139 Current Expense - ARPA			
BASE SUB	LINE ITEM	LINE ITEM	AMOUNT	BASE SUB	LINE ITEM	LINE ITEM	AMOUNT
6 digit	4digit	Name		6 digit	4digit	Name	
594.180.	6430	Capital Software	39,970.44	594.580.	6430	Capital Software	39,970.44
TOTAL			\$ 39,970.44	TOTAL			\$ 39,970.44

EXPLANATION: Code expenditures for Capital Projects 0305101 to Current Expense 0000101 Dept 139 ARP for the Energov Permitting Software.
Invoices 045-346479, 045-346482, & 045-348070
Vendor 928469

RETURN TO: Auditor's Office, Accounting Department

Prepared By:

DATE:

Linda Ivey

8/16/2021

Approved:

Chairman

Member

Member

AUDITOR'S USE ONLY:	
Keyed:	_____
Date:	_____
Initials:	_____

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

IN THE MATTER OF COUNTY FUNDS RE: TRANSFER OF FUNDS WITHIN
CURRENT EXPENSE FUND NUMBER 0000101, DEPARTMENT NUMBER 139

BE IT RESOLVED, by the Board of Benton County Commissioners, that funds
shall be transferred as outlined in Exhibit "A", attached hereto; and

Dated this _____ day of _____, _____

Chairman of the Board

Member

Member

Constituting the Board of County Commissioners
of Benton County, Washington.

Attest: _____
Clerk of the Board

cc: Dept., Auditor, File,

Prepared by: Linda Ivey

BENTON COUNTY LINE ITEM TRANSFERDept Name: Dept Nbr: Fund Name: Fund Nbr:

TRANSFER FROM:

TRANSFER TO:

BASE SUB (6 digit)	LINE ITEM (4 digit)	LINE ITEM NAME	AMOUNT	BASE SUB (6 digit)	LINE ITEM (4 digit)	LINE ITEM NAME	AMOUNT
513.100	4103	Professional Services	\$117,997	558.100	0080	Prior Period Adjustment	\$117,997
TOTAL			\$117,997	TOTAL			\$117,997

Explanation:

Appropriation for Prior Period Adjustment for a refund check issued to Dept of Commerce for the CARES Grant.

Prepared by: Date:

Approved



Denied



Date: _____

Chairman_____
Member_____
Member

COMMISSIONERS' AGENDA ACTION SHEET

Meeting Date:	August 24, 2021
Subject:	In the Matter of Approving the Purchase of Device Licensing of Electronic Data Processing Equipment and Telecommunication Devices from CompuNet Inc. for the New Benton County Administration Building
Presenter:	
Prepared By:	Alex Garcia
Reviewed By:	Robert Heard
PA Review, Approval to Form:	☐ Yes ☐ No ☒ N/A <i>(If no, include reasoning for no approval)</i>
Type of Agenda Item:	Type of Action Needed: <i>(Multiple boxes can be checked, if necessary)</i>
☒ Consent Agenda	☐ Discussion Only ☐ Pass Motion
☐ Public Hearing	☐ Decision / Direction ☒ Pass Resolution
☐ Scheduled Business	☐ Sign Letter / Document ☐ Pass Ordinance
	☐ Execute Contract

Summary / Background Information

On January 28, 2020, the Board approved Resolution 2020-101 signing a contract with Banlin Construction LLC to start construction on the new Benton County Administration Building. The new Administration Building is slated to be completed September 2021. IT purchased the electronic data processing equipment and telecommunication devices which include switches, wireless access points, and Cisco WebEx codecs (video conferencing equipment) for the new building to make sure that County network resources and services can be delivered by the time County Departments start using the facility per Resolution 2021-309. IT didn't purchase licensing at that time since support and maintenance for the equipment wouldn't be needed until county employees started using the building. As completion of the Administration Building approaches, IT has reviewed a quote provided by CompuNet, Inc. to license all electronic data processing equipment and telecommunication devices that the Board approved to purchase in Resolution 2021-309.

All funds used to license the equipment will be taken out the Capital Projects Fund. Licensing will be purchased from CompuNet, Inc. CompuNet is a State approved vendor, WA, NASPO AR3227 #05819.

Fiscal Impact

Amount: \$43,561.32 excluding WSST.

Fund: Capital Projects Fund.

Recommendation

Information Technology recommends that the Board approves the purchase of licensing for electronic data processing and telecommunication equipment for new Benton County Administration Building from CompuNet, Inc.

Suggested Motion

Consent

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

IN THE MATTER OF APPROVING THE PURCHASE OF DEVICE LICENSING OF ELECTRONIC DATA PROCESSING EQUIPMENT AND TELECOMMUNICATION DEVICES FROM COMPUNET, INC. FOR THE NEW BENTON COUNTY ADMINISTRATION BUILDING

WHEREAS, on January 20, 2020, the Board of County Commissioners approved Resolution 2020-101 signing a contract with Banlin Construction LLC to start construction on the new Benton County Administration Building; and

WHEREAS, the new Administration Building is slated to be completed by the end of September 2021; and

WHEREAS, per Resolution 2021-309, Information Technology purchased electronic data processing equipment and telecommunication devices from CompuNet, Inc to make sure equipment purchase would arrive prior to occupying the new Administration Building; and

WHEREAS, to avoid starting support and maintenance on equipment purchased from Resolution 2021-309, Information Technology elected to postpone payment for licensing until the Administration Building was closer to completion; and

WHEREAS, licensing will be purchased from a Washington State approved Cisco certified vendor NASPO Contract AR3227 #05819, CompuNet, Inc.; and

WHEREAS, the Purchasing Department has reviewed this purchase and found it complies with Procurements, Leasing, and Contracting Policy; **NOW THEREFORE**

BE IT RESOLVED, the Board of Benton County Commissioners hereby concurs with Information Technology's recommendation and approves the purchase of licensing for electronic processing and telecommunication equipment from CompuNet, Inc. in the amount not to exceed \$43,561.32 excluding Washington State Sales Tax; and

BE IT FURTHER RESOLVED, that the Chairman of the Board is hereby authorized to sign the attached quote.

Dated this 24th day of August, 2021

Chairman of the Board

Member

Member

Constituting the Board of County Commissioners
of Benton County, Washington

Attest: _____
Clerk of the Board

Bill To:**Benton County**

P.O. Box 608
Prosser, WA 99350

Ship To:**Benton County**

620 Market Street
Prosser, WA 99350

Quote Information:**Quote #: MF171709**

Version: 1
Delivery Date: 08/09/2021
Expiration Date: 09/08/2021

Prepared by:

Mark Friedman
509-795-8276
mfriedman@compunet.biz

Prepared for:

Robert Heard
(509) 737-3529
Robert.Heard@co.benton.wa.us

Meraki

Description		List Price	Price	Qty	Ext. Price
LIC-ENT-7YR	Meraki MR Enterprise License, 7YR	\$630.00	\$315.00	15	\$4,725.00
LIC-MS350-48FP-7YR	Meraki MS350-48FP Enterprise License and Support, 7YR	\$2,740.00	\$1,370.00	11	\$15,070.00
Subtotal:					\$19,795.00

Cisco Room Kit

Description		List Price	Price	Qty	Ext. Price
CON-SNT-CSKITK9	36 Months SNTC-8X5XNBD Room Kit with integrated microphone, spe	\$3,808.71	\$2,970.79	8	\$23,766.32
Subtotal:					\$23,766.32

Shipping

Description		Qty
Shipping	Ground Shipping To Be Determined, Billed As Actual	1

Quote Summary

Description	Amount
Meraki	\$19,795.00
Cisco Room Kit	\$23,766.32
Subtotal:	\$43,561.32
Estimated Tax:	\$3,746.27
Total:	\$47,307.59

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors. Your electronic signature, per the Electronic Signature Act, is considered equivalent to your signed and faxed signature, and allows you to accept and place your order. A copy of this acceptance and the attached proposal document will be sent to your email address to complete your order acceptance. You are NOT required to electronically sign your order, you may fax or email your signed proposal to your Account Manager.

Benton County

Signature: _____

Name: _____

Date: _____

PO Number: _____

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

IN THE MATTER OF COUNTY FUNDS RE: TRANSFER OF FUNDS WITHIN
PUBLIC SAFETY TAX FUND NUMBER 0148101, SHERIFF PATROL
DEPARTMENT NUMBER 121.

BE IT RESOLVED, by the Board of Benton County Commissioners, that
2021 funds shall be transferred as outlined in Exhibit "A", attached hereto.

Dated this _____ day of _____, _____ 2021

Chairman of the Board

Member

Member

Constituting the Board of County Commissioners
of Benton County, Washington.

Attest: _____
Clerk of the Board

BENTON COUNTY LINE ITEM TRANSFER

Dept Name: Sheriff Patrol

Dept Nbr: 121

Fund Name: Public Safety Tax

Fund Nbr: 0148101

TRANSFER FROM:

TRANSFER TO:

BASE SUB (6 digit)	LINE ITEM (4 digit)	LINE ITEM NAME	AMOUNT	BASE SUB (6 digit)	LINE ITEM (4 digit)	LINE ITEM NAME	AMOUNT
594.210	6401	Capital Outlay	\$5,430	521.210	3503	Computer Software	\$5,430
TOTAL			\$5,430	TOTAL			\$5,430

Explanation:

To appropriate funding from PST Capital Outlay line item to computer software line item for approved 21/22 PST approved software purchases

Prepared by: Katie Gillies

Date: 13-Aug-2021

Approved ☐Denied ☐

Date: _____

Chairman_____
Member_____
Member

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

IN THE MATTER OF COUNTY FUNDS RE: TRANSFER OF FUNDS WITHIN
PUBLIC SAFETY TAX FUND NUMBER 0148101, SHERIFF PATROL
DEPARTMENT NUMBER 121.

BE IT RESOLVED, by the Board of Benton County Commissioners, that
2021 funds shall be transferred as outlined in Exhibit "A", attached hereto.

Dated this _____ day of _____, 2021

Chairman of the Board

Member

Member

Constituting the Board of County Commissioners
of Benton County, Washington.

Attest: _____
Clerk of the Board

BENTON COUNTY LINE ITEM TRANSFER

Dept Name: Sheriff Patrol

Dept Nbr: 121

Fund Name: Public Safety Tax

Fund Nbr: 0148101

TRANSFER FROM:

TRANSFER TO:

BASE SUB (6 digit)	LINE ITEM (4 digit)	LINE ITEM NAME	AMOUNT	BASE SUB (6 digit)	LINE ITEM (4 digit)	LINE ITEM NAME	AMOUNT
594.210	6401	Capital Outlay	\$32,315	521.210	3507	Non Replacement Computers	\$32,315
TOTAL			\$32,315	TOTAL			\$32,315

Explanation:

To appropriate funding from PST Capital Outlay line item to software replacement line item for approved 21/22 PST approved software purchases

Prepared by: Katie Gillies

Date: 13-Aug-2021

Approved ☐Denied ☐

Date: _____

Chairman_____
Member_____
Member

COMMISSIONERS' AGENDA ACTION SHEET

Meeting Date:	BC 08/24/21		
Subject:	Sign County Program Agreement with Department of Children, Youth and Families (DCYF)/Office of Juvenile Justice (OJJ) Programs for Juvenile Detention Alternatives Initiative (JDAI) Agreement No. 2163-23904		
Presenter:	Darryl Banks		
Prepared By:	Rosa Garcia		
Reviewed By:	Darryl Banks		
PA Review, Approval to Form:	☒ Yes	☐ No	☐ N/A (If no, include reasoning for no approval)
Type of Agenda Item:	Type of Action Needed: (Multiple boxes can be checked, if necessary)		
☐ Consent Agenda ☐ Public Hearing ☒ Scheduled Business	☐ Discussion Only ☒ Decision / Direction ☐ Sign Letter / Document ☐ Pass Motion ☒ Pass Resolution ☐ Pass Ordinance ☐ Execute Contract		

Summary / Background Information

The Juvenile Detention Alternative Initiative (JDAI) uses data driven decision making to review which youth are being detained in detention and to determine which youth should be eligible for a lesser restrictive environment that does not compromise public safety and will ensure the youth will appear at future court hearings, improve court processes, identify and reduce racial disparities, evaluates the conditions of confinement, and identifies special detention cases for analysis of processes and practices. The end results of JDAI is the delivery of a juvenile court system that makes program decisions based on accurate and complete data; detains youth that pose a risk to the community or who have tried to take advantage of less restrictive alternatives; provide a continuum of options for holding youth accountable for criminal behavior and non-compliance; delivers a swift and fair court process and delivers programs that are culturally appropriate and evidence based; and provides for appropriate alternatives to secure confinement. The Benton-Franklin Counties Juvenile Justice Center has been a JDAI site since 2007.

The Benton-Franklin Counties Juvenile Justice Center will address the eight strategies of JDAI, to include Collaboration & Governance, Utilizing Data, Detention Admission Policies, Alternatives to Detention, Expediting Case Processing, Reduce Detention for Warrants, Reduce Detention for Probation Violations, Reduce Racial Disparities, Conditions of Confinement, and Domestic Violence Youth. The term of this agreement is July 1, 2021, to June 30, 2023.

The State will pay according to the conditions set forth in Exhibit A, Statement of Work of the Program Agreement.

Fiscal Impact

This project is grant funded. The maximum amount payable to the Counties is not to exceed \$49,000.00.

Recommendation

I recommend that the Boards of County Commissioners authorize their Chairs to sign the JDAI Program Agreement No. 2163-23904.

Suggested Motion

Approve JDAI Program Agreement No. 2163-23904.

JOINT RESOLUTION

BENTON COUNTY RESOLUTION NO. _____

FRANKLIN COUNTY RESOLUTION NO. _____

**BEFORE THE BOARDS OF THE COMMISSIONERS OF BENTON AND FRANKLIN COUNTIES,
WASHINGTON;**

**IN THE MATTER OF THE REQUEST FOR SIGNATURE FROM THE BOARDS OF BENTON AND
FRANKLIN COUNTY COMMISSIONERS ON THE JUVENILE DETENTION ALTERNATIVES
INITIATIVE (JDAI) GRANT APPLICATION BETWEEN THE DEPARTMENT OF CHILDREN, YOUTH,
AND FAMILIES (DCYF), OFFICE OF JUVENILE JUSTICE (OJJ) AND THE BENTON-FRANKLIN
COUNTIES JUVENILE JUSTICE CENTER**

**WHEREAS, Darryl Banks, Administrator of the Benton-Franklin Counties Juvenile Justice Center,
believes it is in the best interest of the Juvenile Justice Center that the JDAI Grant Application between
the Benton-Franklin Counties Juvenile Justice Center and the Department of Children, Youth, and
Families (DCYF), Office of Juvenile Justice (OJJ), be approved as presented for a term commencing July
1, 2021 and terminating on June 30, 2023, for a maximum amount payable to the Counties by the Office
of Juvenile Justice (OJJ) not to exceed Forty-Nine Thousand Dollars (\$49,000.00); NOW, THEREFORE,**

**BE IT RESOLVED, by the Board of Benton County Commissioners, Benton County, Washington and by
the Board of Franklin County Commissioners, Franklin County, Washington, the Boards concur with the
Administrators recommendation and hereby approves the Juvenile Detention Alternative Initiative (JDAI)
Grant payable to the Counties in the amount not to exceed Forty-Nine Thousand Dollars (\$49,000.00);
and**

**BE IT FURTHER RESOLVED, that the Chairs are authorized to sign the attached JDAI Program
Agreement No. 2163-23904; and**

**BE IT FURTHER RESOLVED, the term of the attached contract commences July 1, 2021 and expires
on June 30, 2023.**

**DATED this _____ day of _____ 2021
BENTON COUNTY BOARD OF COMMISSIONERS**

**DATED this _____ day of _____ 2021
FRANKLIN COUNTY BOARD OF COMMISSIONERS**

Chair of the Board

Chair of the Board

Chair Pro Tem

Chair Pro Tem

Member

Constituting the Board of
County Commissioners,
Benton County, Washington

Attest:

Member

Constituting the Board of
County Commissioners,
Franklin County, Washington

Attest:

Clerk of the Board

Clerk of the Board



COUNTY PROGRAM AGREEMENT JDAI Implementation

DCYF Agreement Number
2163-23904

This Program Agreement is by and between the State of Washington Department of Children, Youth & Families (DCYF) and the County identified below, and is issued in conjunction with a County and DCYF Agreement On General Terms and Conditions, which is incorporated by reference.

Administration or Division
Agreement Number
I-501-00321
County Agreement Number

DCYF ADMINISTRATION
Department of Children, Youth,
and Families

DCYF DIVISION
Children, Youth and Families

DCYF INDEX NUMBER
1122

DCYF CONTRACT CODE
2000CC-63

DCYF CONTACT NAME AND TITLE
Jenny Young
Program Coordinator

DCYF CONTACT ADDRESS
1115 Washington St SE

Olympia, WA 98504-5828

DCYF CONTACT TELEPHONE
(360)522-2320

DCYF CONTACT FAX
Click here to enter text.

DCYF CONTACT E-MAIL
jenny.young@dcyf.wa.gov

COUNTY NAME
Benton County

COUNTY ADDRESS
BentonFranklin Counties Juvenile Justice Center
5606 W Canal Place Suite 106
Kennewick, WA 99336

COUNTY FEDERAL EMPLOYER IDENTIFICATION
NUMBER

COUNTY CONTACT NAME
Darryl Banks

COUNTY CONTACT TELEPHONE
(509) 783-2151

COUNTY CONTACT FAX
(509) 736-2728

COUNTY CONTACT E-MAIL
darryl.banks@co.benton.wa.us

IS THE COUNTY A SUBRECIPIENT FOR PURPOSES OF THIS PROGRAM
AGREEMENT?
No

CFDA NUMBERS

PROGRAM AGREEMENT START DATE
07/01/2021

PROGRAM AGREEMENT END DATE
06/30/2023

MAXIMUM PROGRAM AGREEMENT AMOUNT
\$49,000.00

EXHIBITS. When the box below is marked with an X, the following Exhibits are attached and are incorporated into this County Program Agreement by reference:

☒ Exhibits (specify): No Data Security Exhibit , Exhibit A: Statement of Work, Exhibit B: Approved Budget
☐ No Exhibits.

The terms and conditions of this Contract are an integration and representation of the final, entire and exclusive understanding between the parties superseding and merging all previous agreements, writings, and communications, oral or otherwise, regarding the subject matter of this Contract. The parties signing below represent that they have read and understand this Contract, and have the authority to execute this Contract. This Contract shall be binding on DCYF only upon signature by DCYF.

