CONCORD GROUP

Summary Report

City of Sheboygan
Shoreline Metro Main Headquarters
Facility Condition Assessment

Sheboygan, WI

April 8, 2026

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1. INTRODUCTION

PURPOSE

The intent of the City of Sheboygan Shoreline Metro Main Headquarters Facility Condition Assessment (FCA) was to provide a visual inspection of the existing conditions for all physical assets integral to the 39,315 square feet facility. The information gathered from the assessment was compiled to document and create a working digital dashboard for ongoing capital repair and replacement. The working digital capital planning dashboard, referred to as ConcordVue, includes detailed information about each asset from the assessment, an estimated cost of replacement and repair, and a sortable plan that can be filtered down by priority year, asset, and work type. The information provided within this report and in ConcordVue can assist in avoiding costly emergency repairs or other unplanned renovations. The data developed during the FCA process should be used to provide the basis for evaluating immediate replacement and repair costs, establishing a baseline condition for each facility, and providing the information necessary for capital planning.

Although the information presented in this report and ConcordVue is based on thorough research, sound evaluation, and deep data analysis, it should be used only as a guide by stakeholders as they build plans that will best serve the interests of City of Sheboygan. Likewise, all dollar values provided in this report are budgetary estimates and are not intended for use as final costs for project implementation. All inspections conducted as part of this facility condition assessment are based on visually detectable conditions and should not replace legally mandated inspections, including – but not limited to – fire and life safety, ADA compliance, or asbestos and lead contamination.

ASSESSMENT APPROACH

The FCA completed at the Shoreline Metro Main Headquarters was an in-depth inspection of the current conditions of building structure, systems, and equipment and is used for making recommendations for repairing, replacing, and upgrading assets. It involves a review of documentation such as building plans, maintenance records, and lists of equipment with known deficiencies, which help build baseline familiarity with current facility and system conditions. The assessment also involves interviews with on-site maintenance staff. The FCA team surveys the entire facility to capture data on the severity of repairs or replacements of equipment, systems, and architectural and structural components needed.

The specific project scope of work followed the ASTM Uniformat II Standard and encompassed the inspection of all foundations, superstructure, exterior enclosure, roofing, interior construction, stairs, conveying, plumbing, HVAC, fire protection, electrical, and security assets, and a high-level ADA review following ASTM standards. After the interviews and on-site inspections were complete, The Concord Group utilized in-house estimating to prepare cost estimates of replacement and repair along with recommendations for prioritization based on the most substantial needs and likely equipment failures or safety hazards.

Furthermore, the data was uploaded to a digitized, interactive tool, referred to as ConcordVue which presents the assessment results in a manageable deliverable. This delivery method includes asset locations, descriptions, estimated action years, and estimated replacement costs. The result allows future updates to be performed in accordance with an interactive capital improvement plan.

The Facility Condition Assessment was executed to provide the client with the option to repair or conduct creative maintenance in order to further defer replacement and incurred costs of the asset or system. Each individual asset and system with an associated repair cost should be

evaluated to determine if the client budget allows for a full replacement versus deferring the replacement by performing repairs or maintenance. The Concord Group intends to review these specific items with the client at the final project meeting.

COST ESTIMATING METHODOLOGY

The Concord Group provided an in-house cost estimate based on unit rates that have been generated from current material/labor rates, historical production data, and discussions with relevant subcontractors and material suppliers. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors' overhead and profit.

Since The Concord Group has no control over the cost of labor, material, equipment, or over the contractor's method of determining prices, or over the competitive bidding or market conditions at the time of bid, this statement of probable construction cost is based on industry practice, professional experience, and qualifications, and represents The Concord Group's best judgment as professional construction cost consultants familiar with the construction industry. However, The Concord Group cannot guarantee that the proposals, bids, or construction cost will not vary from opinions of probable cost prepared by said contractors.

The Concord Group uses an all-digital platform for estimate preparation, leveraging the latest in estimating and BIM technology to prepare detailed and accurate estimates. This methodology involves the utilization of a software platform consisting of On-Screen Take-Off (OST) by On Center for quantity take-off, Assemble for extraction of estimating data from 3D models, and Interactive Cost Estimating (ICE) by RIB. Using OST for quantity take-off from digital documents allows us to be more accurate in take-off and removes the potential for human error in math calculations. This program also allows us to accurately document our take-off in a digital format for easy use in reconciliation and quantity comparison exercises.

This organized and conditioned data allows us to generate estimates for building components directly from the model, resulting in much more accurate and efficient estimate preparation. Quantities are then entered into the ICE system, which generates the unit cost based on several factors that are pre-loaded into the estimate. These factors are wage rates, crew size/makeup, productivity factors, material cost, equipment cost, and all mark-ups, etc. The major benefit of using this system is that we can easily drill down to show what is in the make-up of any unit rate applied in the estimate. We maintain a database of actual bid information to use as a historical reference source for future projects. We also maintain a cost database of construction materials, equipment, and labor costs that we update on a regular basis. The primary tools and processes we use to achieve this objective are as follows:

1. Feedback for the almost weekly bid results we receive and the analysis of overall and specific trade variances.
2. Analysis of the detailed cost information related to materials, equipment, labor, overhead, and profit submitted by contractors and their subcontractors to substantiate major change-order requests.
3. Monitor and adjust for recent and planned labor cost increases based on local union wage agreements, which tend to closely track the prevailing wage rates used on all local projects.
4. Monitor, on a local, national, and international basis, material pricing trends for major construction materials, such as, but not limited to steel, concrete, lumber, gypsum drywall, petroleum-based products, copper, aluminum, etc.
5. Monitor respected construction cost publications from sources such as ENR, Means, etc., and factor their findings into our cost models. Trends identified in these publications can

be particularly helpful when predicting possible future cost increases that should be factored into budgets/estimates for projects planned to be bid in the future.