COUNTY SIGNATURE(S)

PRINTED NAME(S) AND TITLE(S)

Administrator, BFJJC

DATE(S) SIGNED

6/28/2021

DCYF SIGNATURE

PRINTED NAME AND TITLE

Rachel Denney, DCYF HQ Contract Mgr

DATE SIGNED

6/29/2021

Special Terms and Conditions

1. **Definitions.** The words and phrases listed below, as used in this Contract, shall each have the following definitions:
 - a. "DCYF" means the Department of Children, Youth, and Families.
 - b. "OJJ" means the Office of Juvenile Justice under the DCYF.
 - c. "JDAI" means the Juvenile Detention Alternatives Initiative that the Washington State Partnership Council on Juvenile Justice, in partnership with eight county juvenile courts has adopted as a detention reform and system improvement initiative.
2. **Purpose.** To provide funding to the eight JDAI jurisdictions in the state in order to support their implementation of the JDAI Core Strategies.
3. **Statement of Work.** The Contractor shall provide the services and staff, and otherwise do all things necessary for or incidental to the performance of work, as set forth in Exhibit A: Statement of Work – JDAI Implementation, attached and incorporated by reference herein.
4. **Approved Budget.** Contractor's Budget for providing services under this Contract is attached as Exhibit B.
5. **Background Checks and Sexual Misconduct.** Contractors and each of their employees, subcontractors and/or volunteers, who may have unsupervised access to clients, shall have a cleared and approved current criminal history and background check.
6. **Billing and Payment:**
 - a. The Contractor shall submit a Financial Report Form, (format to be provided by OJJ), to the assigned Contract Manager on a monthly or quarterly basis depending on the Contractor's preference. Financial Reports may not be submitted for any period less than one month or more than three months.
 - b. The Contractor's Financial Report Form shall be submitted no later than 15 days past the last day of the month, in which services were provided.
 - c. DCYF shall pay the Contractor upon acceptance of a properly completed Financial Report.
 - d. Payment shall be considered timely if made by DCYF within 15 days after the receipt of the properly completed invoice.
 - e. Payment shall be sent to the Contractor's address on page one of this Contract.
 - f. The Contractor accepts the DCYF payment as the sole and complete payment for the services provided under this contract.
 - g. DCYF shall not reimburse the Contractor for authorized services not provided to clients, or for services provided which are not authorized or are not provided in accordance with this "Statement of Work." If DCYF pays the Contractor for services authorized but not provided by the Contractor in accordance with this Contract's "Statement of Work," the amount paid shall be considered to be an overpayment.
 - h. If this Contract is terminated for any reason, DCYF shall pay for only those services authorized and provided through the date of termination.

Special Terms and Conditions

7. **Prohibition of Use of Funds for Lobbying Activities.** The Contractor shall not use funds payable under the Contract for lobbying activities of any nature. The Contractor certifies that no state or federal funds payable under this Contract shall be paid to any person or organization to influence, or attempt to influence, either directly or indirectly, an officer or employee of any state or federal agency, or an officer or member of any state or federal legislative body or committee, regarding the award, amendment, modification, extension, or renewal of a state or federal contract or grant.

Any act by the Contractor in violation of this prohibition shall be grounds for termination of this Contract, at the sole discretion of DCYF, and shall subject Contractor to such monetary and other penalties as may be provided by law.

8. **Administrative Records.** The Contractor shall retain all fiscal records that substantiate all costs charged to DCYF under this Contract.

9. **Resolution of Differences.** In the event of any differences between the parties on matters related to the interpretation and implementation of this Contract, the parties shall first attempt to resolve the difference informally between themselves at the local or regional level, by following the regional conflict resolution process.

If the parties are unable to resolve their difference as stated above, then either party may submit a request for dispute resolution as provided in the section, **Disputes** below.

10. **Disputes.**

- a. Either party who has a dispute concerning this Contract may submit a written request for dispute resolution. The amount of any rate set by law, regulation, or DCYF policy is not disputable. A party's written request for dispute resolution must include:
 - (1) A statement identifying the issue(s) in dispute; and
 - (2) Contractor's name, address and contract number.
- b. The request must be mailed to the following address within thirty (30) calendar days after the party could reasonably be expected to have knowledge of the issue, which is disputed.
- c. A copy of the current DCYF's dispute resolution process is available at any time by written request.
- d. Requests for dispute resolution or for a copy of the current DCYF's dispute resolution process should be sent to:

Department of Children, Youth & Families
Attention Contracts Unit
P.O. Box 40983
Olympia, WA 98504-0983

- e. This dispute resolution process is the sole administrative remedy available under this Contract.

11. **Quality and Outcome Measures (Performance Based Contracting).** Beginning July 1, 2019, DCYF is strategically implementing quality and outcome performance measures in contracts that provide services to children and families as required by RCW 43.216.015. The purpose of this change is to help achieve DCYF's long-term outcome goals, with a focus on building partnerships, using data to learn and improve, and advancing racial equity.

Special Terms and Conditions

- a. DCYF Outcome Goals for Children, Youth, and Families supported by Office of Juvenile Justice contracts include:
 - (1) Youth will experience an increase in school engagement.
 - (2) High School Graduation rates are increased
 - (3) Youth development will be supported and not hindered through program and system implementation
 - (4) Youth Mental/Health will improve as a result of programs provided by contractors
- b. OJJ Client Service Contract QUALITY Metrics: Contractor Level
 - (1) Contractor is required to submit quarter reports on time & accurately. Failure to do so will result in invoiced held for payment until reports are received.
- c. OJJ Client Service Contract OUTCOME Metrics: System Level
 - (1) The system will work to identify and add programs to the WISPP EBP list of best practices and promising programs. OJJ will add at least one program every 3 years to the WISPP EBP list to support better practices for youth and families served. Failure to do so result in OJJ identifying additional funding to achieve the above mentioned target.

Special Terms and Conditions

Exhibit A—STATEMENT OF WORK

Benton-Franklin Counties JDAI Implementation

1. Contractor Obligations:

Benton-Franklin Counties Juvenile Court shall:

a. Work to achieve the goals outlined in the submitted Implementation Plan; incorporated by reference herein:

(1) Increase detention alternative opportunities:

- a) Re-establish community-based Service Learning projects.
- b) Transition the focus of the Service Learning Facilitator from detention to the community.
- c) The Service Learning Facilitator will engage with community agencies to develop projects.

(2) Continue to develop a trauma responsive detention experience:

- a) By continuing to provide DBT skills classes in detention;
- b) By maintaining the Detention Program Specialist position;
- c) By engaging additional staff in DBT training;
- d) By re-establishing the Hope Builders Volunteer Program in detention;
- e) By increasing the hours of the current Hope Builder position; and
- f) By continuing to recruit volunteers to work with youth in detention.

(3) Work to reduce racial and ethnic disparities:

- a) By reviewing data related to probation violation though a new report to be built within the local data base that will provide demographic data, days in detention, and probation violation reasons; and
- b) By ensuring staff are able to participate in the Cultures Connecting Training supported through the JDAI State Steering Committee as well as other opportunities when available.

b. Complete and submit the following Quarterly Data Report: Admissions to Detention by the 15th of each month following the end of the quarter.

2. JDAI Quality Assurance Requirements:

Benton-Franklin Counties Juvenile Court shall:

- a. Participate in monthly one-on-one conference calls with the JDAI State Coordinator;
- b. Participate in quarterly Local JDAI Site Coordinator Conference Calls; and
- c. Attend and participate in the JDAI State Steering Committee Meetings.

The Office of Juvenile Justice shall:

- a. Provide technical support to the Contractor upon request.
- b. Conduct at least two in person site visits if COVID restrictions and DCYF Agency protocol allow.

3. Deliverables:

The Deliverables include the following reports due to the JDAI State Coordinator per the due dates outlined below.

Special Terms and Conditions

- a. Quarterly Progress Reports (aka: Stoplight Report) by the 15th of the month following the end of the quarter: October 15th, January 15th, April 15th, and July 15th.
- b. Quarterly Data Reports (identified in Sec. 1.b.) by the 15th of the month following the end of the quarter; and
- c. Financial Reports to be submitted on a quarterly basis (October 15th, January 15th, April 15th, and July 15th) at a minimum; however, monthly submissions are also acceptable.
- d. Annual Results Report due by March 15th, 2022 for the 2021 Calendar Year and by March 15th, 2023 for the 2022 Calendar Year.

4. Consideration:

The total maximum consideration payable to the Contractor for satisfactory performance of the work under this Contract is **\$24,500 (Fiscal Year 1)** and **\$24,500 (Fiscal Year 2)** for activities occurring between July 1, 2021 and June 30, 2023 including any and all expenses, and shall be based upon Exhibit B: JDAI Site Implementation Budget, attached and incorporated by reference herein.

All quarterly data reports and progress reports must be received prior to payment of invoices submitted to the JDAI State Coordinator. Invoices submitted without quarterly data reports and progress reports will be held until required reports are submitted.

All grant funds for Fiscal Year 1 must be expended by June 30, 2022. All grant funds for Fiscal Year 2 must be expended by June 30, 2023. No unspent funding from the Fiscal Year 1 Budget may be carried over into the Fiscal Year 2 Budget.

Up to 10% of the total budget may be moved between the line items or categories without an amendment with prior written approval from the OJJ Deputy Director or designated Contracts Manager. Contractor shall provide a written request for any changes and an updated budget proposal when needed.

Any budget amendments over 10% must obtain an approved contract amendment and updated approved budget prior to any expenditures being made.

Special Terms and Conditions

Exhibit B—APPROVED BUDGET: Year 1 & Year 2

Benton-Franklin Counties JDAI Implementation

OFFICE OF JUVENILE JUSTICE Department of Children, Youth and Families 1500 Jefferson Ave., Olympia, WA 98501	APPROVED BUDGET AND SPECIAL CONDITIONS JJ-2		
	GRANT AWARD CONTRACT #:	FUND SOURCE:	DATE:
	I-501-00321	State Proviso	7/1/2021
	PROJECT TITLE:	JDAI Implementation: Year 1	
	PROJECT PERIOD:	7/1/2021 to 6/30/2022	

This grant award is subject to the approved budget that appears below and to the special conditions that appear below and/or are attached hereto and are incorporated herein.

BUDGET CATEGORIES		SOURCE OF FUNDS		
PERSONNEL	\$15,000	FEDERAL	\$0.00	0.00%
SUPPLIES	\$8,000	SUBGRANTEE IN-KIND MATCH	\$0.00	0.00%
OTHER SERVICES AND CHARGES	\$0.00	PROJECT INCOME	\$0.00	0.00%
EQUIPMENT CAPITAL/OUTLAY	\$0.00	OTHER FUNDS	\$24,500	100.0%
TRAVEL	\$1,500			
CONTRACTUAL	\$0.00			
INDIRECT	\$200			
TOTAL BUDGET	\$24,500	TOTAL PROJECT FUNDS	\$24,500	100%
SUBGRANTEE		FINANCIAL OFFICER		
Benton-Franklin County Juvenile Justice Center		Shela Berry, 509-736-2721		
SIGNING AUTHORITY		PROJECT DIRECTOR		
Darryl Banks, Administrator		Eric Lipp, 509-736-2535		

SPECIAL CONDITIONS:

1. The next Progress Report is due: **October 15, 2021**
2. Commencement Within 60 Days: If a project is not operational within 60 days of the original starting date of the grant period, the sub grantee must report by letter to the State the steps taken to initiate the project, the reasons for the delay, and the expected starting date.
3. Operational Within 90 Days: If the project is not operational within 90 days of the original start date of the grant period, the sub grantee must submit a second statement to the State explaining the implementation delay. Upon receipt of the 90-day letter, the state may cancel the project.

Special Terms and Conditions

OFFICE OF JUVENILE JUSTICE Department of Children, Youth and Families 1500 Jefferson Ave., Olympia, WA 98501	APPROVED BUDGET AND SPECIAL CONDITIONS JJ-2		
	GRANT AWARD CONTRACT #:	FUND SOURCE:	DATE:
	I-501-00321	State Proviso	7/1/2021
	PROJECT TITLE:	JDAI Implementation: Year 2	
	PROJECT PERIOD:	7/1/2022 to 6/30/2023	

This grant award is subject to the approved budget that appears below and to the special conditions that appear below and/or are attached hereto and are incorporated herein.

BUDGET CATEGORIES		SOURCE OF FUNDS		
PERSONNEL	\$15,000	FEDERAL	\$0.00	0.00%
SUPPLIES	\$8,000	SUBGRANTEE IN-KIND MATCH	\$0.00	0.00%
OTHER SERVICES AND CHARGES	\$0.00	PROJECT INCOME	\$0.00	0.00%
EQUIPMENT CAPITAL/OUTLAY	\$0.00	OTHER FUNDS	\$24,500	100.0%
TRAVEL	\$1,500			
CONTRACTUAL	\$0.00			
INDIRECT	\$200			
TOTAL BUDGET	\$24,500	TOTAL PROJECT FUNDS	\$24,500	100%
SUBGRANTEE		FINANCIAL OFFICER		
Benton-Franklin County Juvenile Justice Center		Shela Berry, 509-736-2721		
SIGNING AUTHORITY		PROJECT DIRECTOR		
Darryl Banks, Administrator		Eric Lipp, 509-736-2535		

SPECIAL CONDITIONS:

1. The next Progress Report is due: **October 15, 2022**
2. Commencement Within 60 Days: If a project is not operational within 60 days of the original starting date of the grant period, the sub grantee must report by letter to the State the steps taken to initiate the project, the reasons for the delay, and the expected starting date.
3. Operational Within 90 Days: If the project is not operational within 90 days of the original start date of the grant period, the sub grantee must submit a second statement to the State explaining the implementation delay. Upon receipt of the 90-day letter, the state may cancel the project.

NAMES AND TITLES OF AUTHORIZED OFFICER (PERSON WITH LEGAL AUTHORITY: COUNTY COMMISSIONERS' CHAIR OF THE BOARD, MAYOR, CITY/TOWN MANAGER, AGENCY DIRECTOR)

BENTON-FRANKLIN COUNTIES JUVENILE JUSTICE CENTER

Darryl Banks 6-30-21
Darryl Banks, Juvenile Court Administrator Date

BENTON COUNTY APPROVAL

Approved as to Form:

Steph Salomon 06/30/21
Deputy Prosecuting Attorney Date

By: _____

Name: _____

Title: Chair, Board of Commissioners

Date: _____

Attest:

Clerk of the Board: _____

FRANKLIN COUNTY APPROVAL

Approved as to Form:

Civil Deputy Prosecuting Attorney Date

By: _____

Name: _____

Title: Chair, Board of Commissioners

Date: _____

Attest:

Clerk of the Board: _____

COMMISSIONERS' AGENDA ACTION SHEET

Meeting Date:	August 24, 2021	
Subject:	Authorization to Pay River City Environmental, Inc. For Grease Trap Cleaning & Pumping	
Presenter:	Jeff Jones	
Prepared By:	Paul Schut	
Reviewed By:	Robert Blain & Jeff Jones	
PA Review, Approval to Form:	☐ Yes ☐ No ☒ N/A (If no, include reasoning for no approval)	
Type of Agenda Item:	Type of Action Needed: (Multiple boxes can be checked, if necessary)	
☐ Consent Agenda ☐ Public Hearing ☒ Scheduled Business	☐ Discussion Only ☐ Pass Motion ☐ Decision / Direction ☒ Pass Resolution ☐ Sign Letter / Document ☐ Pass Ordinance ☐ Execute Contract	

Summary / Background Information

As per Resolution 2021-257, Benton County entered into a contract with River City Environmental, Inc. for a one-time pumping & cleaning of the 20,000-gallon grease trap at the Benton County Justice Center.

It was expected that it would only take a day to complete the job, but an additional day and very specialized equipment was needed to complete the job to a level of acceptance from the City of Kennewick. Due to the urgent need to get this addressed, the Facilities Manager authorized River City Environmental, Inc. to do what was needed to complete the job.

After the work was completed, Benton County received the invoice for the work, and the total amount exceeded the contract amount by \$14,779.24. The Facilities Manager spoke with River City Environmental, Inc. and negotiated the price down to around \$9,253.50 over the original contract price.

After a thorough review of the completed work and the final invoiced amount, the Facilities Manager recommends the Board of Benton County Commissioners authorize the additional payment.

Fiscal Impact

Amount: \$9,253.50 excluding WSST

Fund: Fund # 0000-101 – Facilities Department

Recommendation

Approve the additional payment to River City Environmental for the grease trap pumping & cleaning project.

Suggested Motion

The Board of Benton County Commissioners hereby authorizes the additional payment to River City Environmental, Inc. for the grease trap pumping & cleaning at the Benton County Justice Center.

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

IN THE MATTER OF AUTHORIZING AN ADDITIONAL PAYMENT TO RIVER CITY ENVIRONMENTAL, INC. FOR GREASE TRAP PUMPING & CLEANING PROJECT

WHEREAS, per Resolution 2021-257, Benton County entered into a contract with River City Environmental, Inc. for a one-time pumping & cleaning of the 20,000-gallon grease trap at the Benton County Justice Center; and

WHEREAS, it was expected that it would only take a day to complete the job, but an additional day and very specialized equipment was needed to complete the job to a level of acceptance from the City of Kennewick; and

WHEREAS, due to the urgent need to get this addressed, the Facilities Manager authorized River City Environmental, Inc. to do what was needed to complete the job; and

WHEREAS, after the work was completed, Benton County received the invoice for the work, and the amount exceeded the contract amount by \$14,779.24; and

WHEREAS, the Facilities Manager spoke with the River City Environmental, Inc. and negotiated the price down to \$9,253.50 over the original contract price; and

WHEREAS, after a thorough review of the completed work and the final invoiced amount, the Facilities Manager recommends the Board of Benton County Commissioners authorize the additional payment amount; **NOW, THEREFORE**,

BE IT RESOLVED, the Board of Benton County Commissioners concurs with the Facilities Manager's recommendation and authorizes the additional payment of \$9,253.50 excluding WSST to River City Environmental, Inc.

Dated this 24th day of August 2021.

Chairman

Chairman Pro-Tem

Member

Attest: _____
Clerk of the Board

Constituting the Board of County
Commissioners of Benton County,
Washington

COMMISSIONERS' AGENDA ACTION SHEET

Meeting Date:	August 24, 2021	Memo Date:	July 29, 2021
Subject:	Private Road Petition – PR 2021-001, Aaron & LeAnn Anderson		
Presenter:	Michelle Cooke, Assistant Planning Manager		
Prepared By:	Peter McEnderfer		
Reviewed By:	Michelle Cooke		
PA Review, Approval to Form: ☐ Yes ☐ No ☒ N/A <i>(If no, include reasoning for no approval)</i>			
Type of Agenda Item:		Type of Action Needed: <i>(Multiple boxes can be checked, if necessary)</i>	
☐ Consent Agenda		☐ Discussion Only	
☐ Public Hearing		☒ Decision / Direction	
☒ Scheduled Business		☐ Sign Letter / Document	
		☒ Pass Motion	
		☒ Pass Resolution	
		☐ Pass Ordinance	
		☐ Execute Contract	

Summary / Background Information

On June 28, 2021, Mr. & Mrs. Aaron and LeAnn Anderson submitted the attached Private Road Petition application requesting to rename 422 PR SE, a private access easement located off S Clodfelter Rd. Notice was sent to all affected agencies. Attached are comments on the proposed private road name change from the Public Works Department, GIS Department and SECOMM. The owners of the parcels affected by the access easement have signed the petition.

Fiscal Impact

None

Recommendation

Based on the comments from SECOMM, the Benton County GIS Department and the applicant, it is the recommendation of the Planning Division that the Board of County Commissioners approve the Private Road Petition PR 2021-001 to change the private road name of 422 PR SE to BASTIAN PR SE.

Suggested Motion

I move that the Benton County Commissioners approve Private Road Petition PR 2021-001 to change the private road name of 422 PR SE to Bastian PR SE with the condition that Mr. & Mrs. Anderson have thirty (30) days to pay the required sign fee for the construction and placement of the private road sign(s) to the Benton County Public Works Department. If the fee is not paid within thirty (30) days of approval from the Benton County Commissioners, it will be declared null and void. Written proof that the fee has been paid must be provided to the Planning Department.

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON

IN THE MATTER OF COUNTY PLANNING REGARDING THE PROPOSED NAMING OF A PRIVATE ROAD APPLICANT: AARON AND LEANN ANDERSON, PARCEL # 127881000011000, FILE NUMBER – PR 2021-001.

WHEREAS Aaron and LeAnn Anderson did submit a Road Name Petition to the Benton County Planning Division on June 28, 2021, to name a private access easement; and,

WHEREAS the Board of County Commissioners did conduct a public meeting on Tuesday, August 24th, 2021, at 9:00 a.m. in the Commissioners Meeting Room, Third Floor of the Courthouse, Prosser, Washington; and,

WHEREAS notification of the public meeting was sent to property owners affected by the proposed Private Road name; and,

WHEREAS the proposed Private Road Name complies with the assignment of Private Road Name criteria found in Benton County Code Section 10.12.070; and,

WHEREAS the Board of County Commissioners did review all comments both for and against the Private Road Name at the public meeting; NOW THEREFORE,

BE IT RESOLVED that the private road 422 PR SE located off of South Clodfelter Road, North of Locust Grove Road, is to be now known as BASTIAN PR SE and that PR 2021-001 is hereby approved.

Dated this _____ day of _____ 2021.

Chairman of the Board

Member

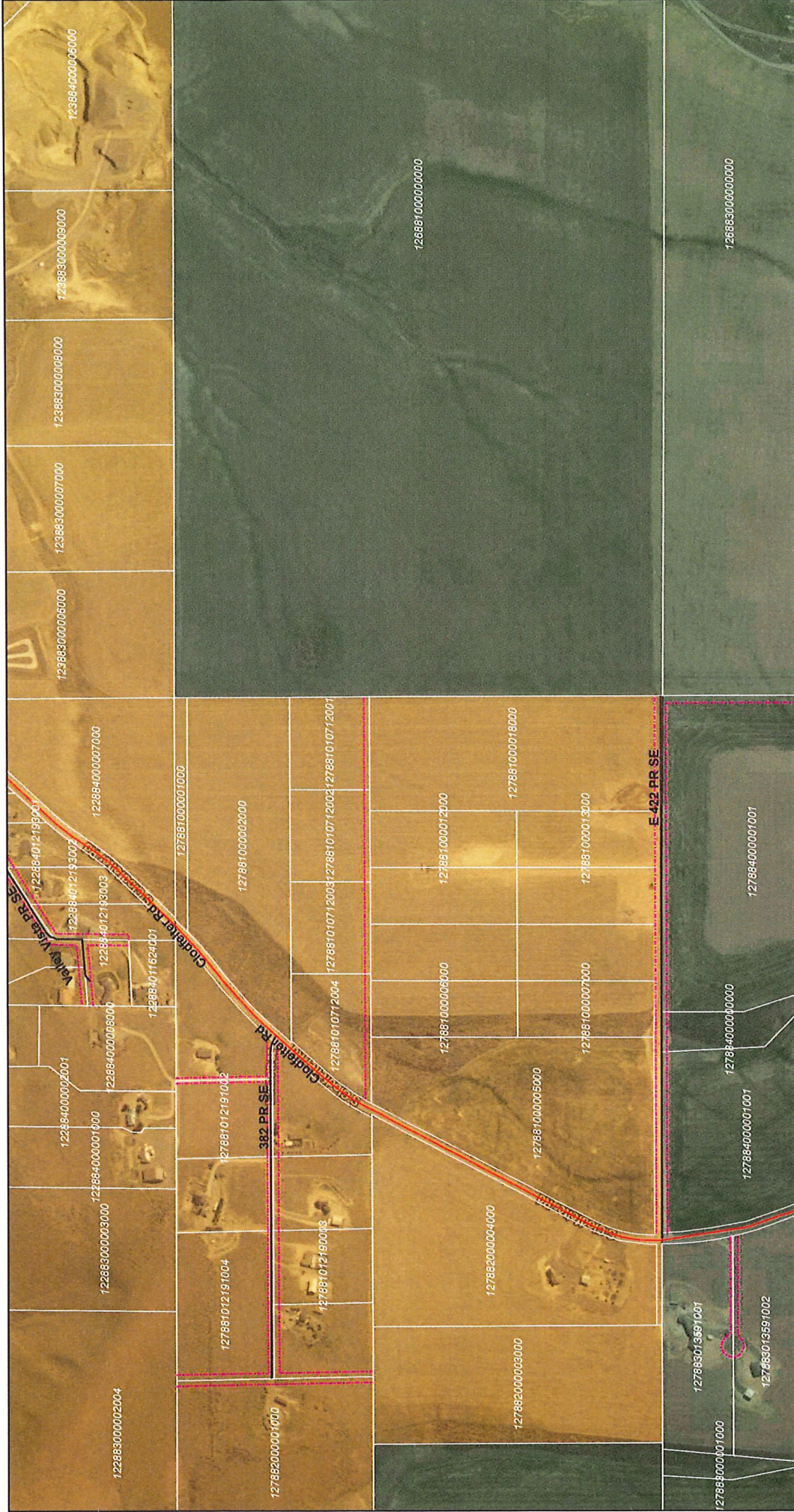
Member

Constituting the Board of County
Commissioners of Benton County
Washington.

Attest.....
Clerk of the Board

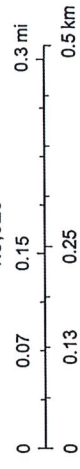
GW/djh

PR 2021-001 Vicinity Map



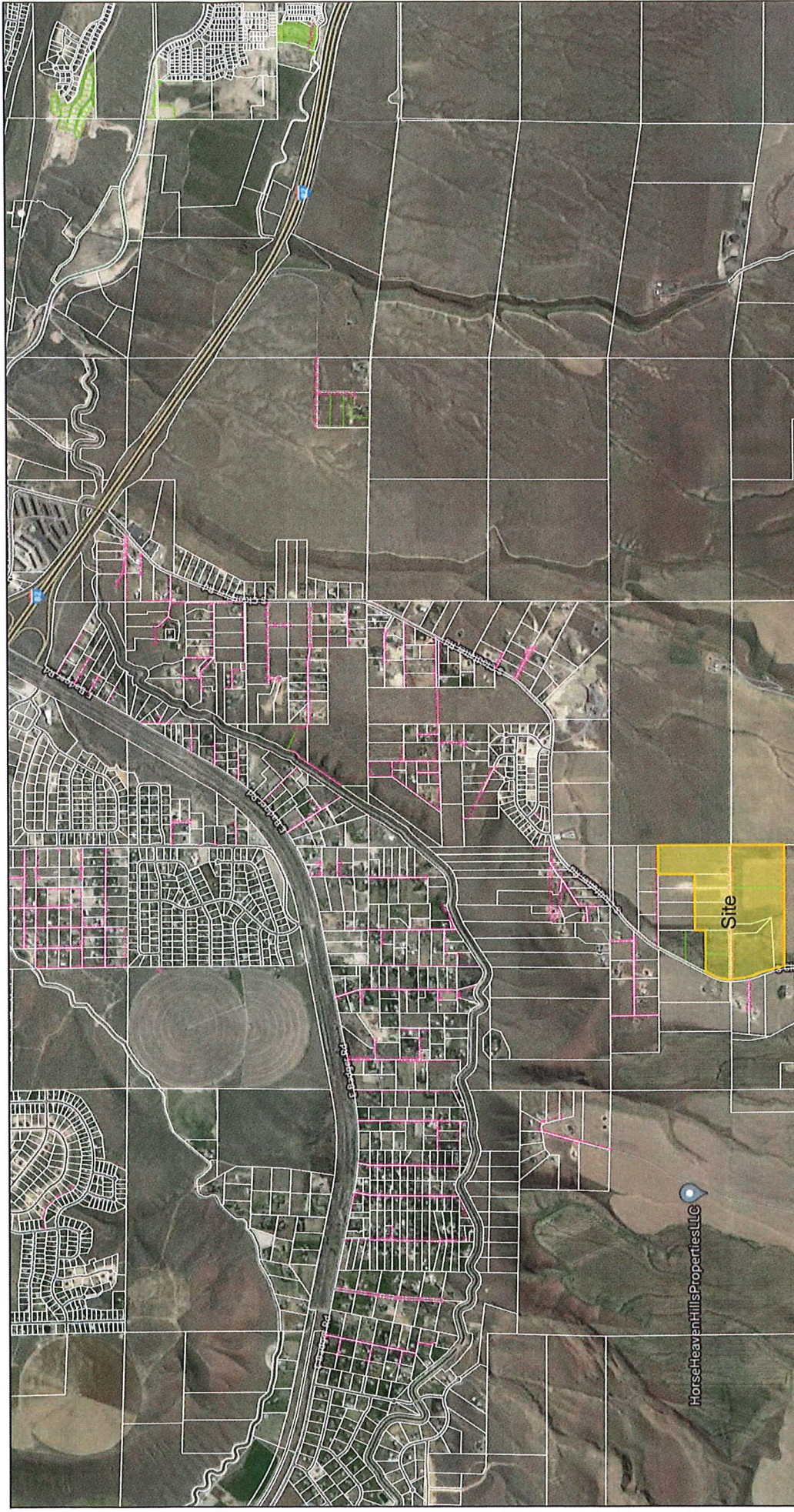
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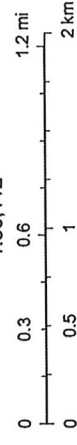
Vicinity Map PR 2021-001



7/29/2021, 8:33:59 AM

- Access_Easement
- Parcels_and_Assess
- PreliminaryParcel

1:36,112



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BENTON COUNTY PLANNING DEPARTMENT

1002 Dudley Avenue ■ PO Box 910 ■ Prosser, WA ■ 99350
102206 E Wiser Parkway, Kennewick, WA 99338 (509) 786-5612

RECEIVED

JUN 28 2021

PRIVATE ROAD PETITION APPLICATION

Application No. PR 2021-001

Benton Co. Planning Dept.

PETITIONER INFORMATION

I/We the Petitioner(s) hereby state(s) that my/our access is provided by the below numbered/named easement. We also certify that the information given in this application is true and complete to the best of my/our knowledge.

Please check the box indicating primary contact person for this application

☐ Petitioner 1 Name: AARON ANDERSON
Mailing Address: 13308 GRANDVIEW LN City: KENNEWICK
State: WA ZIP: 99338 Email Address: AARON AND LEANN@GMAIL.COM
Parcel number: - - - - - Phone: 509 3789298
Signature: Aaron Anderson Date: JUNE-26-2021

☐ Petitioner 2 Name: LEANN ANDERSON
Mailing Address: 13308 GRANDVIEW LN City: KENNEWICK
State: WA ZIP: 99338 Email Address: AARON AND LEANN@GMAIL.COM
Parcel number: - - - - - Phone: 509 9476519
Signature: Leann Anderson Date: JUNE 26 2021

☐ Petitioner 3 Name: _____
Mailing Address: _____ City: _____
State: _____ ZIP: _____ Email Address: _____
Parcel number: - - - - - Phone: _____
Signature: _____ Date: _____

*If there are additional petitioners please copy this section, sign, and attach to the application.

REQUEST DESCRIPTION

The petitioner(s) who are users of the below numbered/named access easement do hereby petition the Board of County Commissioners to have the access easement changed from 422 PRSE
(Road Number/Name)
 to one of the following three names: (List in order of preference)

1. BASTIAN HEIGHTS
2. BASTIAN RIDGE
3. BASTIAN ROAD

GENERAL INFORMATION

1. The change in identification for the above described easement is requested for the following

reasons: To decrease complexity of address
(currently has more #) and to personalize
road. We are developer and Bastian is our
beloved dog.

2. The effect on the adjacent property owner(s) if the request is not granted: N/A

3. Additional comments or information: Andrey Belza will be using
our road to access his 3 parcels "off our road."

IF FURTHER EXPLANATION IS NEEDED FOR ANY OF THE QUESTIONS PLEASE ATTACH ADDITIONAL PAGES.

(For Staff Use Only)	Access: <u>Y</u> <u>N</u>	Application Complete: <u>Y</u> <u>N</u>
Critical Areas: <u>N</u>	<u>Y</u> Geo Hazard/steep slope	Zoning: <u>RL-5/GMAAC</u>
Reviewed by: <u>Peter M. [Signature]</u>		Date: <u>7/27/2021</u>

PETITION SIGNATURES

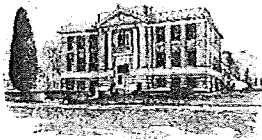
We the undersigned as owners of the private access easement 422 PR SE give
 our consent and approval to change the name to:
 (Road Number/Name)

1. Bastian Heights
2. Bastian Ridge
3. Bastiani Road

SIGNATURE	PRINT NAME	ADDRESS (STREET & CITY)	PARCEL NUMBER

Print Name	Signature	Address	Parcel Number
JAN ALLEN		4077 Bluebird Dr.	127881000060000
		Loon Lake, WA 99145	127881000070000
			127881000080000
			127881000090000
Robert J. RITZER		1595 NW. 11th Street	127884000000000
Theodore Gove		3006 E. Duway	127881000018000
Joe Gove		Place, Kennett 99327	
Shurrie Weatherman		654 Cedar Ave	127881000012000
Bert Weatherman		Richland WA 99352	
ANDREY BELZA		13507 S. GRANOVIE LN	127881010712001
			127881010712002
			127881010712003
RUTH DINGFIELD		2413 W. 51st Ave	127884000010001
William L. DINGFIELD		2413 W 51st AVE. Ken	127884000010001

			127881000005000
Steve Watson		41213 5th Clodfelter	127881000005000
Freut Jordan		1600 S. Roosevelt Pl, Kenn.	
NADIA TOSHANI		1225 Country Ridge Drive Richland	127884000001001
		99352	



BENTON COUNTY PLANNING DEPARTMENT

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Parcel number: - - - - - Phone: 509 9476519
Signature: Leann Anderson Date: JUNE 26 2021

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Signature: _____ Date: _____

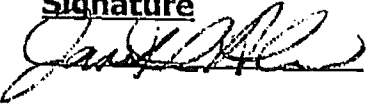
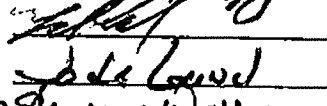
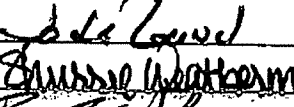
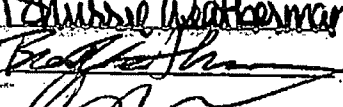
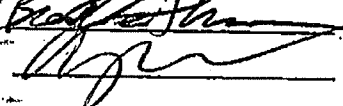
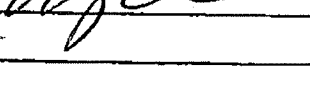
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PETITION SIGNATURES

We the undersigned as owners of the private access easement 422 PR SE give
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1. Bastian Heights
2. Bastian Ridge
3. Bastian Road

SIGNATURE	PRINT NAME	ADDRESS (STREET & CITY)	PARCEL NUMBER

Print Name	Signature	Address	Parcel Number
JAN ALLEN		4077 Bluebird Dr. Loon Lake, WA 99145	127881000060001 127881000070001
			127881000080000
			127881000090000
Robert J. RITZER		1595 NW. 11th Street 3006 E. Quincy	127884000000000 12788100001800
Theodore Lowe		More, Kennecott 99327	
John Lowe		654 Cedar Ave Richland WA 99353	127881000020000
Shurrie Weatherman			
Best Weatherman			
ANDREY BELZA		13507 S. GRANVIEW LN	127881010712001 127881010712002 127881010712003

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3. Additional comments or information: Andrey Belza will be using
our road to access his 3 parcels "off our road."

IF FURTHER EXPLANATION IS NEEDED FOR ANY OF THE QUESTIONS PLEASE ATTACH ADDITIONAL PAGES.

(For Staff Use Only)

Access: Y N

Application Complete: Y N

Critical Areas: N

Y:

Zoning:

Reviewed by:

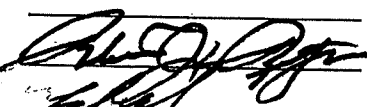
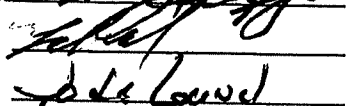
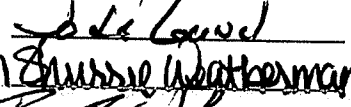
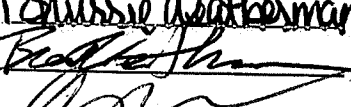
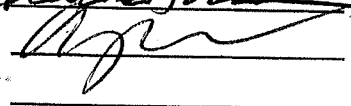
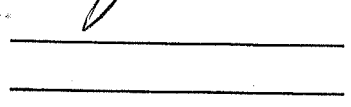
Date:

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2. Bastian Ridge
3. Bastiani Road

SIGNATURE	PRINT NAME	ADDRESS (STREET & CITY)	PARCEL NUMBER

Print Name	Signature	Address	Parcel Number
<u>TAN ALLEN</u>		<u>4077 Bluebird Dr.</u>	<u>127881000060000</u>
		<u>Loon Lake, WA 99145</u>	<u>127881000070000</u>
			<u>127881000080000</u>
			<u>127881000090000</u>
<u>Robert J. RITZER</u>		<u>1595 NW. 11th St</u>	<u>127884000000000</u>
<u>Theodore Lowe</u>		<u>3006 E. Durbin</u>	<u>127881000018000</u>
<u>Joe Lowe</u>		<u>Place, Kennewick 99333</u>	
<u>Shurrie Weatherman</u>		<u>654 Cedar Ave</u>	<u>127881000020000</u>
<u>Bert Weatherman</u>		<u>Richland WA 99353</u>	
<u>ANDREY BELZA</u>		<u>13507 S. GRANDVIEW LN</u>	<u>127881010712001</u>
			<u>127881010712002</u>
			<u>127881010712003</u>

COMMISSIONERS' AGENDA ACTION SHEET

Meeting Date:	August 24, 2021
Subject:	Discussion on KGH Building Evaluation Findings
Presenter:	Robert Blain & Mike Corbin
Prepared By:	P. Schut
Reviewed By:	R. Blain
PA Review, Approval to Form:	☐ Yes ☐ No ☒ N/A <i>(If no, include reasoning for no approval)</i>
Type of Agenda Item:	Type of Action Needed:
☐ Consent Agenda	☒ Discussion Only (1 st) ☐ Pass Motion
☐ Public Hearing	☐ Discussion Only (2 nd) ☐ Pass Resolution
☒ Scheduled Business	☐ Decision/Direction ☐ Pass Ordinance
	☐ Sign Letter/Document ☐ Execute Contract

Summary / Background Information

Benton County received a proposal to purchase the former Kennewick General Hospital building to eventually locate the future regional recovery center facility at that location.

The Board of County Commissioners gave direction to staff that they wanted a detailed evaluation of the condition of the physical building and its systems..

On June 8, 2021, via resolution 2021-455, the Board of County Commissioners authorized Wave Design Group to perform the detailed evaluation.

Wave Design Group is here today to present the findings of their evaluation and is available to answer any questions from the Commissioners.