Project-specific estimating includes 15% Design Contingency, 25% General Conditions/Bond/Insurance, and 10% Contractor Fees. All unit costs are priced in today's dollars in the ConcordVue asset management planning tool. The current costs and escalated costs are shown in this report only, at a rate of 4% compounding on an annual basis. The costs in the ConcordVue application should be updated annually to reflect changes due to inflation. The estimated costs do not include Soft Costs such as design fees, permitting, insurance fees, legal fees, and other pre- and post-construction expenses.

PROJECT OVERVIEW

The specific project scope of work followed the ASTM Uniformat II Standard and encompassed the inspection of all foundations, superstructure, exterior enclosure, site, roofing, interior construction, stairs, conveying, plumbing, HVAC, fire protection, electrical, and security assets. Photographs were collected of evaluated assets and are attached to data points in ConcordVue. Project team members were responsible for respective disciplines across the building to provide expert evaluation of the current condition of the building.

Firm	Responsibilities
The Concord Group	Project Management Interior Finishes Conveyance Fire Protection
IBC Engineering	Mechanical Electrical Plumbing Fire Alarm Security Systems
ZS Architectural Engineering	Building Envelope Structure

The assets were broken down into each level of the Shoreline Metro Main Headquarters and broken down further by Location ID. Additionally, the assets were categorized using the level 1 ASTM Unformat II Standard and given a descriptive Asset Type to assist in breaking down the data for capital planning.

The assessment consisted of identifying the installation year of the asset, quantifying the asset, listing the recommended work type, scoring the asset condition, and identifying an appropriate action year.

All assets were evaluated using a standardized methodology to ensure consistency across assessments. Each asset underwent an evaluation based on three key criteria: Asset Condition, Time to Failure, and Potential Consequences.

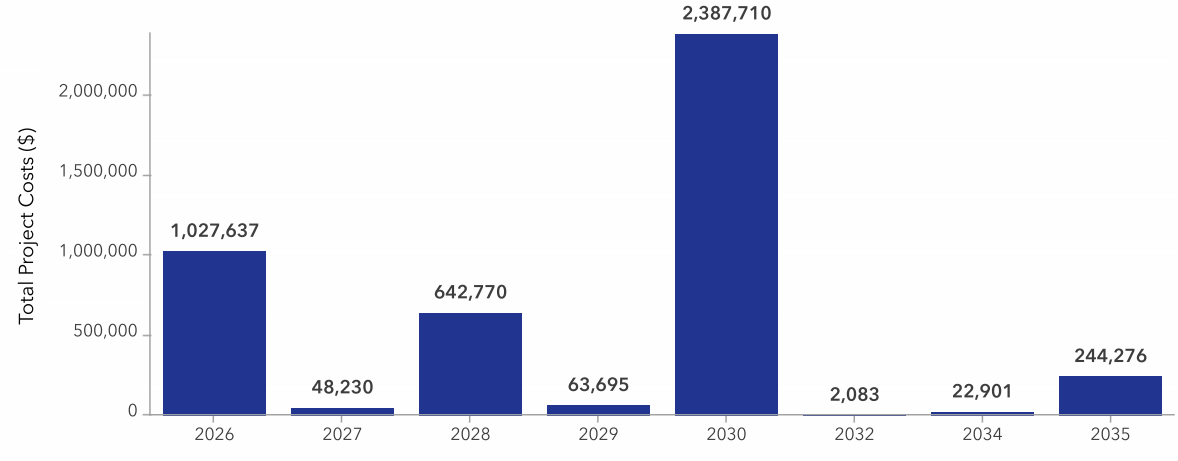
2. CAPITAL COST PROJECTIONS

In summary, 74 assets and systems were evaluated at Shoreline Metro Main Headquarters in the summer of 2025. These evaluated items are assets that were grouped based on deficiency or separated for specific attention. The facility was evaluated to have an estimated $1,027,640 in deferred maintenance and a cumulative 10-year capital needs cost of $4,439,300 or an average of $443,930 per year. These values are in today's dollars and do not include inflation.