Property Condition Assessment Report



Benton County - Trios Auburn Property

900 S. Auburn Street
Kennewick, WA 99336-5621
WDG Project #: 21-020, Task 03
Date Issued: August 19, 2021

Prepared for:

Benton County Public Works

Attn: Robert Blain, Director of Operations & Capital Programs
7122 W. Okanogan Place
Kennewick, WA



August 19, 2021

Benton County

Attn: Robert Blain

Address: 7122 W. Okanogan Place
Kennewick, WA 99336

RE: Trios Auburn Property
900 S. Auburn St.
Kennewick, WA 99336-5621
Project #: 21-020, Task 03

Dear Robert Blain:

Wave Design Group, LLC (WDG) has completed a Property Condition Assessment (PCA) of the above referenced property. This report was prepared solely for the use of Benton County and any other identified party. No other party shall use or rely on this report or the findings herein, without the prior written consent of WDG.

Please do not hesitate to contact us at 509.737.1000 if you have any questions or if we can be of further service to you.

Thank you,

Michael Corbin, AIA, NCARB, LEED AP
Director of Architecture

Benton County

Trios Auburn Property Property Condition Assessment Report

Author(s):

Michael Corbin, AIA, NCARB, LEED AP
Kevin Jones, PE
Dick Nelson, PE
Jared Pisinger

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Acronyms and Abbreviations

ABA	Architectural Barriers Act
ADA	Americans with Disabilities Act
AHU	Air handling unit
ASHRAE	American Society of Heating, Refrigeration and Air Conditioning Engineers
BR	Boilers
CH	Chillers
CMU	Concrete masonry unit
EF	Exhaust fans
EIFS	Exterior insulation and finish systems
EOL	End of life
ERV	Energy recovery unit
EUL	Expected useful life
HVAC	Heating, ventilation and air conditioning
MAU	Make-up air unit
MCC	Motor control center
OOS	Out of service
PCA	Property condition assessment
PF	Public facility
RTU	Roof top unit
RUL	Remaining useful life
TPO	Thermo plastic olefin

1.0 SUMMARY

Property Name: Trios Auburn Property
Property Address: 900 South Auburn Street
Kennewick/Benton County/Washington

1.1 General Description

Benton County (Client) requested that Wave Design Group, LLC (WDG) perform a Property Condition Assessment (PCA) of the property at 900 South Auburn Street in Kennewick, Washington, herein referred to as the Property. The Client is performing due diligence research regarding the legitimacy of purchasing the Property to develop a site for future proposed services.

The Property is located near the downtown area of Kennewick, north of 10th Avenue and west of Auburn Street. The Property is made up of two primary buildings, one with an addition referenced as a separate entity. The first building is the Hospital, consisting of the original Kennewick General Hospital building, built in 1952, with multiple renovations and additions over the years. This structure is two stories tall with a partial basement under the original core building. The three-story addition to this building is referred to as the Spaulding Building and consists of three above ground floors attached to the Hospital in the southwest corner of said building. The third building is the Battelle Building and is a stand-alone building with a single story and full basement below. This building is to the northwest of the Hospital. The buildings sit on 8.92 acres with the area for the buildings being considered totaling approximately 193,980 square feet.

The Hospital consists of many phases as it was added to and renovated over its 70+ year life thus far. The initial construction was cast in place concrete with subsequent construction comprised of fire-retardant coated steel structure and concrete floor deck construction. Interior partition walls consist of combinations of steel studs with gypsum wallboard and concrete. The roof finish depends on the year of the addition/renovation. Though the roof is primarily low-sloped, it is a combination of modified bitumen membrane covered in stone ballast and 60-mil single ply TPO membrane.

The Spaulding Building was an addition to the main Hospital building built in 1984. The construction for this addition is like other additions to the original hospital, consisting of fire-retardant treated steel structure with concrete floor deck and interior steel stud walls covered in painted gypsum wallboard. The roof for this addition consists of a 60-mil single ply TPO membrane.

The Battelle Building is a single-story steel and wood framed structure with full basement. Interior walls are wood framed with painted gypsum wallboard. The roof structure is a combination of wood glu-lam beams, open web composite steel and wood joists, with a low-slope plywood sheathing covered with 60-mil single ply TPO membrane.

Ceilings in all three main buildings consist of a combination of framed gypsum board and suspended acoustic ceiling panels. Floors for the buildings vary from area to area, ranging from vinyl composition tile, commercial grade sheet vinyl and carpet. Non-public areas such as janitor closets, mechanical and electrical rooms and storage areas are typically concrete floors with no additional flooring material applied.

The buildings are currently owned by RCCH Trios Health, LLC and the current tenant in a portion of the Hospital building is the Trios Women's and Children's Hospital and Birthing Center.

A site diagram has been included with this report in APPENDIX A - Figures. Photographs of the Property have been provided in APPENDIX B - Photographs.

1.2 General Physical Condition

General Condition: Fair/Good
Level of Maintenance: Fair/Good
Estimated Remaining Useful Life: 20 to 25 years
Recent Capital Improvements: None known
Planned Capital Improvements: None known

1.3 Opinion of Probable Cost

Based on Property walk-throughs, interviews of maintenance staff and information obtained in conducting this PCA, WDG has compiled the probable cost to address physical deficiencies or deferred maintenance issues outside of normal routine maintenance.

1.4 Recommendations

Areas requiring non-normal, on-going maintenance for the Property have been identified as numerous locations for spot repairs of damaged fire proofing of structural steel, exterior façade, roofing, mechanical, plumbing and electrical equipment.

2.0 SCOPE OF WORK

This PCA has been conducted per client stated requirements. The specific scope includes the following elements.

Documentation Review and Interviews - Document review and interviews acted to augment the Property walk-throughs and assisted WDG to understand the Property and identify any physical deficiencies. WDG reviewed maintenance documents supplied by the current Operations and Maintenance team for the Building Owner and interviewed

current maintenance staff directly. The review and interviews provided additional working knowledge and information regarding status of existing equipment within the facility. WDG attempted to ascertain information from the City Building and Records Departments; however, due to time constraints and limitations on staff availability due to Covid-19, these records could not be obtained in time for this PCA. This assessment is not to be considered a regulatory or code compliance audit of the facility.

Variations will occur in the accuracy and completeness of the information provided for this report depending on the source of said information. It was not within WDG's scope to independently verify the information provided or to identify mistakes in the information provided; however, WDG has made a reasonable effort to offset any mistakes or insufficiencies in the information that are obvious based on other information provided or otherwise witnessed during the assessment.

Walk-Through Survey - WDG staff made multiple visits to the Property to visually inspect the Property and obtain pertinent information on all existing building systems and components. Each discipline lead performed a walk-through of the Property inspecting materials, equipment and systems for which they are responsible. The subspecialists provided increased detail in reporting and provided an insight into the respective systems based upon their knowledge and experience. WDG staff inspected and documented all available property exterior components, visually and physically accessible. For interior inspections, WDG was given access to all levels of the buildings via keys provided by the current Owner. These areas included lobby, emergency room, imaging, patient rooms, IT wing, pediatrics, ICU, medical offices, cafeteria and other miscellaneous spaces within the Property. As most of the Property is currently unoccupied, WDG had access to observe most of the facility.

The walk-through survey focused on the following areas:

- Property/Site Features – As this was specifically stated to not be of importance during initial scope discussions, WDG did not focus on this aspect of the Property; however, there were certain aspects that were observed and noted during the walk-through.
- Structural Frame/Building Envelope – Observations were made regarding foundation condition (where visible), building frame, façade and windows and roofing systems. Structural systems are typically concealed and difficult to access during an assessment; however, WDG made every effort to gain access and observe structural elements in numerous areas throughout the Property. This was especially important in areas that showed signs of potential physical deficiency.
- HVAC and Plumbing Systems – Observations were made of the existing HVAC system types, condition and expected lifespans. Existing plumbing was observed for visible leaks, pressure issues and equipment condition.
- Vertical Transportation – Observations were made of existing elevators and condition.

- Life Safety/Fire Protection – Observations were made for the presence of sprinklers, conditions of lines and heads, fire alarm systems and fire risers.
- Accessibility – A visual inspection of existing conditions within and around the Property will be conducted to determine compliance with the Americans with Disabilities Act (ADA). No measurements will be collected, and this inspection is not to be considered an in-depth survey or audit for compliance. As such, this report should not be considered a verification of compliance or guarantee that all ADA violations have been documented.

Opinions of Probable Costs to Remedy Physical Deficiencies - Based on the document reviews, interviews and walk-through, WDG has identified areas of physical deficiency and deferred maintenance.

The definition of physical deficiency is conspicuous defects or significant deferred maintenance of a Property's material systems, components or equipment as observed during a field observer's walk-through. Those systems included in this definition consist of life-safety/building code violations and material systems, components or equipment approaching, have reached, or have surpassed typical Expected Useful Life (EUL) or whose Remaining Useful Life (RUL) is not considered reliable due to actual or effective age, abuse, excessive wear and tear, exposure to the elements or lack of proper or routine maintenance. The definition does not include those deficiencies which may be corrected through routine maintenance, minor repairs or operating maintenance and excludes de minimus, no hazard to human health or the environment, conditions that generally do not constitute a material physical deficiency of the Property. Deferred maintenance is defined as physical deficiencies that could have been corrected or avoided through routine maintenance, normal operating maintenance excluding de minimus conditions that do not present a general material physical deficiency to the Property.

In this report, WDG provides opinions of the probable cost to address suggested remedies of noted material deficiencies. Opinions will be separated into immediate and short-term costs.

Immediate Costs include: (1) conditions that have the possibility to cause or result in a complete system failure or a major increase of remedial costs, (2) potentially unsafe conditions or (3) material building or fire code violations that could occur within one year. Short-Term Costs are those incurred to remedy deferred maintenance for repairs or replacement that should be considered a priority in conjunction to routine preventative maintenance, but not considered an immediate necessity. Opinions for these costs could include testing, exploratory probing or any further analysis should it be warranted. Performance of any of these additional analyses is beyond the scope of this PCA.

Probable costs will only be provided for material physical deficiencies and not for any repairs or improvements that could be classified as:

- Cosmetic or decorative
- Part of a building renovation program
- Tenant improvements
- Enhancements to reposition to Property in the marketplace
- Warranty transfer purposes
- Routine or normal preventive maintenance or any combination of the above

Estimates of probable costs that individually or together are less than a threshold amount of \$3K for similar items shall be considered routine maintenance and not included in this report. If more than four of like items exist that are below this threshold, but collectively total more than \$10K, they may be grouped together and included in this report.

Opinions in this report are intended to assist the Client in developing a general understanding of the physical condition of the Property. Any opinions of costs indicated in this report should be interpreted as preliminary, rough order of magnitude budgets. Actual costs will likely differ from WDG's opinions of probable costs depending on numerous factors including eventual design of remedy, type or manufacturer of equipment selected, whether the deficiency is repaired or replaced, current market conditions at time of remedy, quality of contractor and whether the work is competitively bid.

It is not WDG's intent to provide exact amounts or quantities of systems in identifying probable costs. Highly probable cost opinions result from WDG's review of existing documents, building conditions, observations and other information received as part of this analysis and commonly encountered EULs or RULs of the building components and systems. The source of pricing information may come from one or more of the following resources:

- Owner's historical experience costs
- Commercially available cost information
- Third party cost information from contractors, vendors or suppliers
- Other qualified sources that WDG has determined to be appropriate

2.1 Limitations and Expectations

- The scope of this assessment was intended solely to meet the needs of the Client. WDG's recommendations and opinions are only as of the date of this report. Many factors, including acts of nature and levels of maintenance, can influence changes to the conditions at the Property and costs to remedy those conditions in a relatively short period of time.
- Uncertainty related to the potential for physical deficiencies the performance of the buildings cannot be completely removed by a PCA. Opinions include an innate subjective nature when reviewing workmanship, quality of the initial installation and/or evaluating the RUL of any component or system. This PCA is intended to reduce uncertainty, within reasonable limits, involved with the potential purchase of the Property and subsequent remedies to physical deficiencies, but cannot fully eliminate that uncertainty. No warranty is implied.
- No destructive testing or investigation was executed during this PCA and any concealed areas such as within plenums, behind walls or within machinery were not accessed. As such, WDG makes no warranties regarding in-wall insulation, exterior insulation and finish systems (EIFS) or other building components that could not be easily observed.
- This PCA is not intended to act as a regulatory or code compliance audit of the building systems present at the Property. Any testing, measuring or calculation preparation for systems or components for capacity or compliance adequacy is outside the scope of work.
- While general environmental setting of the property is described, this assessment is not a formal flood plain or wetland determination and no warranty is implied or made. Any fungal or mold reference included in this report does not constitute professional mold inspection, nor has any sampling, testing or abatement been performed. WDG merely states the visual presence or absence of fungi or mold while performing the walk-through inspection.

2.2 User Reliance

This assessment was conducted at the request of and for the exclusive use and benefit of Benton County, its successors and assignees. Benton County, its successors and assignees may distribute the report to other parties without limitation; however, it is that the report provided to third parties is for information purposes only.

3.0 GENERAL PROPERTY DESCRIPTION

3.1 Major Property Information

Property Size:	8.92 acres or 388,555 square feet ¹
Property Usage:	Formerly: Hospital and associated services Current: Mostly empty save for Women's and Children's Clinic and Birthing Center
Number of Buildings:	Two separate structures, three defined spaces
Dates of Construction²:	Hospital: 1952, additional construction over life of building Spaulding Building: 1985 Battelle Building: 1980 (actual could not be identified)
Gross Building Size:	193,980 square feet ³

3.2 Tenant and Lease Information

Tenant:	The building is currently occupied by the Women's and Children's Clinic and Birthing Center with supporting services (e.g., cafeteria, finance department, administrative offices, lab facilities).
Tenant Status:	The current occupants of the Property are departments within the current building Owner's organization. A new facility is currently under construction to house the services presently housed within the Hospital. Should Benton County purchase the Property, it is WDG's understanding that a lease agreement will be executed between the entities to allow continued occupancy of the building until the new location is ready for occupancy.

¹ Source: Benton County Assessor website

² Source: Historical documents

³ Source: Calculation of floor plans

3.3 Utility Providers

Potable Water:	City of Kennewick Utilities
Electricity:	Benton PUD
Natural Gas:	Cascade Natural Gas
Storm Water:	City of Kennewick Utilities
Sanitary Sewer:	City of Kennewick Utilities

4.0 DOCUMENT REVIEW AND INTERVIEWS

4.1 Property Questionnaire

Completed By:	N/A
Pertinent Information:	No completed questionnaire was required for this assessment as any requested information was provided by the Property maintenance staff to WDG for review and reference.
Concerns:	N/A

4.2 Interviews

Interviewee:	Staff electrical and maintenance staff were interviewed by WDG's discipline leads as part of this assessment.
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4.3 Building and Fire Departments

Building Department Contact:	Tony Ostoja, Building Official
Pertinent Information:	The Building Department was contacted regarding any developmental history for the Property. WDG was informed to contact the City of Kennewick Records Department and file a request for information on the Property. No response had been received at the time of compilation of the report.
Fire Department Contact:	N/A
Pertinent Information:	No known outstanding fire code violations exist as of the preparation of this report.

4.4 Planning Department (Zoning)

Planning Department Contact:	N/A; utilized online services
Zone:	Public Facility (PF)
Zoning Compliance:	It is considered legally conforming in its current use.
Concerns:	No concerns regarding zoning were identified.
Recommendations:	No further study or action is recommended at this time.

5.0 SITE

5.1 Topography and Storm Water Drainage

Description

Topography:	The Property is located on a relatively flat parcel that is approximately 404 feet above sea level. The site is mostly paved for parking and circulation with small areas of landscaping adjacent to the building. Site slope is man-made to provide positive drainage to stormwater retention facilities.
Surface Water Bodies:	There are no natural surface water bodies on or immediately adjacent to the Property. There is a man-made irrigation canal located approximately 720 feet to the southeast of the Property.

Observations/Comments

General Condition:	Good
Age/Last Action:	The topography and stormwater drainage appear to be performing as designed.

Concerns

Signs of Ponding:	No significant signs of ponding water noted while on-site or reported to WDG's assessor.
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Signs of Erosion:

One small area of apparent erosion was visually observed on the south end of the building near 10th Street in the lawn area. This appears to have been due to a break in an irrigation line at some point in the past. The erosion was not extreme and appeared to have developed no further since the initial incident.

Drainage Problems:

No noted major drainage problems with the site.

Indication of Wetlands:

WDG did not observe any natural water bodies or vegetation indicative of wetlands on the Property. Our review of the National Wetland Inventory Map, published by the U.S. Fish and Wildlife Service, indicated no wetland areas on the Property.

Other:

No other significant concerns relating to topography or storm water drainage were noted or reported.

Recommendations:

The topography and stormwater drainage should be maintained as part of the routine maintenance of the Property.

5.2 Access and Egress

Description

Access and Egress:

Vehicular access to the site comes via driveways to paved surface parking lots from 10th Avenue to the south and 8th Avenue to the north. Additionally, a drive-through drop off at the main entry to the Hospital building and street parking along Auburn Street to the east is available.

Signage:

As part of the former Trios Health Services Campus, the site is well identified with future opportunities available throughout the Property.

Observations/Comments

General Condition:

Good

Age/Last Action: The access/egress to the property has been modified multiple times over the course of the Property's existence as the facility has grown and changed over the years. Signage was last modified when Trios relocated, and the building became the Women's and Children's Clinic and Birthing Center primarily.

Concerns

Poor Access/Egress: As stated, there are multiple locations allowing access to the site.

Poor Signage: Signage identifying the Property was clearly visible from the street bringing no concerns regarding property signage.

Other: No other concerns related to access/egress and signage were noted and reported.

Recommendations: Considerations should be made for clear wayfinding in the event of reconfiguration of the Property. No other recommendations other than routine maintenance for the access and egress points to the Property.

5.3 Paving, Curbing and Parking

Description

Driveways/Parking Areas: The Property provides multiple locations for parking both in off-street surface parking and angled parking on-street.

Curbing: Curbing consists of curb and gutter along the street and internally on-site along adjoining sidewalks.

Concrete wheel stops are installed in multiple locations on-site.

Covered Parking: A covered drop off point is present on the east entrance to the building and on the north entrance to the former Emergency Room. No other covered parking exists on-site.

Other: No other significant features were present relating to parking, curbing or driveways.

Observations/Comments

General Condition: Fair/Good

Age/Last Action: The driveways and parking areas appear to have routine maintenance in the areas that are currently active.

Concerns

Faded Striping: Striping along Auburn was clearly visible; however, striping in currently unused areas of the site will require restriping.

Cracking/Alligatoring: No major cracking or spalling of asphalt was noted, but routine maintenance should be continued.

Depressions/Potholes: No depressions or potholes were observed.

Insufficient Parking: Parking capacity is difficult to ascertain due to lack of active occupancy of the building, but there appears to be sufficient surface parking space to accommodate many different potential activities.

Other: No other concerns relating to driveways, curbs or parking areas were noted.

Recommendations: Restriping of parking lot is recommended regardless of future planned use of the Property.

Periodic sealing of the parking lot would improve parking conditions.

5.4 Flatwork

Description

Sidewalks: Flatwork consists of sidewalks along access areas of the Property.

Patio/Decks: There is an exterior patio on the west side of the building with seating and landscaping.

Other: There are poured concrete/steel pan stairs leading to the basement as well as to one section of the roof of the Hospital building.

Observations/Comments

General Condition:	Fair/Good
Age/Last Action:	The flatwork at the Property appears to have been last modified approximately 25 years ago. Routine maintenance appears to have been performed when necessary.
Concerns	
Significant Cracking:	No significant cracking of the flatwork was noted during the assessment.
Heaving/Settlement:	No significant heaving or settlement was observed.
Trip Hazards:	No significant trip hazards were encountered.
Other:	The stairs to the basement and roof were seen to have steel rusting and concrete degradation on multiple steps causing the potential for accidents.
Recommendations:	The stairs were the only potential area of flatwork that may require some form of repair.

5.5 Landscaping and Appurtenances

Description

Landscaping:	Landscaping includes lawn, shrubbery and trees in various locations on-site.
Sprinkler System:	Underground sprinkler system is reported to exist on-site, but as reported is not currently working due to issues with the well from which the water was connected.
Property Lighting:	Multiple building and site light fixtures are present throughout the site for all three buildings.
Fencing/Walls:	A CMU block wall finished with stucco exists along the west perimeter of the exterior patio. There are also areas enclosed with 6'-0" tall chain link fence for equipment protection.
Other:	No other significant appurtenances were observed.

Observations/Comments

General Condition:	Fair/Good
Age/Last Action:	The building lighting has been maintained for two of the buildings.

Concerns

Poor Landscaping:	The lawn and shrubbery appears to be degrading and dying due to lack of irrigation. Prolonged continuing situation could lead to tree death and damage.
Inadequate Lighting:	WDG noted that all but one or two globes along 8 th Street near the Battelle Building had been damaged. As the assessment took place during daylight hours, an in-depth analysis of existing lighting conditions could not be performed; however, based on recent experience the building and site has adequate lighting for safe passage on-site.
Damaged Fences/Walls	The stucco finish on the CMU wall was showing multiple signs of cracking and joints for the CMU block were translating through the stucco as cracks.
Other:	No other significant concerns were noted or reported.
Recommendations:	The lighting should be repaired to working condition and the wall should be analyzed for realignment, reinforcement and refinishing.

5.6 Ancillary Structures

Description

Ancillary Structures:	Other structures include an early cluster of chiller equipment enclosed with chain link fence and shrubbery. Also, there is an additional warehouse building for the current Owner of the Property. Other than noting the presence of this structure, no other assessment was conducted as it was understood this would not be part of the Property purchase.
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Observations/Comments

General Condition:	Chiller condition was noted within the Mechanical Assessment (15.0). The warehouse structure appeared to be in fair condition.
Age/Last Action:	Last major work is estimated at approximately 1990s.
Concerns:	None noted
Recommendations:	Continue routine maintenance on the fence and shrubbery surrounding the chillers.

6.0 STRUCTURAL FRAME AND BUILDING ENVELOPE

6.1 Foundation: Hospital

Description

Foundation:	Due to the authorized scope of this assessment, definitive observation of the foundation systems was not possible in all areas. Visual observation of the condition of the foundations was verified where possible throughout the building.
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Observations/Comments

General Condition:	Good
Age/Last Action:	The foundation is original to each renovation to the Hospital. Some areas of the foundation are from 1952, while others have been added as the building grew and changed up to the last addition in the 1990s.

Concerns

Cracks/Settlement:	No significant cracks or settlement were observed in any accessible areas of the building.
Water Damage:	No significant damage was observed.
Recommendations:	No significant concerns relating to the foundation for the Hospital were noted.

6.2 Foundation: Spaulding Building

Description

Foundation: Due to the authorized scope of this assessment, definitive observation of the foundation systems was not possible for this building. Where possible, the foundation was visually inspected from the exterior of the building.

Observations/Comments

General Condition: Good

Age/Last Action: The foundation is original to the construction of this wing of the building, 1994.

Concerns

Cracks/Settlement: No significant cracks or settlement were observed during visual inspection of the exterior of the building.

Water Damage: No significant damage was observed.

Recommendations: No significant concerns relating to the foundation for the Spaulding Building were noted.

6.3 Foundation: Battelle Building

Description

Foundation: Due to the authorized scope of this assessment, definitive observation of the foundation systems was not possible in all areas. Visual observation of the condition of the foundations was verified where possible throughout the building. Much of the basement allowed observation of the foundation walls.

Observations/Comments

General Condition: Fair/Good

Age/Last Action: The foundation is original to the construction of the building.

Concerns

Cracks/Settlement:

No significant cracks or settlement were observed in any accessible areas of the building.

Water Damage:

Significant water damage was observed at the main entry to the building along 8th Avenue. Due to the time of year the assessment was performed, it was not clear if the issue had been remedied.

The area to the east where the building foundation meets with a stepped landscaping garden looks to have issues as extensive water damage at the joint appears to have occurred at some point.

Recommendations:

More in-depth analysis of the areas indicated should be performed to ascertain the extent of work required.

7.0 BUILDING FRAME

7.1 Hospital

Description

Building Frame:

The original building was constructed of cast in place concrete throughout. Additions to the original building have utilized structural steel columns and beams with open web bar joists supporting steel composite deck with concrete fill.

Decking Between Floors:

The elevated floor is framed with concrete slabs placed on light gauge corrugated steel deck.

Roof Framing/Decking:

The roof is constructed of steel framing supporting the steel girders, open web joists, steel deck and roof assembly.

Observations/Comments

General Condition:

Good

Age/Last Action:

The concrete structure is original to the building and appears in good condition. The steel structure appears to be in good shape overall with no visible deterioration.

Concerns

Wall Cracks:	No significant signs of cracking were observed on either interior or exterior walls and no history of cracking was reported.
Bowed Walls:	No evidence of bowed walls was noted or reported.
Sagging Ceilings/Floors:	No signs of sagging were observed.
Sticking Doors/Windows:	No sticking of windows or doors were observed to indicate uneven movement of the building.
Deteriorated Framing:	The assessor noted no signs of deteriorated framing or support members.
Fire-Retardant Decking:	The floor and roof decking consists of steel composite decking with concrete slab on the floor deck. The underside of both of these was sprayed with a fire-retardant treatment approximately an inch in depth based on visual observation.
Other:	There were several areas where the spray-applied fireproofing materials had been damaged or scraped away to mount supports for other items.
Recommendations:	WDG recommends spot repair of the spray-applied fireproofing materials.

7.2 Spaulding Building

Description

Building Frame:	The Spaulding Building was built utilizing structural steel columns and beams with open web bar joists supporting steel composite deck with concrete fill.
Decking Between Floors:	The elevated floors are framed with concrete slabs placed on light gauge corrugated steel deck.
Roof Framing/Decking:	The roof is constructed of steel framing supporting the steel girders, open web joists, steel deck and roof assembly.

Observations/Comments

General Condition: Good

Age/Last Action: The steel structure is original to the building and appears to be in good shape overall with no visible deterioration.

Concerns

Wall Cracks: No significant signs of cracking were observed on either interior or exterior walls and no history of cracking was reported.

Bowed Walls: No evidence of bowed walls was noted or reported.

Sagging Ceilings/Floors: No signs of sagging were observed.

Sticking Doors/Windows: No sticking of windows or doors were observed to indicate uneven movement of the building.

Deteriorated Framing: The assessor noted no signs of deteriorated framing or support members.

Fire-Retardant Decking: The floor and roof decking consists of steel composite decking with concrete slab on the floor deck. The underside of these was sprayed with a fire-retardant treatment approximately an inch in depth based on visual observation.

Other: There were several areas where the spray-applied fireproofing materials had been damaged or scraped away to mount supports for other items.

Recommendations: WDG recommends spot repair of the spray-applied fireproofing materials.

7.3 Battelle Building

Description

Building Frame: The building was constructed of wood framed walls with a combination of glu-lam beams, open web joists with wood top and bottom chords and plywood roof deck.

Decking Between Floors: The elevated floor appears to be framed in a similar manner as the roof deck.

Roof Framing/Decking: The roof is constructed of glu-lam beams, open web joists and plywood sheathing.

Observations/Comments

General Condition: Fair/Good

Age/Last Action: The structure is original to the building and appears in fair/good condition.

Concerns

Wall Cracks: Multiple small settlement cracks were noticed in the stucco finish on the exterior walls.

Bowed Walls: No evidence of bowed walls was noted or reported.

Sagging Ceilings/Floors: No signs of sagging were observed.

Sticking Doors/Windows: No sticking of windows or doors were observed to indicate uneven movement of the building.

Deteriorated Framing: The assessor noted no signs of deteriorated framing or support members.

Fire-Retardant Decking: Not applicable

Other: No other structural issues were witnessed.

Recommendations: WDG recommends spot repair of the spray-applied fireproofing materials.

8.0 BUILDING FACADE

8.1 Hospital

Description

Exterior Walls: Original portions of the building still exposed to the exterior appeared to remain painted concrete. Exterior finish of the additions to the original are EIFS.

Doors/Windows: Doors are a combination of aluminum storefront systems and hollow metal doors.

Windows appear to be an aluminum frame with integral wood finish on the interior including an integral slat blind system between glass panes.

Stairs/Walkways/Landings:

Exterior stairs and landings are constructed of painted steel.

Observations/Comments

General Condition:

Fair/Good

Age/Last Action:

The façade is original to each phase of expansion for the Hospital with some revisions made as necessary.

Concerns

Use of EIFS:

Exterior insulation and finish systems (EIFS), also referred to as synthetic stucco. If the system was not installed per manufacturer directions to direct an intruding water out and away from the structure, it is possible that water can cause degradation of the structural system or mold within the walls. Also, there were numerous locations of small damage to the EIFS finish, exposing the rigid insulation underneath to potential water intrusion.

Windows:

The windows appeared to be beyond their stated lifespan with some seals of the glazing broken and lack of complete weathertight seals in closed conditions, causing water and other weather-related issues. Finally, the integrated blinds were a gimmick that seemed a good idea when new; however, with age the mechanisms have broken, the slats have bent and many are no longer functioning as originally intended.

Exterior Steel Stairs:

Existing painted steel egress stairs on the west side of the building are showing signs of rust in numerous areas. Depth and extent of rust was not fully observed.

Recommendations:

WDG recommends repairing EIFS damage as soon as possible to mitigate water intrusion into the system.

Windows provide adequate protection from the elements for the immediate future but will require replacement as part of the County's plans for the Property and as part of routine maintenance.

8.2 Spaulding Building

Description

Exterior Walls:	The exterior walls are a combination of EIFS and aluminum storefront glazing.
Doors/Windows:	Doors are a combination of aluminum storefront systems and hollow metal doors. Windows are commercial aluminum framed windows.
Stairs/Windows/Landings:	No exterior stairs or landings.

Observations/Comments

General Condition:	Fair/Good
Age/Last Action:	The façade is original to construction of the building. No major changes appear to have been made since the original construction of the building.

Concerns

Use of EIFS:	Exterior insulation and finish systems (EIFS), also referred to as synthetic stucco. If the system was not installed per manufacturer directions to direct an intruding water out and away from the structure, it is possible that water can cause degradation of the structural system or mold within the walls. There did not appear to be any damaged areas of the EIFS finish.
Recommendations:	WDG recommends continuing routine maintenance of the exterior to prevent future damage.

8.3 Battelle Building

Description

Exterior Walls:	Original exterior finish of the building is EIFS.
Doors/Windows:	Doors are aluminum storefront systems. Windows appear to be commercial aluminum frames with single pane glazing and radiused corners framed out and finished with stucco.
Stairs/Ramps/Landings:	Exterior concrete ramps and stairs to entrance doors.

Observations/Comments

General Condition: Fair

Age/Last Action: All portions of the façade are original to the construction of the building.

Concerns

Use of EIFS: Exterior insulation and finish systems (EIFS), also referred to as synthetic stucco. If the system was not installed per manufacturer directions to direct an intruding water out and away from the structure, it is possible that water can cause degradation of the structural system or mold within the walls. Also, there were numerous locations of small cracks in the EIFS finish, potentially exposing the rigid insulation and framing underneath to water intrusion.

Windows: The windows appeared to have only single pane glazing rather than insulated sealed glazing units seen in current commercial glazing applications. This leads to highly inefficient envelope and high levels of heat and cold transfer. Additionally, the added framing and finish, both interior and exterior, to create the radiused corners can impact the efficiency of the windows to drain water effectively out and away from the building envelope.

Exterior Concrete Ramps/Landing: Existing concrete landing on the north of the building has deteriorated with age and appears to have separated from the building foundation. This has caused water penetration and leaking into the basement.

Recommendations: WDG recommends repairing EIFS damage as soon as possible to mitigate water intrusion into the system.

Windows provide adequate protection from the elements for the immediate future but will require replacement as part of the County's plans for the Property and as part of routine maintenance as budget allows.

9.0 ROOFING

9.1 Hospital

Description

Roofing System:

The roof has been built and added to throughout the life of the Property. There is a combination of ballasted bitumen membrane roofing and single-ply 60-mil TPO membrane roofing.

Drainage:

Drainage from the roof is a combination of internal roof drains and external overflow scuppers.

Parapets/Coping:

Parapets and coping for the building varies based on the age of the portion of the building. It is comprised of both a preformed metal cap flashing and cast concrete parapet caps.

Observations/Comments

General Condition:

Fair/Good

Age/Last Action:

The roof is original to each phase of expansion for the Hospital with some revisions made as necessary as additions were constructed.

Concerns

Rigid Insulation:

During the walk-through and observation of the roof, it was noted that the rigid insulation under the TPO membrane appeared to have separated and/or deteriorated. This appeared just west of the Penthouse access to the roof from the main stairs and in the west portion of the roof over the former ER. The membrane itself appeared intact with no apparent signs of current leaks or ponding.

Roof Drains:

Roof drains in multiple areas were noted to require cleaning to remove miscellaneous debris that has collected at the locations. No signs of ponding or backed up internal drain lines was observed.

Miscellaneous Garbage:

During the walk-through, miscellaneous debris was noted in various locations on the roof. It appears that some was windblown debris while other was debris left as part of repairs to roof top HVAC units and other maintenance tasks. Continued existence of this debris has the potential to cause punctures through the roof membrane, damming of water and blockage of roof drains and scuppers.

Recommendations:

WDG recommends cleaning roof drains and removing debris from the roof surfaces.

Additional recommendation is to have a roofing contractor investigate the condition of the rigid insulation under the membrane and if there is a need to remedy those areas.

9.2 Spaulding Building

Description

Roofing System:

The roof system for this building is a single-ply 60-mil TPO membrane over rigid insulation.

Drainage:

Drainage from this roof is a combination of roof drains and external overflow scuppers.

Parapets/Coping:

Parapets for this building are pre-formed metal cap flashing over rolled TPO membrane

Observations/Comments

General Condition:

Good

Age/Last Action:

The roof is original to the building except where new penetrations have been installed and flashed/sealed per manufacturer requirements.

Concerns

Roof Drains:

Although there are no significant signs of debris build up, ensuring the drains are kept clear of debris is important.

Recommendations:

WDG recommends continuing routine maintenance of the roof system and drainage system.

9.3 Battelle Building

Description

Roofing System:	Access to the roof of this building was not possible during this assessment. From observation from the adjacent Hospital building, it appears the roof is a single-ply 60-mil TPO membrane roof.
Drainage:	Drainage is achieved via through parapet scuppers and external downspouts at various locations around the building.
Parapets/Coping:	Parapets appeared to be stucco finished with rounded corners to match other design details throughout the exterior of the building.

Observations/Comments

General Condition:	Fair
Age/Last Action:	All portions of the roof system are original to the construction of the building except any additional roof penetrations added after original construction.

Concerns

Roof Drains:	Multiple downspouts for the scuppers were either severely damaged or completely removed from the exterior of the building. This condition can cause the water draining from the roof to run down the face of the building finish. This can lead to a higher potential for water infiltration into the building envelope and cause mold or other framing deterioration.
Recommendations:	WDG recommends repairing the downspouts as part of routine maintenance as soon as possible to minimize impact of the damaged downspouts.

10.0 ELEVATORS

10.1 Hospital

Description

Elevators: The building is served by three passenger elevators. One elevator provides access to all three levels. Two elevators access the main floor and the second-floor patient areas.

Other: No other significant lifts or mechanical forms of vertical transport systems were noted on this Property.

Observations/Comments

General Condition: Good

Age/Last Action: The elevators were built at different stages of life for the Hospital building as expansion took place.

Concerns

Inoperable Equipment: All elevators were capable of use during the walk-through. Two were currently inactive to prevent unauthorized movement in those areas of the building. It appears that the elevators still receive regular service and maintenance checks.

Recommendations: WDG recommends continuing routine maintenance of all elevators.

10.2 Spaulding Building

Description

Elevators: The building is served by two passenger elevators. Both elevators are active and provide access to all three levels.

Other: No other significant lifts or mechanical forms of vertical transport systems were noted on this Property.

Observations/Comments

General Condition: Good

Age/Last Action: The elevators were built when this building was constructed.

Concerns

Inoperable Equipment:

Both elevators were active for use during the walk-through. It appears that the elevators still receive regular service and maintenance checks.

Recommendations:

WDG recommends continuing routine maintenance of all elevators.

10.3 Battelle Building

Description

Elevators:

The building is served by a single passenger elevator. This elevator is active and provides access to both the main and basement levels.

Other:

No other significant lifts or mechanical forms of vertical transport systems were noted on this Property.

Observations/Comments

General Condition:

Good

Age/Last Action:

The elevator was built when this building was constructed.

Concerns

Inoperable Equipment:

The elevator was active for use during the walk-through. It appears that the elevator still receives regular service and maintenance checks.

Recommendations:

WDG recommends continuing routine maintenance of the elevator.

11.0 INTERIOR ELEMENTS

11.1 Corridors/Offices/Rooms: Hospital

Description

Interior Finishes:

The building assessment team was permitted unaccompanied access to most areas of the building to perform the assessment. The walls consist of a mix of steel stud walls with painted gypsum board and painted/stucco-applied concrete. The walls within the kitchen area of the cafeteria were a mix of stainless steel and fiber reinforced plastic panels. Walls in restrooms were tile to a minimum of 5 feet above floor. Ceilings throughout the facility are a mix of suspended acoustical tiles and framed, painted gypsum board. Floors throughout the building include a mix of carpet, vinyl flooring and concrete.

Interior Doors:

Interior doors are either stained wood or painted hollow metal.

Observations/Comments

General Condition:

Fair/Good

Age/Last Action:

Finishes within the building vary in age and condition.

Concerns

Damaged Walls/Ceilings:

No significant damage was noted to most walls. There were signs of minimal damage to the concrete walls within a room in the imaging area of the Property where a large piece of equipment was removed when services were relocated.

There were multiple locations where water damage was noted on the acoustical ceiling tiles. These areas appeared to be a mixture of leaks from water pipes, sprinkler lines and roof leaks (on the second floor). Most leaks appeared to have been remedied, but some may still require further investigation and mitigation.

Damaged/Worn Floors: Generally, the floors appeared to be in good condition. There were areas noted to have been damaged by the movement of heavy equipment or repeated movement through a given area.

Interior Doors: Interior doors showed signs of age and thinning of finish. Also, an estimation of approximately 10% of door hardware is currently inoperable or not operating as intended.

Recommendations: WDG recommends investigating visible ceiling stains for leak management and repair.