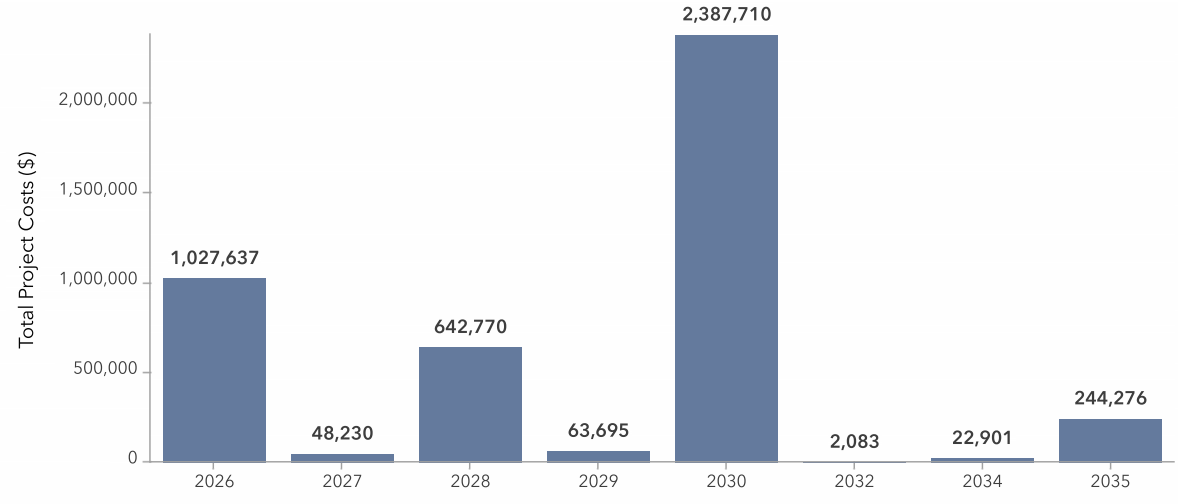
A 10-year Capital Improvement Plan (CIP) was created, as shown in ConcordVue, from the accumulated information gathered during the site visits and cost estimates generated to reflect the associated repair or replacement costs. The CIP should be utilized to prioritize work over the next 10 years and avoid unforeseen costly repair projects. A summary of the data is captured in the figures below.

Shoreline Metro Main Headquarters Facility

Projected Capital Costs Per Year (2026-2035)

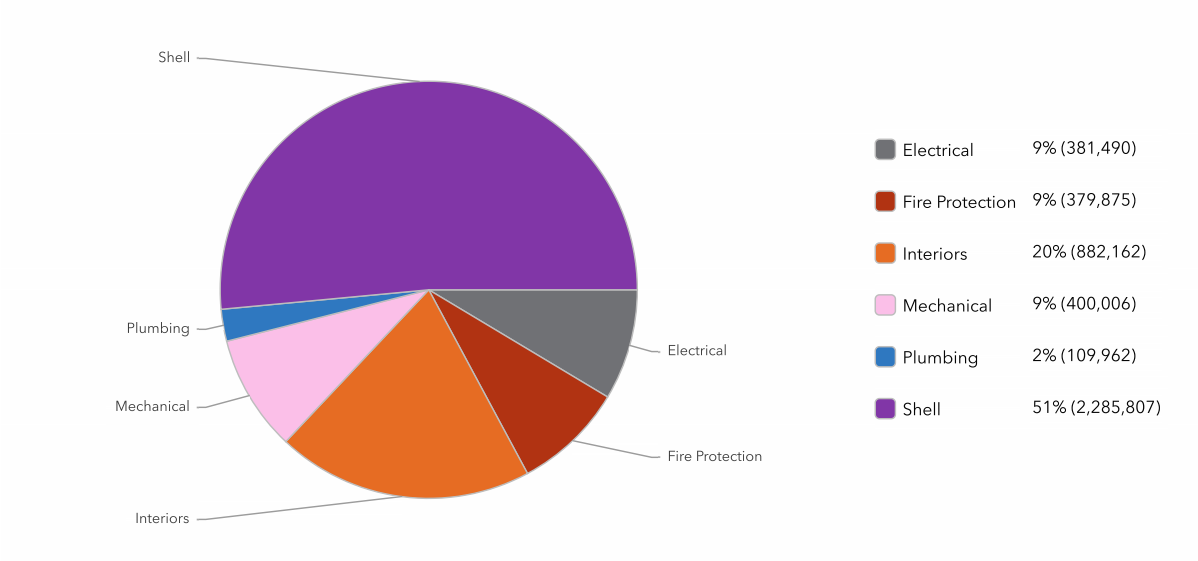


Original FCA Results - Estimated Project Costs Per Year (2026-2035)

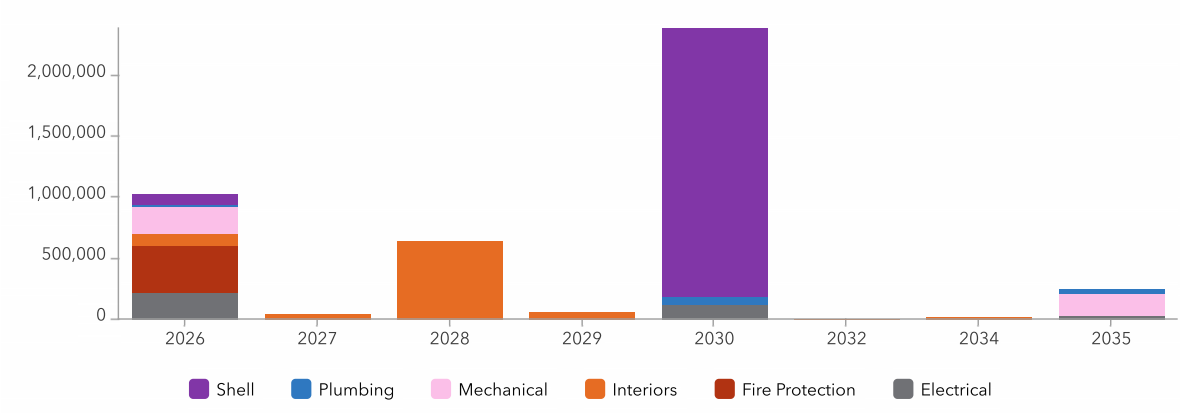


Shoreline Metro Main Headquarters Facility

Cost Breakdown by Discipline (2026-2035)



Cost Breakdown by Discipline Per Year (2026-2035)



3. KEY METRICS

FACILITY CONDITION INDEX

Facility Condition Index (FCI) is a metric used to understand the relative condition of a building. It's the ratio of the estimated cost of deferred repairs and replacements over the next year to the estimated replacement value of the building, as shown in Equation 1 - Facility Condition Index. The current building replacement value was determined through current average price data for this type of building construction and use. This figure only encompasses hard construction costs and should be utilized only as a guide. The FCI represents the current condition of the building at the time of the assessment. This metric is a key reference point for organizations to evaluate and compare the overall condition of their facilities.

A high FCI (typically 0.41 or higher) indicates the building is in critical condition and requires a significant capital investment. This can result in increased maintenance costs, reduced safety, reduced functionality, and decreased financial viability. When the FCI score becomes too high, it may indicate that ongoing maintenance costs outweigh the benefits of continued investment, prompting consideration of renovation, repurposing, or full replacement. Other variables such as facility planning, strategy and additional factors should be considered by the owner in this decision. A low FCI (typically 0.2 or less) indicates the building is in good condition. The overall Facility Condition Index was calculated to be 0.07. The FCI score details are shown in Table 1 – Facility Condition Index.

$$Facility\ Condition\ Index = \frac{Deferred\ Maintenance}{Current\ Replacement\ Value}$$

FACILITY MAINTENANCE RENEWAL INDEX

The Facility Maintenance Renewal Index (FMRI) is a composite metric designed to support holistic capital planning by combining both current deferred maintenance and future projected capital needs. It is calculated as the sum of the Facility Condition Index (FCI) and the anticipated capital needs over the next four years relative to the building's replacement cost. In general, a lower FMRI indicates a better overall condition of the facility, both currently and in the near future. The overall Facility Maintenance Renewal Index was calculated to be 0.13. The FMRI score details are shown in Table 1 – Facility Condition Index.

Table 1 – Facility Condition Index

Facility	Size	Current Replacement Value (CRV)	Deferred Maintenance	FCI Score	FMRI Score
Shoreline Metro Main Headquarters	39,315 SF	$13,760,250	$1,027,640	0.07	0.13

PROJECT PRIORITIZATION

All assets were evaluated using a standardized methodology to ensure consistency across assessments. Each asset underwent an evaluation based on three key criteria: Asset Condition, Time to Failure, and Potential Consequences.

Asset Condition

1 - No Action Needed

2 - Normal Wear is Experienced

3 - Functions but has Reasonable Deterioration

4 - Major Deterioration, Unacceptable Built Environment, or Far Beyond Exceeding Life Cycle Expectancy

5 - Asset has Failed or is a Hazard/Safety Issue

Time to Failure

1 - Rare, estimated time to failure is approximately > 10 years

2 - Unlikely, estimated time to failure is approximately < 10 years

3 - Possible, estimated time to failure is approximately < 5 years

4 - Likely, estimated time to failure is approximately < 3 years

5 - Certain, estimated time to failure is approximately < 1 year

Potential Consequences

1 - Insignificant

2 - Minor

3 - Moderate

4 - Major

5 - Catastrophic

Potential Consequences Matrix

Rating	Health & Safety	Regulation	Business	Operational/Building/ Engineering
1 - Insignificant	No injury. No breach of guidance or procedures.	No or minimal impact with breach of guidance or procedures.	Unlikely to cause complaint. Litigation possibility remote. Minimal reputation loss.	Minimal or no impact. Minimal or no disruption.
2 - Minor	Minor injury or ill health (first aid or self treatment).	Breach of legal requirements.	Possible complaint. Litigation unlikely. Loss of reputation. Widespread internal awareness.	Localized impact. Short term disruption to normal services.
3 - Moderate	Moderate injury or ill health.	Single breach of legal requirement. Improvement notice issued.	Probable complaint. Possible litigation. Loss of reputation. National paper reporting.	Moderate impact. Extended disruption to normal services.
4 - Major	Major/significant injury or long-term incapacity/disablement	Multiple breaches of legal requirements. Prohibition notice issued.	Citations. Litigation expected. Damage to reputation. National news reporting.	Major/significant impact. Severe disruption to normal services.
5 - Catastrophic	fatality or permanent incapacity/disablement	Multiple breaches of legal requirements. Prosecution expected.	Citations. Litigation certain. National adverse publicity.	Critical impact. Service closure.

RISK SCORE

This evaluation produced a critical classification: **Risk Score**—which reflects both the likelihood and severity of potential failure. Projects are evaluated based on useful life and estimated time to failure. The Risk Score is used to determine the priority of projects designated each fiscal year. The **Risk Score** is calculated by multiplying two subcategories: **Probability of Failure** and **Potential Consequences**. The **Probability of Failure** is determined by the average of **Time to Failure** and **Asset Condition**. Therefore, the score can range from 1 to 25.