Additional recommendations include replacement of damaged ceilings in areas not planned to be immediately renovated. Repair of damaged floors should be performed where required and as budget warrants.

The interior door hardware should be revised to meet ADA requirements on an as necessary basis.

11.2 Corridors/Offices/Rooms: Spaulding Building

Description

Interior Finishes: The building assessment team was permitted unaccompanied access to most areas of the building to perform the assessment. The walls consist of a mix of steel stud walls with painted gypsum board and wood panel applied to gypsum board substrate. Walls in restrooms were tile to a minimum of 5 feet above floor. Ceilings throughout the facility are a mix of suspended acoustical tiles and framed, painted gypsum board. Floors throughout the building include a mix of carpet, vinyl flooring and concrete.

Interior Doors: Interior doors are either stained wood or painted hollow metal.

Observations/Comments

General Condition: Fair/Good

Age/Last Action: Finishes within the building vary in age and condition.

Concerns

Damaged Walls/Ceilings:

No significant damage was noted to most walls.

There were multiple locations where water damage was noted on the acoustical ceiling tiles. These areas appeared to be a mixture of leaks from water pipes, sprinkler lines and roof leaks (on the third floor). Most leaks appeared to have been remedied, but some may still require further investigation and mitigation.

Damaged/Worn Floors:

Generally, the floors appeared to be in good condition. There were areas noted to have been damaged by the movement of heavy equipment or repeated movement through a given area.

Recommendations:

WDG recommends investigating visible ceiling stains for leak management and repair.

Additional recommendations include replacement of damaged ceilings in areas not planned to be immediately renovated. Repair of damaged floors should be performed where required and as budget warrants.

11.3 Corridors/Offices/Rooms: Battelle Building

Description

Interior Finishes:

The building assessment team was permitted unaccompanied access to the building to perform the assessment. The walls consist of a mix of wood stud walls with painted gypsum board. Walls in restrooms were tile to a minimum of 5 feet above floor. Ceilings throughout the facility are a mix of suspended acoustical tiles and framed, painted gypsum board. Floors throughout the building include a mix of carpet, vinyl flooring and concrete.

Interior Doors:

Interior doors are either stained wood or painted hollow metal.

Observations/Comments

General Condition:

Fair/Good

Age/Last Action:

Finishes within the building vary in age and condition.

Concerns

Damaged Walls/Ceilings:

No significant damage was noted to most walls.

As noted previously, due to a leak at the north entry to the building the wall and ceiling in the basement directly below the north entry shows signs of a significant past leak. It is unknown if this leak has been remedied fully at the time of this report.

There were multiple locations where water damage was noted on the acoustical ceiling tiles. These areas appeared to be a mixture of leaks from water pipes, sprinkler lines and roof leaks (on the main floor). Most leaks appeared to have been remedied, but some may still require further investigation and mitigation.

Water damage to ceiling along the east wall at the joint of the main floor foundation wall and raised landscape beds above was noted. It was not reported whether this had been fully remedied.

Damaged/Worn Floors:

Generally, the floors appeared to be in good condition. There were areas noted to have been damaged by the movement of heavy equipment or repeated movement through a given area.

Recommendations:

WDG recommends investigating visible ceiling stains for leak management and repair.

Additional recommendations include replacement of damaged ceilings in areas not planned to be immediately renovated.

12.0 LIFE SAFETY/FIRE PROTECTION

12.1 Sprinklers and Standpipes

Description

Fire Sprinklers and Standpipes:

Overhead firewater sprinklers serve all three buildings providing fire sprinkler protection throughout all occupied spaces.

Observations/Comments

General Condition: Good

Age/Last Action: The fire sprinkler systems are original to each building when it was built or expanded and is maintained as a part of the routine maintenance of the buildings.

Concerns

Inoperable Equipment: There were no obvious visual indications of inoperable fire sprinkler equipment.

There were signs that some heads or portions of lines had leaked at some point in the past and were repaired.

Insufficient Water Pressure: By all accounts, it appears there is sufficient pressure to operate the fire sprinkler system in the event of a fire.

Recommendations: No major overhaul or replacement of the system is anticipated at the time of this report. The system should continue to receive routine maintenance.

12.2 Alarm Systems

Description

Fire Alarm Systems: The buildings have zoned fire alarm systems including strobes, horns and an autodial-out system.

Observations/Comments

General Condition: Good

Age/Last Action: The alarm systems are original to each building when it was built or expanded and is maintained as a part of the routine maintenance of the buildings.

Concerns

Inoperable Equipment: All the systems and equipment observed appeared operable at the time of the assessment. No inoperable equipment was reported.

Recommendations: No major overhaul or replacement of the system is anticipated at the time of this report. The system should continue to receive routine maintenance.

13.0 ADDITIONAL CONSIDERATIONS

13.1 Microbial Contamination (Mold)

Description

A visual screening for suspect mold was conducted. The screening was limited to observations in areas walked and should not be considered a comprehensive survey of the property. No sampling was conducted. No assessment or assessment behind walls or in any other generally inaccessible areas was performed. When applicable, areas of reported or likely water leaks or water intrusion/penetration were inspected.

Concerns

No significant indications of mold were noted by WDG's assessors. No concerns relating to mold were reported to WDG by property facilities maintenance or occupants.

Recommendations

No concerns relating to mold were identified during the assessment and no further action is recommended at this time.

14.0 AMERICANS WITH DISABILITIES ACT (ADA)

Title III of the Americans with Disabilities Act of 1990 (ADA) prohibits discrimination on the basis of disability by public accommodations and requires places of public accommodation and commercial facilities to be designed, constructed and altered in compliance with the accessibility standards outlined in the regulations. Places of public accommodation are facilities, or portions thereof, that are operated by a public entity, whose operations affect commerce and would be open to the public. General categories include: 1) Hotels or other place of lodging; 2) restaurants other establishments serving food or drink; 3) theaters or other places of exhibition or entertainment; 4) convention centers or other places of public gathering; 5) grocery stores or other sales or rental establishments; 6) banks or other service establishments; 7) bus terminals or other transportation stations; 8) museums or other places of public display; 9) parks or other places of amusement; 10) nurseries, schools or other places of education; 11) day care centers or other social service centers and, 12) bowling alleys or other places of exercise or recreation. Commercial facilities include facilities whose operations will affect commerce and are intended for non-residential use by a private entity such as manufacturing facilities and office buildings. Private clubs and residences are not covered under the ADA. A facility can be a mixture of any of these categories, for example a manufacturing facility that has an extensive customer service operation would be considered a public accommodation at the service area and a commercial facility for the remainder of the facility.

All places of public accommodation and commercial facilities constructed for first occupancy after January 26, 1993, must be constructed to be accessible. Any alteration made to a place of public accommodation or commercial facility after January 26, 1992, must be made so as to ensure that, to the maximum extent feasible, the altered portions of the facility are readily accessible to and useable by individuals with disabilities. Alterations include, but are not limited to, remodeling, renovations, rehabilitation, reconstruction, historic restoration, changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, asbestos removal or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.

A public accommodation is required to remove architectural barriers in existing facilities, prior to the making of any alterations, where such removal is readily achievable, i.e., easily accomplished and able to be carried out without much difficulty or expense. Examples include, but are not limited to, providing designated handicapped parking spaces, adding small ramps and curb cuts, widening doorways, rearranging furniture, adding raised markings on elevators, installing grab bars in toilet stalls and rearranging toilet partitions to increase maneuvering space. If not readily achievable, alternative methods of providing service, such as access to the management office, must be offered. Alternative methods include, but are not limited to, installing an intercom system between the leasing office and an accessible area, or relocating activities to accessible locations. The determination as to whether removal of a barrier or an implementation of a component or system is readily achievable is often a business decision, which is based on the resources available to the owner or tenants and contingent upon the timing of implementation. Determination of whether barrier removal is readily achievable is on a case-by-case basis; the United States Department of Justice did not provide numerical formulas or thresholds of any kind to determine whether an action is readily achievable. It is the property owner's burden to prove that a modification is not readily achievable or would pose an undue financial or administrative burden.

WDG is providing a Tier I survey. A Tier I survey is limited to visual observations and does not include taking extensive measurements or counts, or the inspection all areas of the Property. As such, a Tier I inspection would not be expected to be as comprehensive or accurate as a Tier II or Tier III ADA survey. The scope of this limited visual survey is specifically limited to the following four areas:

- Parking
- Path-of-travel
- Public restrooms
- Elevators

WDG's opinions regarding ADA compliance should be considered preliminary and a finding that the property is in general compliance with ADA guidelines should not be construed to mean that no areas of ADA non-compliance exist.

On July 23, 2004, the Architectural and Transportation Barriers Compliance Board (also known as the Access Board) published a final rule adopting revised guidelines to implement the ADA and the Architectural Barriers Act (ABA) in the Federal Register. 69 Fed. Reg.44083. These guidelines became effective on September 21, 2004, as guidance for the ADA standard-setting agencies (Department of Justice and Department of Transportation) and the ABA standard-setting agencies (Department of Defense, Department of Housing and Urban Development, the General Services Administration and the U.S Postal Service). Each of these standard-setting agencies is required to publish enforceable regulations that include design standards that consistent with the Access Board's guidelines. The Access Board's guidelines have no legal effect on the public until the standard-setting agencies have completed their rule making process.

14.1 Path of Travel

There should be at least one accessible route provided within the boundary of the Property from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks. An accessible route means having an adequate number of properly located, ADA compliant curb cuts, ramps and entrances with the appropriate signage.

Description

Accessible Path: Accessible paths at the Property were provided.

Concerns

Insufficient Curb Cuts: Curb cuts were present when needed along the accessible routes.

Insufficient Ramps: Ramps were present as needed along the accessible routes.

Insufficient Routes: There were enough accessible routes at the Property. The routes appeared to be of sufficient width and free of obstacles.

Insufficient Entrances: The accessible entrances appeared to be of sufficient width with ADA compliant thresholds and hardware.

Insufficient Signage: There was adequate signage to direct people to the accessible routes and entrances on the property.

Recommendations:

The accessible routes on the Property appeared to be sufficient and in general compliance with the ADA guidelines and no further action is recommended at this time.

14.2 Restrooms

Restroom facilities should accommodate the disabled with respect to the existence of toilet stalls that appear to be designed for accessibility, lavatories or sink at accessible heights with adequate clearance underneath and compliant emergency fire alarms and strobes.

Description

Restrooms:

Restrooms are on all floors of the building. Most restrooms observed appeared to be compliant. There were restrooms that would not meet the current ADA requirements for accessibility.

Concerns

Improper Location:

The ADA compliant restrooms were located along an accessible route.

Inaccessible Restrooms:

The entrance doors for each accessible restroom appeared to be at least 32 inches wide with accessible hardware. The corridors in the restrooms and the stall doors for the accessible stalls appeared to be at least 32 inches wide. Most accessible stalls appeared to have at least 60 inches of turning diameter and contained grab bars. There were restrooms labeled as ADA observed to not be following current requirements for space and grab bar locations.

Inadequate Sinks:

At least one sink in each accessible restroom appeared to be at an accessible height, with 29-inch clearance for wheelchairs. All exposed pipes were adequately insulated, and the sink handles are operable without grasping, pinching or twisting.

Insufficient Signage:

The accessible restrooms had sufficient signage to identify them.

Recommendations:

Most restrooms at the Property appeared to be in general compliance with the ADA guidelines. Those that are not either need to be brought into compliance or ADA labels removed.

14.3 Elevators

Elevators should have:

- Call buttons with visual signals to indicate when a call is registered and answered
- Interior control buttons designated by Braille and by raised standard alphabet characters for letters and Arabic symbols for numerals
- Emergency controls grouped at the bottom of the control panel
- Interior panel floor buttons with visual signals which light when each call is registered and extinguish when each call is answered
- Visual and audible signaling provided at each floor stop
- Doors with a reopening device that will stop and reopen a car door if the door becomes obstructed
- Emergency two-way communications system, which does not require voice communication

Description

Elevators: There are six total elevators present at the Property.

Concerns

General Observations: Items noted to be compliant with ADA accessibility guidelines generally include handrail deficiency.

Recommendations: The elevators at the Property did not appear to be in full compliance with the ADA guidelines.

14.4 Stair Handrails

Handrails shall be required on both sides of stairs and shall be continuous within the full length of each stair flight. Inside handrails on switchback or dogleg stairs shall be continuous between flights. The top of the gripping surface of handrails shall be 34 inches minimum and 38 inches maximum vertically above the walking surfaces and stair nosings. Handrails shall be at a consistent height above walking surfaces and stair nosings. A clearance between the handrail gripping surfaces and adjacent surfaces shall be 1-1/2 inches minimum. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4 inches minimum and 2 inches maximum. Handrail extensions shall extend 12 inches minimum beyond the top riser nosing and

shall return to a wall, guard or landing surface, or shall be continuous to the handrail of an adjacent stair flight. Extension at the bottom of the stairs shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing.

Description

Handrails: Handrails are present at all stairs throughout the Property.

Concerns

Configuration: It was noted that the handrails for all three buildings will need revisions to meet ADA compliance as all were built prior to implementation of the current ADA regulations.

Recommendations: The handrails in the stairs at the Property did not appear to be in full compliance with the ADA guidelines and will require revisions as renovations are performed.

14.5 Door Hardware

Operable parts shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. Most lever-operated mechanisms, push-type mechanisms and U-shaped handles are acceptable designs. The force required to activate operable parts shall be a 5-pound maximum. Door hardware that can be operated with a closed fist or a loose grip accommodates the greatest range of users.

Description

Door Hardware: Hardware is present throughout the Property at different levels. Some portions of the Property possess ADA compliant hardware; however, there is a large percentage of the overall Property that was last worked on prior to ADA requirements.

Concerns

Configuration: It was noted that numerous doors had non-compliant hardware in all three buildings. Prior to opening to the public these deficiencies will require remedy to bring those areas up to current compliance.

Recommendations: Where non-compliant, door hardware will need to be upgraded to ADA compliant as areas within the buildings are renovated and opened back up for use.

15.0 MECHANICAL AND ELECTRICAL

The ASHRAE Service Life and Maintenance Cost Database⁴ (ASHRAE Database) is used primarily for mechanical equipment service life data. This source is an extensive data base for service life of many types of HVAC equipment plus some service water heating equipment. However, some equipment types are not well represented in the data set due to low volume of or no available data. In these cases, the most representative equipment type with available data is used.

The ASHRAE Database provides data in the form of mean years of service life before replacement with the standard deviation. A worst case, medium case and best-case service life is calculated from this data for each piece of equipment. Worst case is equal to mean service life minus one-half standard deviation, medium case is equal to mean service life and best case is mean service life plus one-half standard deviation. A subjective evaluation of risk can thus be made from the conclusions of this assessment.

All the facility mechanical equipment was renumbered at some point due to duplication of equipment numbers that occurred during numerous remodels, building additions and equipment replacements throughout the facility's history. The naming convention is Old#/New# which is used to identify equipment on drawings, nameplates, maintenance logs, etc.; however, this naming convention is not used consistently and, in some instances, only the Old or New # is shown. This can lead to some confusion in finding pertinent drawings or other related information. This document will use the New equipment number to avoid confusion. A full cross-reference is provided in the attachments.

Maintenance Costs and Philosophy

Annual maintenance and repair costs are approximately \$150K for the Spaulding and Auburn sites. This includes the following:

- Fire & safety testing and inspections
- Elevator annual testing
- Chemicals
- Filter changes
- Landscaping
- General repairs and maintenance
- Chiller maintenance
- Electrical maintenance, including testing and inspections

Summary of Mechanical Drawings

Facility drawings are stored in the facility basement in tubes mounted to the walls. A log sheet is in the room which provides some direction as to each tube's contents. Drawing tube contents are summarized in [Table 1](#).

⁴ <http://weblegacy.ashrae.org/publicdatabase/default.asp>

15.1 Mechanical Equipment– HVAC

HVAC equipment represents the largest potential liability for future costs related to equipment replacement. All mechanical equipment has a finite service life and at some point, the continuing and likely escalating maintenance costs will justify a capital expenditure for replacement. This report provides an estimate for the remaining service life of all HVAC equipment based on best available industry data. Service life is influenced by many factors such as preventive maintenance regime, service conditions, service duty and environmental conditions. Assessment of these historical influences on a specific piece of equipment is difficult, if not impossible, and is not attempted in this report. Broad industry data is used as the basis for average service life for each type of equipment.

The mechanical HVAC equipment is housed in one of seven rooftop penthouses, in one of three mechanical rooms or mounted directly on the rooftop of the various building sections.

Penthouse Surgery houses the following main equipment:

- Air Handling Units – AHU-17, AHU-18 and EF-65
- Boiler – BR-7
- Exhaust Fans – EF-63, EF-64 and EF-66 through EF-68
- Various pumps and other support equipment

Exhaust fans are either wall mounted in or on the roof of this penthouse.

Penthouse Family Birthing Center (FBC) houses the following main equipment:

- Air Handling Units – AHU-14
- Boiler – BR-6
- Exhaust Fans – EF-55 and EF-56
- Various pumps and other support equipment

Exhaust fans are either wall mounted in or on the roof in the vicinity of this penthouse.

Penthouse Central houses the following main equipment:

- Air Handling Units – AHU-2 and AHU-3
- Exhaust Fans – EF-35 and EF-36
- Various pumps and other support equipment

Penthouse ICU houses the following main equipment:

- Air Handling Units – AHU-9, EF-33
- Mini-Split Systems – AC-6 and AC-7
- Exhaust Fans – EF-24 through EF-31 and EF-34
- Various pumps (e.g., chilled water)

Penthouse Medical Surgery East houses the following main equipment:

- Air Handling Units – AHU-4 and AHU-5
- Boilers – BR-4 and BR-5
- Chiller – CH-4
- Exhaust Fans – EF-1 through EF-13
- Chilled water, heating water and hot water pumps
- Other support equipment

Penthouse North houses the following main equipment:

- Air Handling Units – AHU-6
- Exhaust Fans – EF-14 through EF-19
- Various pumps and other support equipment

Penthouse Northwest houses the following main equipment:

- Air Handling Units – AHU-7 and AHU-8
- Mini-Split Systems – AC-8, AC-9 and AC-10
- Exhaust Fans – EF-20 through EF-23
- Chiller – CH-5 & CH-6

AC-8 and AC-9 and CH-5 are located at ground level outside of northwest corner of the building. Exhaust fans are either wall mounted in or on the roof in the vicinity of this penthouse.