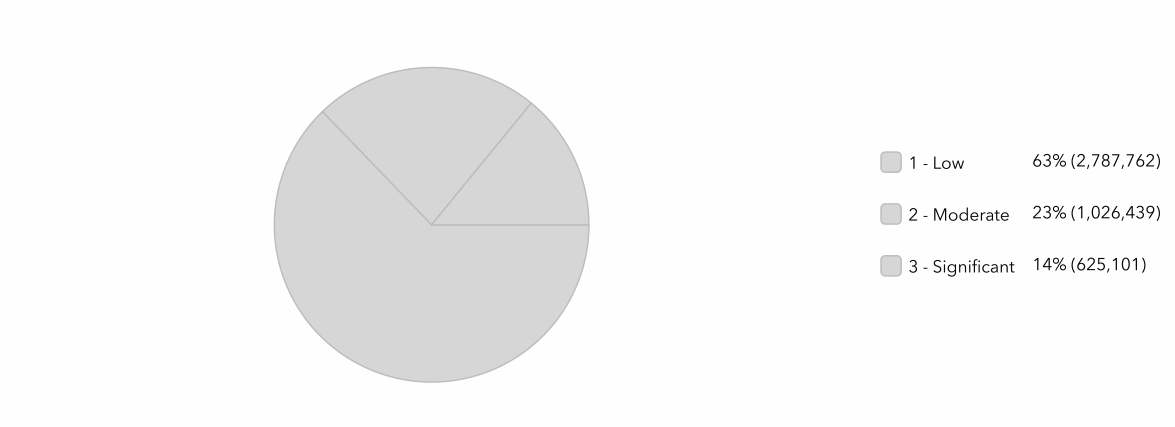
Probability of Failure

Average of Asset Condition and Time to Failure

Potential Consequences	1 - Rare	2 - Unlikely	3 - Possible	4 - Likely	5 - Certain
1- Insignificant	1	2	3	4	5
2 - Minor	2	4	6	8	10
3 - Moderate	3	6	9	12	15
4 - Major	4	8	12	16	20
5 - Catastrophic	5	10	15	20	25

Low	Moderate	Significant	High
1-6	7-10	11-16	17-25

Total Cost Summary by Risk Category (2026-2035)



4. ASSESSMENT OVERVIEW

BUILDING OVERVIEW

The Shoreline Metro Main Headquarters, located at 608 S Commerce St in Sheboygan, Wisconsin, is a single-story municipal facility encompassing approximately 39,315 square feet. Originally constructed in 1975, the building is primarily used for vehicle storage and maintenance.

Key infrastructure includes the original electrical service with an added panel in 1981. Exhaust fans and a make-up air unit serve the garage space, and one unit is equipped with a CO sensor. The office area is serviced by rooftop units. Gas-fired unit heaters provide supplemental heat to the facility. The building is equipped with a wet pipe fire sprinkler system. There is no conveyance system.

The building exterior consists of painted block, corrugated metal panels, a mix of metal fascia and applied aggregate and minimal windows. Interior finishes include acoustic ceiling tiles, sealed concrete flooring, and vinyl floor tiles.

ASSESSMENT SUMMARY

There was a total of 74 assessments completed during the FCA through the building. Each item includes a replacement value with the addition of recommendations for repairs to subsidize total capital replacement costs within the next 10 years. A total of 56 items were deemed to need attention within the next 10 years.

The building was constructed in 1975 and many systems have achieved their useful life. A repair to some assets may prolong the asset lifespan and defer total replacement costs. These options for repairs and maintenance have been included as an alternative option for capital planning. Photos of each asset are provided in the asset management planning tool, ConcordVue.

CONVEYANCE

There is no conveyance system at this facility.

ELECTRICAL & LIGHTING

The normal electrical distribution system is original to the building. Panel C was added along with the Wash Bay addition in 1981. The normal distribution equipment appears to be in good working condition, however, it is at or past life expectancy.

The lighting in the facility has recently undergone a large-scale retrofitting process in which fluorescent lamps are being replaced by LED as they reach end of their useful life. This process is still ongoing and is the short-term plan for maintaining the lighting system according to building staff. These retrofits began in 2015 and will continue until all lamps are changed over or a major renovation for lighting is implemented. The exterior lighting has all undergone an update to LED fixtures. The interior controls are a combination of toggle switches and turning off the entire building via breakers. Exterior lighting is controlled via photocell with the exception of the flag light, which is not included on that control. Interior lighting should be included on emergency power to provide EM lighting within the interior/exterior spaces as required by code as there is currently no emergency illumination for the building. In addition to the emergency lighting, the exit signage appears to have illumination levels that are too low and require improvement (the lettering isn't bright enough to be clearly visible in all locations).

A controls system should be added to the building as required by code or when energy savings is desired. Existing fixtures should be replaced with LED at end of useful fixture life. It is

recommended that any major lighting update be reviewed to ensure fixture selections are suitable for the space they will be located.

FIRE PROTECTION & FIRE ALARM
The building's fire suppression system appears to be original and beyond the expected useful life. It is recommended to replace the sprinkler heads and some fittings may require replacement in the next few years to ensure a fully functional system.

The Fire alarm system was recently updated in 2015. The equipment is in good working condition. The fire alarm system only monitors the sprinkler system and a smoke detector at the fire alarm control panel. Notification is not code compliant with minimal notification devices within the building.

SECURITY & CARD ACCESS
The Access Control System in the facility was recently updated, appears to be in good working condition and does not require any changes or replacements.

The CCTV Cameras are an off brand but have been recently updated and appear to be in good working condition.

There is no Intercom System at this facility.

INTERIOR FINISHES
The interior finishes of the facility are in poor condition, and many are deteriorating due to age and wear. It is recommended that the interior finishes be replaced

MECHANICAL
All existing exhaust fans serving garage are original and not ducted. They are controlled by a switch, with the exception of one being served by a CO wall-mounted sensor. The extent of operation is unknown, but should be replaced with newer, more efficient fans soon.