Basement Mechanical houses the following main equipment:

- Boilers – BR-1, BR-2 and BR-3
- Exhaust Fans – EF-70 through EF-72
- Chilled water pumps (2)
- Air Compressor
- Various other pumps and support equipment

First Floor Mechanical houses the following main equipment:

- Air Handling Units – AHU-1

Family Birthing Center (FBC) Mechanical houses the following main equipment:

- Exhaust Fans – EF-59 and EF-60

Chiller Central Plant consists of following main equipment:

- Chillers – CH-1 through CH-3
- Chilled water pumps

Dining Room Roof consists of following main equipment:

- Exhaust Fans – EF-42 through EF-46
- Make-up Air Unit – MAU-1

Administration Roof consists of following main equipment:

- Roof Top Units – RTU-1 and RTU-2
- Exhaust Fans – EF-52

ICU Stepdown Roof consists of following main equipment:

- Air Handling Units – AHU-10 and AHU-11
- Exhaust Fans – EF-32 EF-39 and EF-40
- Energy Recovery Unit – ERV-41

Lab Roof consists of following main equipment:

- Air Conditioning Units – AC-1 and AC-2
- Exhaust Fans – EF-37 and EF-38

Pediatric Roof consists of following main equipment:

- Air Handling Units – AHU-12 and AHU-13
- Air Conditioning Units – AC-5
- Exhaust Fans – EF-47 through EF-50

FBC Roof consists of following main equipment:

- Air Handling Units – AHU-15 and AHU-16
- Air Conditioning Units – AC-4
- Exhaust Fans – EF-51, EF-53, EF-54, EF-57, EF-58, EF-61 and EF-62

Spaulding Building Roof consists of following main equipment:

- Air Handling Units – AHU-19
- Roof Top Unit – RTU-3
- Exhaust Fans – EF-69

15.1.1 Mechanical – HVAC Assessment

15.1.1.1 *Boilers*

The six facility boilers are summarized in Table 2. The worst- and best-case service years remaining based on ASHRAE data are one to five years. Currently, three of the boilers are not running and need control panel replacements which are no longer available from the manufacturer. The two boilers located in the basement (BR-1 and BR-2) were originally installed in 1954. One unit is still running. The deaerator tank supporting these boilers was replaced recently but there are leaks in the interconnecting piping. BR-4 and BR-5 in the Medical Surgery East Penthouse are not running; both units have opened control panels. It is not known the extent of needed repairs, but both are at best within five years of end EOL. BR-6 in the FBC Penthouse is running and in the newest boiler installed in 2010. BR-7 located in the Surgery Penthouse is still running but is within one year of best-case service year remaining.

BR-3 is a booster water heater for the kitchen and is included in the service water heating assessment.

- Estimated boiler replacement cost: See attached table

15.1.1.2 *Chillers*

The six facility chillers are summarized in Table 3. The worst- and best-case service years remaining based on ASHRAE data are two to eight years. The main chillers located at the central plant, CH-1, CH-2 and CH-3 are all running; however, CH-1 and CH-2 are both running with one of the two compressors OOS. CH-2 simply needs a compressor replacement, but CH-3 requires a complete rebuild as replacement parts are no longer available for failed control panel components. CH-1 was replaced in 2004 but is still within five years of the worst-case service years remaining. CH-4 is located on the Penthouse roof and supports the East Surgery Center. CH-5 and CH-6, located at ground level, provide cooling for MRI and CT equipment. The location of CH-6 was not confirmed, and the unit may be out of service.

- Estimated chiller complete replacement cost: See attached table
- CH-2 compressor replacement cost: \$38K
- CH-3 complete rebuild cost: \$135K

15.1.1.3 *Air Handling Units (AHU)*

The facility AHUs make up the bulk of the HVAC equipment and are summarized in Table 4. Of the 22 units, two are known to not be in operation - AHU-2 and AHU-6. AHU-6 has a known failed heating coil (failed in 2017) and failed cooling coil (failed in 2018) both of which are deemed non-repairable after multiple failed attempts. AHU-2 is out of service for an unknown reason; however, it has, at best, an estimated 1.4 years of service life left. Overall, the worst- and best-case average service years remaining based on ASHRAE data are 3-13 years. AHU-1, located in the first-floor mechanical room, is the newest unit installed in 2011. Based on the ASHRAE service life data, 13 of the units have one or less service years left for the worst case, six have less than 1.5 service years left for the medium case and three have less than 1.5 service years left for the best case.

Repair and replacement of AHUs is expected to make up the bulk of the potential capital costs within the first five years.

- Estimated AHU complete replacement cost: See attached table
- AHU-6 coil replacement cost: \$30K

15.1.1.4 *Roof Top and Make Up Air Units (MAU)*

There are four facility rooftop units and a single makeup air unit. The rooftop units service administrative and general office areas (see Table 5). The MAU-1 services the kitchen. RTU-1, RTU-2 and RTU-3 are still in operation but are past their service life expectancy for even the best case ASHRAE data. RTU-4 is not in operation and is partially disassembled. MAU-1 is still operating with anywhere from 3-15 years of expected service life remaining.

- Estimated RTU replacement cost: \$25K including labor
- Estimated MAU replacement cost: See attached table

15.1.1.5 *Mini-Split Air Conditioning Units*

There are 11 mini-split AC units that service mostly entryways and general areas (see Table 6). The ASHRAE Database does not have detailed service life data for mini-split units; however, ASHRAE does provide median life expectancy for most HVAC equipment including these AC units. Therefore, only the medium case is presented in the table below that summarizes the AC units. Data for AC-3 and AC-XX could not be located but each unit has been visually confirmed to be in operation. It is expected that the age of these two units is like other units. All mini-split units are near or beyond their service life. Maintenance logs indicate that these units have been maintained.

- Estimated AC unit replacement cost: See attached table

15.1.1.6 *Other HVAC Equipment*

The bulk of the remaining HVAC equipment is exhaust fans, variable air ventilation (VAV) terminal boxes and pumps (see Table 7).

Based on input from facility maintenance personnel, VAV terminal box failures are handled as an emergency capital request. VAV boxes service most individual rooms. Due to the high number units and the impracticality of accessing each individual unit, a visual inspection was not performed on these units nor were any maintenance records located; therefore, the overall condition of each unit is unknown. However, based on input received, no VAV failures have occurred recently.

There are 69 exhaust fans. Maintenance logs indicate routine maintenance performed. Specific operating status of each fan was not obtained; however, it appears that most if not all fans are still operating with exception of a couple of original fans dating from 1954. The average fan age is 25 years (ranging from 10-67 years) with 0-2 years of expected service life remaining based on ASHRAE data. It is therefore expected that some exhaust fan replacements will be needed in the short term.

There are chilled water, feedwater and hot water pumps located throughout the facility supporting the boilers (feedwater and hot water) and chillers (chilled water). Maintenance data was not located for the pumps, so condition is based on visual inspection only. In addition, input from maintenance personnel stated that although pumps have been running with conditioned water for the past three and half years, all pumps require seal replacement due to running for approximately three years prior without water chemical conditioning. Pumps are not well labeled in the facility but based on location it can be assumed which equipment they are associated with. Because no maintenance logs were located indicating installation dates and other pertinent data, limited age data is available so no conclusions can be made as to the overall service years remaining.

- Estimated condensate pump replacement cost: \$3K
- Estimated hot water pump (1.5HP) replacement cost: \$4.5K
- Other pump replacement costs vary depending on pump size

15.2 Mechanical – Service Water Heating and Plumbing

The mechanical service water equipment is housed in one of seven rooftop penthouses or in one of the mechanical rooms. The main equipment consists of hot water heater and associated distribution piping.

Penthouse Surgery houses the following main equipment:

- Water Heaters – WH-9 and WH-10
- Various pumps and other support equipment

Penthouse Family Birthing Center (FBC) houses the following main equipment:

- Water Heaters – WH-6
- Various pumps and other support equipment

Penthouse ICU houses the following main equipment:

- Water Heaters – WH-5
- Various pumps (e.g., chilled water)

Penthouse Medical Surgery East houses the following main equipment:

- Water Heaters – WH-4
- Vacuum pumps – VP-1 through VP-3
- Other support equipment

Basement Mechanical houses the following main equipment:

- Water Heaters – WH-1 through WH-3
- Air Compressor
- Various other pumps and support equipment

Family Birthing Center (FBC) Mechanical houses the following main equipment:

- Water Heaters – WH-7 and WH-8

FBC Roof consists of following main equipment:

- Water Heater – WH-7 and WH-8

15.2.1 Mechanical – Service Water Heating and Plumbing Assessment

Per conversations and reviews, some key areas were identified that need to be addressed regarding service water heating and plumbing.

There has been a repeated issue of water pipe leaks which occur sporadically. Visual evidence of this patched piping is in the basement corridors.

15.2.1.1 *Water Heaters*

The facility water heaters range in age from 8-33 years with an average age of 18 years (see Table 8). Based on the ASHRAE data for a domestic water heater, this would indicate that there within 10.5 years, all units will require replacement as they will have exceeded their service life.

- Estimated water heater replacement cost: See attached table

15.3 Receptables

Receptacles throughout the building were found to be in good condition. No damaged receptacles or damaged/missing cover plates were observed during walkdowns.

15.4 Electrical Utility Service

The Hospital Building is currently served by four separate utility transformers – Service 1, Service 2, Service 3 and Service 4.

Service 1 is a 1000 kVA 7200-480Y/277V transformer located in the Central Plant. It provides power to the hospital kitchen, kitchen exhaust fan and AHU, basement boilers, trash compactor, cardboard compactor, the Information Systems Building (not included in the scope of this assessment) and formerly to an MRI trailer which has since been removed. It also provides power to the water chillers, pumps and a panel in the Central Plant.

Service 2 is 750 kVA 7200-208Y/120V transformer located in the Central Plant. It provides power to most hospital building panels and ventilation equipment including the Diagnostics Department, Administrative Offices, Family Birthing Center, Surgery Center, Medical Surgery (West) Wing, Intensive Care Unit, Progressive Care Unit, Health Services Offices and Pediatric Department. Service 2 also provides power for the Materials Management Building (not included in the scope of this assessment).

Service 3 is A 300 kVA 12.47kV-480Y/277V transformer located at the northwest corner of the building. It provides power for the panels and ventilation equipment for the Emergency Department, the Med Surg (East) Wing as well as X-Ray, MRI and CT Scan rooms in the Diagnostics Department. This includes the Medical Surgery Penthouse.

Service 4 is a 300 kVA 12.47kV-480Y/277V transformer located at the northeast corner of the Spaulding Building. It supplies power to the panels and ventilation systems throughout the three floors of the building as well as the Surgery Penthouse (Boiler Room 4).

Battelle Building is additionally included in this assessment. It is located to the northwest of the Hospital Building and is served from a 300kVA 7200-480Y/277V transformer located to the southeast of the building.

The utility transformers are maintained by Benton PUD and are assumed to be in good working condition.

15.4.1 Electrical Utility Service – Service 1 Assessment

Service 1 provides power to its loads via an obsolete Square D QED Switchboard (MDP-1) using three Square D molded case circuit breakers. Two of the breakers (Types MA and KA) are obsolete, but direct replacement breakers are available from Square D. The third breaker (Type LA) is still available from Square D. The breakers show no physical damage and are readily replaceable.

15.4.2 Electrical Utility Service – Service 2 Assessment

Service 2 provides power to its loads through an obsolete 2000A Square D Type PE Circuit Breaker with a Micrologic Trip Unit. The breaker is installed in an obsolete QED-1 Switchboard. The breaker shows no physical damage. It is unknown when the breaker was last tested to ensure proper operation of the trip unit. Testing should be performed to ensure the breaker and trip unit are still functioning. A retrofit breaker would be the only option for replacement.

- Estimated cost for retrofit breaker - \$50K, plus installation costs

15.4.3 Electrical Utility Service – Service 3 Assessment

Service 3 provides power to its loads via a 600A Square D fused heavy duty safety switch on the roof of the Hospital Building located on the exterior wall of the Medical Surgery Penthouse. The disconnect switch appears to be in good condition. Replacements are readily available for both the disconnect switch and fuses.

15.4.4 Electrical Utility Service – Service 4 Assessment

Service 4 provides power to its loads via an 800A Square D fused heavy duty safety switch on the roof of the Hospital Building located on the exterior wall of the Spaulding Building adjacent to the transformer. The disconnect switch appears to be in good condition. Replacements are readily available for both the disconnect switch and fuses.

15.4.5 Electrical Utility Service – Battelle Building Service Assessment

The service for Battelle Building provides power via a 480/277V Cutler-Hammer Type NFB panelboard with a 400A main breaker in the basement electrical room. The panelboard is obsolete, but replacement breakers are available through Eaton. The panel and breakers appear to be in good condition.

15.5 Electrical Distribution Equipment

The Hospital Building has several MCCs located in the various penthouses that serve motor loads throughout the building. These include three Square D Model 5 MCCs and one GE 7700 MCC. The Square D Model 5 MCC became obsolete in 1998 and is no longer supported. Replacement buckets are available reconditioned or retrofitted via special order. There are also several spare buckets that may be able to be cannibalized for parts if the need arises. The MCCs appear to be in good condition, but any failure could result in significant downtime for the downstream equipment due to parts availability.

The GE 7700 MCC was discontinued in 1985. Replacement parts and retrofits are available from [ABB](#), and reconditioned buckets can be found from third party vendors. The only GE 7700 MCC at the Hospital Building is in the Central Penthouse (Mechanical Room 3). This unit serves two loads: the kitchen exhaust fan and AHU-6, also for the kitchen. The MCC has spare buckets available which can be used in the event of equipment failure.

The 480/277V and 208/120V switchboards in the building consist primarily of Square D QED and QED-1 Switchboards. The switchboards are obsolete, and replacement parts are unavailable, but the I-Line type breakers that fit the switchboards are still readily available from [Square D](#).

The central plant has one Eaton Type ES Switchboard with a 1200A Bolted Pressure Contact Switch as its main disconnect. Both the switchboard and main disconnect are current models with replacement parts and components readily available.

Older switchboards at the facility include two GE AV-Line Switchboards (one in the basement electrical room and one at the central plant). These were discontinued in 1985. Reconditioned switches are available.

The 480/277V panelboards in the building consist of Square D NF, NEHB and I-Line Panelboards. The I-Line and NF Panelboards are currently supported by Square D with parts and replacement breakers readily available. The NEHB line of panels was discontinued in 1995. Currently available breakers will not fit the NEHB panel.

Most of the 208/120V panels in the building are Square D NQOD panels. These panels are obsolete, but the QO breakers that fit the panel are still the standard breaker for Square D and will be readily available for the foreseeable future. Older parts of the building have several ITE NLA-4 panels which were discontinued in 1971. ITE was acquired by Siemens in 1983, and Siemens continues to supply the breakers that fit these panels. The building also contains several obsolete panels with no parts availability which are addressed in the next section.

15.5.1 Electrical Distribution Equipment Assessment

Electrical Room 1 contains a GE AV-Line Switchboard (PDP-2) and an ITE Type CDP Panel (PDP-3). Both are obsolete and not supported by manufacturers. The ITE panel currently only serves one load: the cardboard compactor on the kitchen loading dock. A single 480/277V distribution panel can replace both panels. A further consideration is that the new panel could be used to feed the kitchen trash compactor which would eliminate the need for the other AV-Line Switchboard (PDP-1) located in the central plant, as well as the obsolete 800A breaker in MDP-1 feeding PDP-1.

- Estimated cost for new panel - \$20K, plus installation costs

Boiler Room 1 contains two obsolete panels: a GE Type NHB Panelboard (P2-1) and a Square D Saflex Panel (5E4). The NHB Panelboard was last made in 1975, and parts and replacement breakers are not available. The Saflex Panel became obsolete in the 1950s, or early 1960s, with the introduction of the Square D Quick Make-Quick Break Saflex switches. Parts for this unit are not available, but replacement fuses are readily available. Both panels can be replaced with modern 208/120V panelboards.

- Estimated cost for new panels - \$7.5K each, plus installation costs

The Spaulding Building Electrical Room (H1) has one Square D NEHB panelboard which is obsolete with no replacement parts or breakers available. The panel can likely remain in service for the foreseeable future without issue, but the unavailability of replacements warrants consideration for replacement. The same applies to the NEHB panel (H2) in the Spaulding Building Second Floor Electrical Closet.

- Estimated cost for new panel - \$12K, plus installation costs

The Progressive Care Unit contains one GE panel (3N11) which is of a model that couldn't be identified as it has no nameplate. The panel accepts E-Series breakers which are no longer available. A 208/120V replacement panel would cost roughly \$4500 plus installation costs.

- Estimated cost for new A208/120V panel - \$4.5K, plus installation costs

The Cath Lab on the second floor of the Spaulding Building has exposed 480V electrical conductors. They are currently deenergized with the local disconnect switch in the Cath Lab in the "OFF" position and the line side of the disconnect still live. This equipment should be put in a safe configuration. Recommend disconnecting and safing off conductors either at load side of local disconnect, or at the breaker in the Spaulding Electrical Room.

Panel EDP-1 in the electrical room of the FBC Penthouse (Boiler Room 3) has bolts missing from the cover allowing the cover to pull away from the panel enclosure and exposing live 208/120V conductors. Recommend properly securing the cover with appropriate bolts.

All sections of the Hospital Building have emergency generator backup power available for essential loads. All non-essential loads served by Services 2 and 4 also have generator backup power, except for the Health Services Offices fed from Service 2. The power is provided by one 300 kW 208/120V generator and two 500 kW 480/277V through automatic transfer switches and delayed automatic transfer switches throughout the building. The generators and transfer switches are maintained and transfer annually and are in good condition.

15.6 Lighting

The lighting voltage is 120V. Light fixtures appear to be in good condition throughout the building. No broken fixtures were observed during walkdowns.

16.0 CONCLUSION

Upon completing the condition assessment of the three buildings comprising the Property, WDG has developed this report to summarize our findings. It is WDG's understanding that approximately 20% of the building will be converted into a less stringent program soon with other uses for the remainder yet to be determined. Structurally, the buildings appear in generally good condition with only minor remedies viewed to be necessary to lengthen the lifespan of the buildings. Architecturally, some remedies are required to meet current ADA regulations. These remedies can be dealt with as renovations are performed on the buildings and they become suited for use. Plumbing throughout the buildings appears in generally good condition with some signs of recent leaks that have been remedied. Based on investigation of mechanical units throughout the Property, it was determined that most units appear to be near or beyond their EUL. The costs indicated for replacement of the mechanical units in all buildings is assuming a like for like replacement of all units. As previously stated, should the expected new use for the building be less demanding than that formerly associated with the buildings, then the cost for replacement or reconfiguration would diminish proportionately.

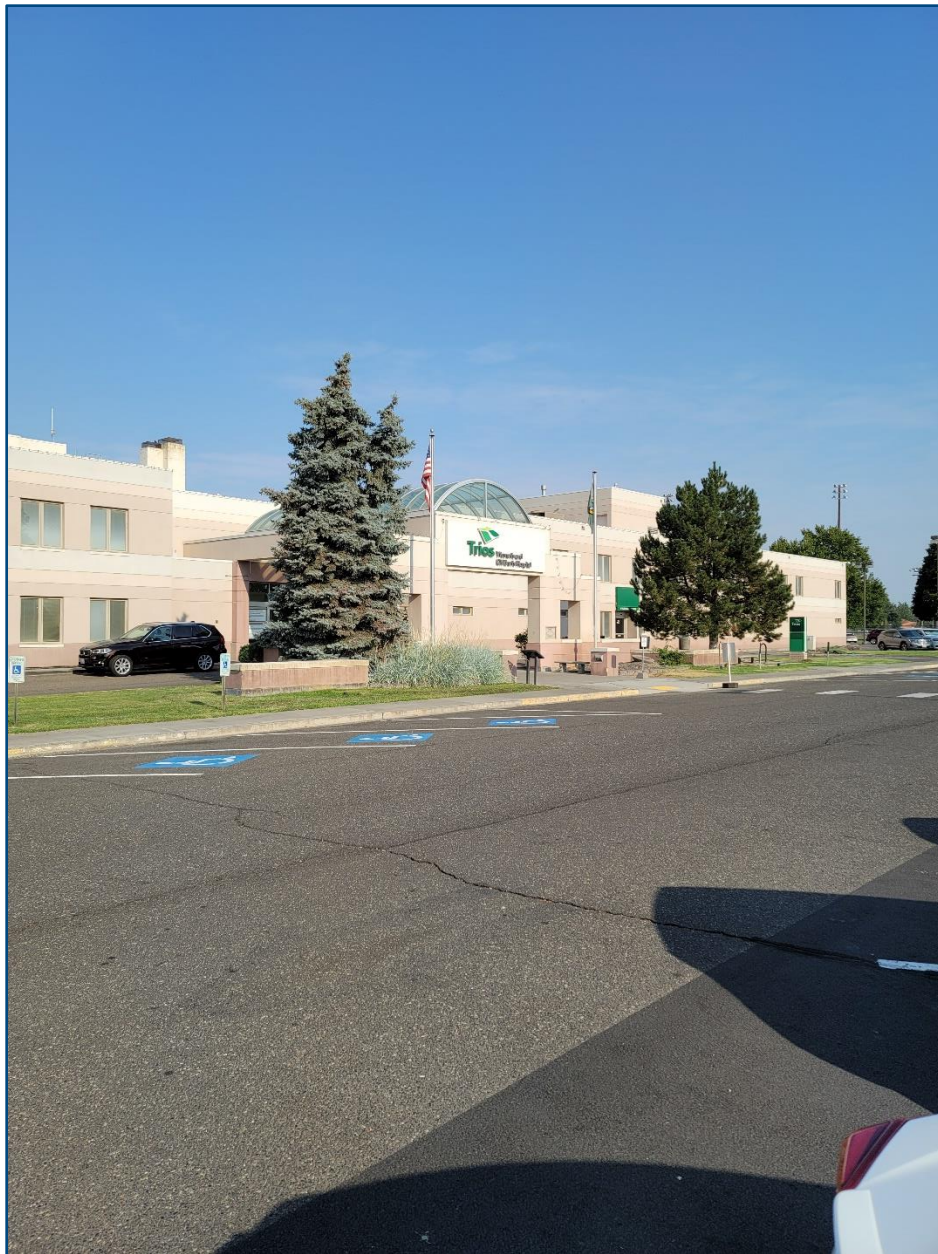
APPENDIX A - FIGURES



Figure 1. Scope of Assessment – Trios Auburn Building



APPENDIX B - PHOTOGRAPHS



Photograph 1. Exterior Photo - Trios Hospital Building



Photograph 2. Exterior Photo - Trios Spaulding Building



Photograph 3. Exterior Photo - Trios Battelle Building

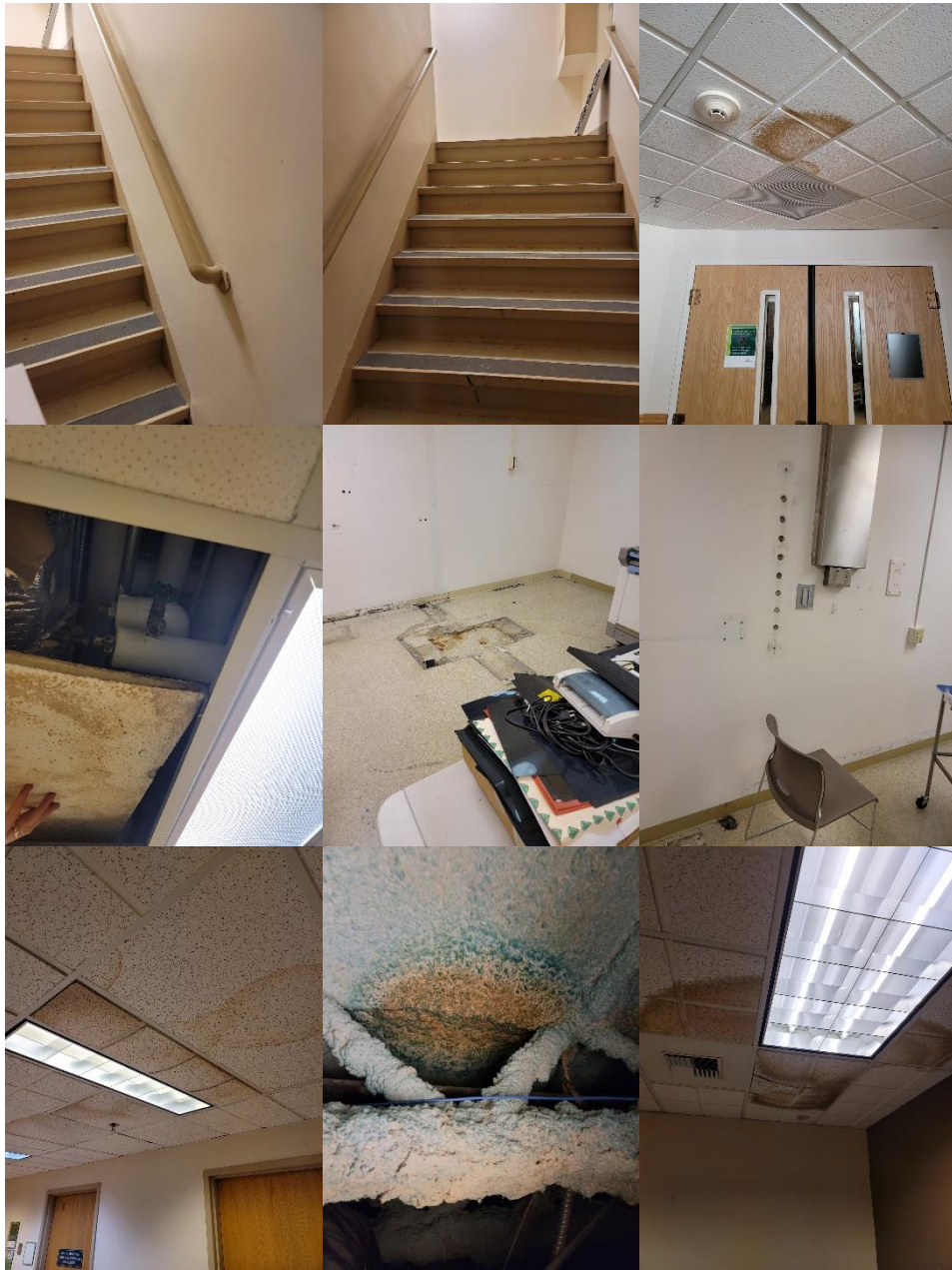
HOSPITAL BUILDING PHOTOS



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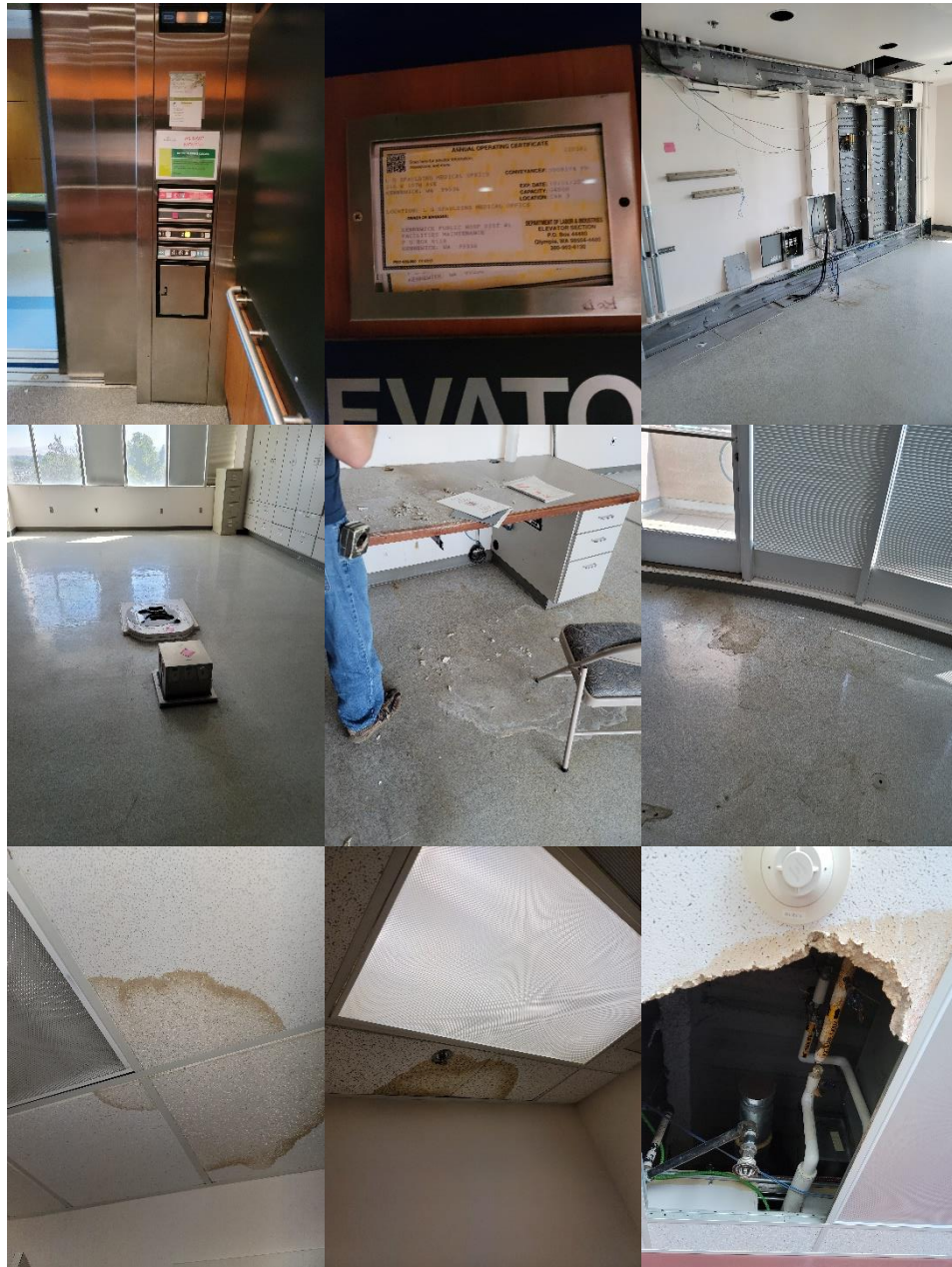
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BATTELLE BUILDING PHOTOS



BATTELLE BUILDING PHOTOS



BATTELLE BUILDING PHOTOS



APPENDIX C – TABLES

Tube Number	Tube Title	Contents Description
19	Spaulding HVAC	Empty
21	DI HVAC	Two mini split heat pumps
26	AHU 6 and 11 Equipment	AHU 6 and 11 replaced. KMU-1 make up air unit replaced (2006)
28	Chilled water filter	Nothing mechanical. Architectural and electrical.
29	Central chiller plant	Chiller number 1 replacement, 2004
39	PEDS HVAC	2nd floor, mostly VAV replacements some boiler room work.
42	Humidifier	Electrical only
47	241 HVAC	Out of assessment scope (small building west of chillers).
71	Chilled water filter	Filter only
92	IT AC	Packaged unit replacement (2010). Exact location unknown.
105	Dishwasher booster heater	
112	AHU 1 and 2	Tube not located

Table 1. Facility Drawings

Boilers						
Tag #	Install Date	Location	Current Age	Service Years Remaining		
				Worst	Medium	Best
BR-1	1954	Basement	67	0	0	0
BR-2	1954	Basement	67	0	0	0
BR-4	1999	Penthouse Medical Surgery East	22	0	0.6	5.3
BR-5	1999	Penthouse Medical Surgery East	22	0	0.6	5.3
BR-6	2010	Penthouse FBC	11	6.9	11.6	16.3
BR-7	1994	Penthouse Surgery	27	0	0	0.3
Average Age or Years Remaining			36	1	2	5
Youngest			11	Oldest		67

Table 2. Boilers

CHILLERS						
Tag #	Install Date	Location	Current Age	Service Years Remaining		
				Worst	Medium	Best
CH-1	2004	Chiller Pad	17	4.4	8.2	12
CH-2	1994	Chiller Pad	27	0	0	2
CH-3	1994	Chiller Pad	27	0	0	2
CH-4	2009	Penthouse Medical Surgery East	12	9.4	13.2	17
CH-5	2000	Penthouse NW, Ground	21	0.4	4.2	8
CH-6	2000	Penthouse NW, Ground	21	0.4	4.2	8
Average Age or Years Remaining			21	2	5	8
Youngest			12	Oldest		27

Table 3. Chillers

AIR HANDLING UNITS						
Tag #	Install Date	Location	Current Age	Service Years Remaining		
				Worst	Medium	Best
AHU-01	2011	1st Floor Mechanical Room	10	12	18.2	24.4
AHU-02	1988	Penthouse Central	33	0	0	1.4
AHU-03	2004	Penthouse Central	17	5	11.2	17.4
AHU-04	1999	Penthouse Medical Surgery East	22	0	6.2	12.4
AHU-05	1999	Penthouse Medical Surgery East	22	0	6.2	12.4
AHU-06	2004	Penthouse North	17	5	11.2	17.4
AHU-07	2000	Penthouse NW	21	1	7.2	13.4
AHU-08	2000	Penthouse NW	21	1	7.2	13.4
AHU-09	1988	Penthouse ICU	33	0	0	1.4
AHU-10	1988	ICU Stepdown Roof	33	6	12.2	18.4
AHU-11	2004	ICU Stepdown Roof	17	5	11.2	17.4
AHU-12	2001	Pediatric Roof	20	2	8.2	14.4
AHU-13	2005	Pediatric Roof	16	6	12.2	18.4
AHU-14	1988	Penthouse FBC	33	0	0	1.4
AHU-15	2004	FBC Roof	17	5	11.2	17.4
AHU-16	2009	FBC Roof	12	10	16.2	22.4
AHU-17	1994	Penthouse Surgery	27	0	1.2	7.4
AHU-18	1994	Penthouse Surgery	27	0	1.2	7.4
AHU-19	1994	Spaulding Roof	27	0	1.2	7.4
EF-33	1988	Penthouse ICU	33	0	1.7	12
EF-56	1988	Penthouse FBC	33	0	1.7	12
EF-65	1994	Penthouse Surgery	27	0	7.7	18
Average Age or Years Remaining			24	3	7	13
Youngest			10	Oldest		33

Table 4. Air Handling Units

Roof Top Units and Make Up Air Units						
Tag #	Install Date	Location	Current Age	Service Years Remaining		
				Worst	Medium	Best
RTU-1	1996	Administration Roof	25	0	0	0
RTU-2	1996	Administration Roof	25	0	0	0
RTU-3	2011	Spaulding Roof	10	8.6	11.3	14
RTU-4	1996	ICU Stepdown Roof	25	0	0	0
MAU-1	2002	Dining Room Roof	17	3	9.2	15.4
Average Age or Years Remaining			20	2	4	6
Youngest			10	Oldest		25

Table 5. Roof Top Units and Make Up Air Units

MINI-SPLIT AC UNITS				
Tag #	Install Date	Location	Current Age	Service Years Remaining
				Medium
AC-01	2009	Lab Roof	12	3
AC-02	2001	Lab Roof	20	0
AC-03		Entry Roof		
AC-04	2008	FBC Roof	13	2
AC-05	2004	Pediatric Roof	17	0
AC-06	2007	Penthouse ICU, Staff Entry	14	1
AC-07	2005	Penthouse ICU, Staff Entry	16	0
AC-08	2004	Penthouse NW, Ground	17	0
AC-09	2005	Penthouse NW, Ground	16	0
AC-10	2008	Penthouse NW	13	2
AC-XX		FBC Roof		
Average Age or Years Remaining			15	1
Youngest			12	20

Table 6. Mini Split AC Units

PUMPS					
Tag #	Install Date	Location	Age	Pump Type	Observation Notes
CHWP-08	2001	Penthouse Surgery	20	Chilled Water	Services AHU-15 and AHU-16
CHWP-09	2001	Penthouse Surgery	20	Chilled Water	Services AHU-15 and AHU-16
Pump 6	2001	Penthouse Surgery	20	Chilled Water	Currently running
Pump 7	2001	Penthouse Surgery	20	Chilled Water	Currently running
NA		Basement		Chilled Water	Pump is running very hot with excessive noise
NA		Basement		Chilled Water	Pump is running very hot with excessive noise
NA		Chiller Pad		Chilled Water	Currently running, 7.5 HP
NA		Chiller Pad		Chilled Water	Currently running, 7.5 HP
NA		Chiller Pad		Chilled Water	Currently running, 7.5 HP
CHWP #3		Penthouse FBC		Chilled Water	Running, loud
NA	1988	Penthouse ICU	33	Chilled Water	Currently running, 7.5 HP
NA	1999	Penthouse Medical Surgery East	22	Chilled Water	Not running as BR-4 and BR-5 out of service
NA	1999	Penthouse Medical Surgery East	22	Chilled Water	Not running as BR-4 and BR-5 out of service
NA		Penthouse North		Chilled Water	Currently running, ¾ HP, running
NA		Basement		Condensate	Heavily eroded
N/A		Penthouse Surgery		Heat Recovery	Currently running, 15 HP, running
NA		Penthouse Central		Heating Water	No data
RCU-1		Penthouse FBC		Heating Water	No data
NA	1999	Penthouse Medical Surgery East	22	Heating Water	Not running as BR-4 and BR-5 out of service

PUMPS					
Tag #	Install Date	Location	Age	Pump Type	Observation Notes
NA	1999	Penthouse Medical Surgery East	22	Heating Water	Not running as BR-4 and BR-5 out of service
BFW-1	1994	Penthouse Surgery	27	Hot Water	Currently running, servicing BR-7
BFW-2	1994	Penthouse Surgery	27	Hot Water	Currently running, servicing BR-7
HWP-09	2001	Penthouse Surgery	20	Hot Water	Currently running, servicing BR-7
HWP-09	2001	Penthouse Surgery	20	Hot Water	Currently running, servicing BR-7
N/A		Penthouse Surgery		Hot Water	Heavily eroded
N/A		Penthouse Surgery		Hot Water	Currently running
N/A		Penthouse Surgery		Hot Water	Currently running
N/A	1999	Penthouse Medical Surgery East	22	Hot Water	No data
N/A		Basement		Water Pump	Out of service, leaky
N/A		Basement		Water Pump	Heavily eroded

Table 7. Pumps

WATER HEATERS						
Tag #	Install Date	Location	Current Age	Service Years Remaining		
				Worst	Medium	Best
WH-01	2004	Basement	17	0	0	1.5
WH-02	2013	Basement	8	3.5	7	10.5
WH-03	2004	Basement	17	0	0	1.5
WH-04	1999	Penthouse Medical Surgery East	22	0	0	0
WH-05	2009	Penthouse ICU	12	0	3	6.5
WH-06	1988	Penthouse FBC	33	0	0	0
WH-07	2009	FBC Mechanical Room	12	0	3	6.5
WH-08	2009	FBC Mechanical Room	12	0	3	7
WH-09	1994	Penthouse Surgery	27	0	0	0
WH-10	1994	Penthouse Surgery	27	0	0	0
BR-3	2010	Basement	11	0.5	4	7.5
Average Age or Years Remaining			18	0	2	4
Youngest			8	Oldest		33

Table 8. Water Heaters