Destratification fans in garage are also assumed to be original and are controlled by typical wall-mounted speed controllers. Gas-fired unit heaters show some variance in installation year, with some appearing to have been replaced within the past 10 years. Any older unit heaters original to the building should be replaced with new.

Carrier RTU serving office space is assumed to have been installed in 1990, and shows typical deterioration and rust, but is still operational and within useful life. Existing makeup air unit in garage is beyond useful life and assumed to be original. Recommend replacement.

PLUMBING
Existing water distribution appeared to be original to the building, with no evidence of any backflow prevention during the assessment. Most fixtures are assumed to be original (50 years old) and, while operational, are all beyond their useful life. The water closets were old, and floor mounted with flush tanks, urinals are old floor mounted units with the water connection exposed and uninsulated, and utility sinks were all very dirty and worn. The shower in the men's room has significant ceiling deterioration directly overhead. Several of the roof drain coverings should be replaced or re-attached to protect them from debris.

The emergency fixtures will need to be brought to code; one of the eye-wash stations discharges directly into the adjacent utility sink, and there is no floor drain near the existing emergency shower.

While the plumbing fixtures are still operational and dispense hot water, these fixtures (WCs, URs, LAVs, MBs, SHs, EEWs) should be replaced with modern, more water efficient commercial fixtures.

SHELL AND STRUCTURE
The roof consists of a ballasted modified bitumen system; the roof is in excellent condition.

The building exterior consists of painted block, corrugated metal panels, a mix of metal fascia and applied aggregate. The building has minimal windows that consist of glass and precast concrete surrounds. The building exterior is in good condition.

No structural concerns were observed, and no structural repairs are currently required.

Shoreline Metro Main Headquarters Facility

Building Summary Report

Fiscal Year(s): 2026 - 2035

Report Created:

04/07/2026

Project Listing - Upcoming Highest Risk Projects

733 | Emergency Lighting System - Code Compliance

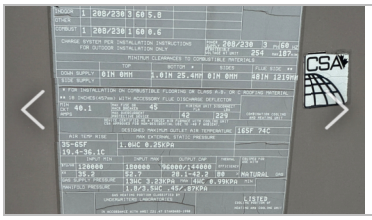
Risk Score: **20.00** Cost: **$0**

Project Year: 2026 Age: 19 Useful Life: 15

655 | Exhaust Fan - Roof-Mounted - Replacement

Risk Score: **16.00** Cost: **$34,202**

Project Year: 2026 Age: 51 Useful Life: 20



662 | Rooftop Unit - Packaged - Replacement

Risk Score: **15.00** Cost: **$97,721**

Project Year: 2026 Age: 36 Useful Life: 15

650 | Sprinkler System - Wet Pipe - Replacement

Risk Score: **12.00** Cost: **$379,875**

Project Year: 2026 Age: 51 Useful Life: 35

661 | Floor Finish - Carpeting - Replacement

Risk Score: **12.00** Cost: **$12,735**

Project Year: 2026 Age: 51 Useful Life: 12

671 | Make-up Air Unit - Replacement

Risk Score: **12.00** Cost: **$81,434**

Project Year: 2026 Age: 51 Useful Life: 30

742 | Paint - Exterior - Major Repair

Risk Score: **12.00** Cost: **$3,953**

Project Year: 2026 Age: 42 Useful Life: 10

740 | Paint - Exterior - Major Repair

Risk Score: **10.50** Cost: **$3,163**

Project Year: 2026 Age: 42 Useful Life: 10

PROJECT LIST – Top 270 Projects — Year ↑, Risk ↓ (Within Each Year)

Showing 15 of 56 results

1. 733 | Risk Score: 20 | Remaining Useful Life: -3 | Project Year: 2026 | Project Cost: $0
Emergency Lighting System-Code Compliance | Shoreline Metro Main Headquarters Facility |

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2. 655 | Risk Score: 0 | Remaining Useful Life: -30 | Project Year: 2026 | Project Cost: $0
Exhaust Fan - Roof-Mounted-Low to No Cost Deficiency | Shoreline Metro Main Headquarters Facility |

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3. 662 | Risk Score: 9 | Remaining Useful Life: -20 | Project Year: 2026 | Project Cost: $0
Rooftop Unit - Packaged-Replacement | Shoreline Metro Main Headquarters Facility | RTU

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4. 650 | Risk Score: 12 | Remaining Useful Life: -15 | Project Year: 2026 | Project Cost: $0
Sprinkler System - Wet Pipe -Replacement | Shoreline Metro Main Headquarters Facility |

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5. 661 | Risk Score: 8 | Remaining Useful Life: -38 | Project Year: 2026 | Project Cost: $0
Floor Finish - Carpeting-Replacement | Shoreline Metro Main Headquarters Facility |

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6. 671 | Risk Score: 0 | Remaining Useful Life: -20 | Project Year: 2026 | Project Cost: $0
Make-up Air Unit-Replacement | Shoreline Metro Main Headquarters Facility |

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7. 742 | Risk Score: 12 | Remaining Useful Life: -32 | Project Year: 2026 | Project Cost: $3953
Paint - Exterior-Major Repair | Shoreline Metro Main Headquarters Facility |

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8. 740 | Risk Score: 10.5 | Remaining Useful Life: -32 | Project Year: 2026 | Project Cost: $3163
Paint - Exterior-Major Repair | Shoreline Metro Main Headquarters Facility |

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9. 741 | Risk Score: 10.5 | Remaining Useful Life: -32 | Project Year: 2026 | Project Cost: $4744
Paint - Exterior-Major Repair | Shoreline Metro Main Headquarters Facility |

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10. 757 | Risk Score: 10.5 | Remaining Useful Life: -51 | Project Year: 2026 | Project Cost: $5693
Concrete foundation-Major Repair | Shoreline Metro Main Headquarters Facility |

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11. 758 | Risk Score: 10.5 | Remaining Useful Life: -31 | Project Year: 2026 | Project Cost: $1581
Exterior Overhead Door - Steel-Major Repair | Shoreline Metro Main Headquarters Facility |

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12. 684 | Risk Score: 10 | Remaining Useful Life: -5 | Project Year: 2026 | Project Cost: $0
Panel - Distribution-Replacement | Shoreline Metro Main Headquarters Facility | MDP

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13. 651 | Risk Score: 9 | Remaining Useful Life: -25 | Project Year: 2026 | Project Cost: $0
Floor Finish - Vinyl and Laminate Coverings-Replacement | Shoreline Metro Main Headquarters Facility |

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14. 691 | Risk Score: 9 | Remaining Useful Life: -15 | Project Year: 2026 | Project Cost: $0
Interior Windows - Hollow Metal-Replacement | Shoreline Metro Main Headquarters Facility |

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15. 697 | Risk Score: 9 | Remaining Useful Life: -20 | Project Year: 2026 | Project Cost: $0
Handrails - Metal-Replacement | Shoreline Metro Main Headquarters Facility |

PROJECT LIST

Showing 30 of 56 results

16. 683 | Risk Score: 8 | Remaining Useful Life: -5 | Project Year: 2026 | Project Cost: $0
Panel - Load Center-Replacement | Shoreline Metro Main Headquarters Facility | Panel E

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17. 685 | Risk Score: 8 | Remaining Useful Life: -5 | Project Year: 2026 | Project Cost: $0
Panel - Load Center-Replacement | Shoreline Metro Main Headquarters Facility | Panel A

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18. 686 | Risk Score: 8 | Remaining Useful Life: -5 | Project Year: 2026 | Project Cost: $0
Panel - Load Center-Replacement | Shoreline Metro Main Headquarters Facility | Panel B1

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19. 687 | Risk Score: 8 | Remaining Useful Life: -5 | Project Year: 2026 | Project Cost: $0
Panel - Load Center-Replacement | Shoreline Metro Main Headquarters Facility | Panel B2

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20. 688 | Risk Score: 8 | Remaining Useful Life: 1 | Project Year: 2026 | Project Cost: $0
Panel - Load Center-Replacement | Shoreline Metro Main Headquarters Facility | Panel C

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21. 694 | Risk Score: 12 | Remaining Useful Life: -20 | Project Year: 2026 | Project Cost: $0
Bathroom Stall - Standard-Replacement | Shoreline Metro Main Headquarters Facility |

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22. 676 | Risk Score: 0 | Remaining Useful Life: -8 | Project Year: 2026 | Project Cost: $0
Compressed Air System-Low to No Cost Deficiency | Shoreline Metro Main Headquarters Facility |

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23. 692 | Risk Score: 7.5 | Remaining Useful Life: -15 | Project Year: 2026 | Project Cost: $0
Interior Windows - Hollow Metal-Replacement | Shoreline Metro Main Headquarters Facility |

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24. 695 | Risk Score: 10.5 | Remaining Useful Life: -20 | Project Year: 2026 | Project Cost: $0
Bathroom Stall - ADA-Replacement | Shoreline Metro Main Headquarters Facility |

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25. 755 | Risk Score: 6 | Remaining Useful Life: -6 | Project Year: 2026 | Project Cost: $0
Window - Aluminum-Replacement | Shoreline Metro Main Headquarters Facility |

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26. 656 | Risk Score: 0 | Remaining Useful Life: -10 | Project Year: 2026 | Project Cost: $0
Gravity Roof Ventilator-Low to No Cost Deficiency | Shoreline Metro Main Headquarters Facility |

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27. 682 | Risk Score: 6 | Remaining Useful Life: -35 | Project Year: 2026 | Project Cost: $0
Meter - Electrical, Utility-Replacement | Shoreline Metro Main Headquarters Facility | Meter

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28. 732 | Risk Score: 4 | Remaining Useful Life: -3 | Project Year: 2026 | Project Cost: $0
Lighting Controls - General-Replacement | Shoreline Metro Main Headquarters Facility |

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29. 756 | Risk Score: 4 | Remaining Useful Life: -12 | Project Year: 2026 | Project Cost: $21347
Siding - Metal-Major Repair | Shoreline Metro Main Headquarters Facility |

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30. 690 | Risk Score: 10.5 | Remaining Useful Life: -10 | Project Year: 2026 | Project Cost: $0
Acoustic Ceiling Tiles-Replacement | Shoreline Metro Main Headquarters Facility |

PROJECT LIST

Showing 45 of 56 results

31. 733 | Risk Score: 20 | Remaining Useful Life: -3 | Project Year: 2026 | Project Cost: $0
Emergency Lighting System-Code Compliance | Shoreline Metro Main Headquarters Facility |

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32. 655 | Risk Score: 0 | Remaining Useful Life: -30 | Project Year: 2026 | Project Cost: $0
Exhaust Fan - Roof-Mounted-Low to No Cost Deficiency | Shoreline Metro Main Headquarters Facility |

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33. 662 | Risk Score: 9 | Remaining Useful Life: -20 | Project Year: 2026 | Project Cost: $0
Rooftop Unit - Packaged-Replacement | Shoreline Metro Main Headquarters Facility | RTU

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34. 650 | Risk Score: 12 | Remaining Useful Life: -15 | Project Year: 2026 | Project Cost: $0
Sprinkler System - Wet Pipe -Replacement | Shoreline Metro Main Headquarters Facility |

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35. 661 | Risk Score: 8 | Remaining Useful Life: -38 | Project Year: 2026 | Project Cost: $0
Floor Finish - Carpeting-Replacement | Shoreline Metro Main Headquarters Facility |

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36. 671 | Risk Score: 0 | Remaining Useful Life: -20 | Project Year: 2026 | Project Cost: $0
Make-up Air Unit-Replacement | Shoreline Metro Main Headquarters Facility |

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37. 742 | Risk Score: 12 | Remaining Useful Life: -32 | Project Year: 2026 | Project Cost: $3953
Paint - Exterior-Major Repair | Shoreline Metro Main Headquarters Facility |

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38. 740 | Risk Score: 10.5 | Remaining Useful Life: -32 | Project Year: 2026 | Project Cost: $3163
Paint - Exterior-Major Repair | Shoreline Metro Main Headquarters Facility |

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39. 741 | Risk Score: 10.5 | Remaining Useful Life: -32 | Project Year: 2026 | Project Cost: $4744
Paint - Exterior-Major Repair | Shoreline Metro Main Headquarters Facility |

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40. 757 | Risk Score: 10.5 | Remaining Useful Life: -51 | Project Year: 2026 | Project Cost: $5693
Concrete foundation-Major Repair | Shoreline Metro Main Headquarters Facility |

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41. 758 | Risk Score: 10.5 | Remaining Useful Life: -31 | Project Year: 2026 | Project Cost: $1581
Exterior Overhead Door - Steel-Major Repair | Shoreline Metro Main Headquarters Facility |

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42. 684 | Risk Score: 10 | Remaining Useful Life: -5 | Project Year: 2026 | Project Cost: $0
Panel - Distribution-Replacement | Shoreline Metro Main Headquarters Facility | MDP

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43. 651 | Risk Score: 9 | Remaining Useful Life: -25 | Project Year: 2026 | Project Cost: $0
Floor Finish - Vinyl and Laminate Coverings-Replacement | Shoreline Metro Main Headquarters Facility |

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44. 691 | Risk Score: 9 | Remaining Useful Life: -15 | Project Year: 2026 | Project Cost: $0
Interior Windows - Hollow Metal-Replacement | Shoreline Metro Main Headquarters Facility |

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45. 697 | Risk Score: 9 | Remaining Useful Life: -20 | Project Year: 2026 | Project Cost: $0
Handrails - Metal-Replacement | Shoreline Metro Main Headquarters Facility |

PROJECT LIST

Showing 56 of 56 results

46. 675 | Risk Score: 5 | Remaining Useful Life: -30 | Project Year: 2030 | Project Cost: $0
Shower-Replacement | Shoreline Metro Main Headquarters Facility | SH

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47. 674 | Risk Score: 4 | Remaining Useful Life: -20 | Project Year: 2030 | Project Cost: $0
Lavatory-Replacement | Shoreline Metro Main Headquarters Facility | L

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48. 754 | Risk Score: 3 | Remaining Useful Life: 4 | Project Year: 2030 | Project Cost: $2.19972e+006
Roof Covering - Modified Bitumen-Replacement | Shoreline Metro Main Headquarters Facility |

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49. 659 | Risk Score: 5 | Remaining Useful Life: -25 | Project Year: 2032 | Project Cost: $0
Floor Finish - Vinyl and Laminate Coverings-Replacement | Shoreline Metro Main Headquarters Facility |

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50. 672 | Risk Score: 6 | Remaining Useful Life: -25 | Project Year: 2034 | Project Cost: $0
Casework - Base Cabinets-Replacement | Shoreline Metro Main Headquarters Facility |

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51. 673 | Risk Score: 6 | Remaining Useful Life: -25 | Project Year: 2034 | Project Cost: $0
Casework - Base Cabinets-Replacement | Shoreline Metro Main Headquarters Facility |

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52. 654 | Risk Score: 6 | Remaining Useful Life: 10 | Project Year: 2035 | Project Cost: $0
Roof Drain - Stormwater-Replacement | Shoreline Metro Main Headquarters Facility | RD

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53. 666 | Risk Score: 6 | Remaining Useful Life: -20 | Project Year: 2035 | Project Cost: $0
Domestic water meter-Replacement | Shoreline Metro Main Headquarters Facility |

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54. 660 | Risk Score: 0 | Remaining Useful Life: -5 | Project Year: 2026 | Project Cost: $0
Unit Heater - Gas-Low to No Cost Deficiency | Shoreline Metro Main Headquarters Facility |

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55. 731 | Risk Score: 3 | Remaining Useful Life: 10 | Project Year: 2035 | Project Cost: $0
Lighting Controls - General-Replacement | Shoreline Metro Main Headquarters Facility |

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56. 730 | Risk Score: 1 | Remaining Useful Life: 10 | Project Year: 2035 | Project Cost: $0
Lighting Controls - General-Replacement | Shoreline Metro Detached Storage Building |
