

Category	Points RANK		DESCRIPTION/EXAMPLES
	Urgent Risk*		
FIRE/LIFE SAFETY & SECURITY	200		Urgent Fire/Life Safety issues; Fire Marshal Citation risk; up to 1 year to correct
	150	Substantial Risk	Faulty fire detection, perimeter security alarm, exterior door access
	75	Moderate Risk	Poor building egress paths, lighting or signage; fall or slip incidents
	50	Potential Risk	Outdated, inappropriate or missing items; interior security issue
	0	No Known Risk	
BUILDING ENVELOPE		Current Major Problem	Air or water leakage through exterior roof or wall
	175		
	75	Limited, Growing Problem	Small but growing cracks, holes or other penetrations
	50	Deteriorating Site Condition	Weathered or degraded building membrane or sealants
	25	Upgrade Design, Installation	Scheduled door, window, masonry seal, or roof upgrades
COMPLIANCE	0	No known operational impacts	
	175	Mandate Violation - Less than 1 Year*	County policy or code requirement with timeline(s)
	75	Mandate Violation - Less than 3 Year	Building official red tag or compliance warning
	50	Mandate Violation - Less than 5 Year	Code, law, rule or regulation requirements
	25	Mandate Violation - No timeline	Preferred systems and best practices
MAJOR SYSTEMS	0	No known regulatory requirements	
	150	Obsolete, Inadequate Equipment	Deficient, Parts Unavailable, poorly functioning
	75	Beyond Life Cycle	Deferred item maintenance, repair or replacement
	50	At Life Cycle	On schedule for replacement per manufacturer
	25	Less than 5 years from Life Cycle	Planning ahead for scheduled replacement
OPERATIONAL SAVINGS	0	Not a major system or > 5 years remain	
	100	Audit Recommendation payback less than 2 years	Building commissioning or audit recommendations
	75	Payback - Less than 5 Years	Estimated cost-benefit under County guidelines
	50	Payback - Less than 10 Years	Forecast cost-benefit timeframe is less than payback time
NON-CRITICAL SYSTEMS	25	Increase Lifetime, Ease Maintenance	Project lower operational time and cost
	0	No significant or measurable savings	
	100	Current Major Problem	Growing number of Repair Call outs, Repaint, reseal or refinish protective finish coatings
	75	Limited, Growing Problem	Replace outdated building interior finishes (e.g. carpet)
PROJECT COMBOS	50	Deteriorating Site Condition	Repaint needed building walls and other surfaces
	25	Upgrade Design, Installation	Scheduled building interior finish improvements
	0	No non-critical systems	
	75	Combined Project Efficiency > 10%	Combined project work provides significant savings
	50	Combined Project Efficiency > 5%	Combined project work provides measurable savings
WORKPLACE ENVIRONMENT	25	Reduce Occupant Disruption	Combined project schedules reduce operation disruption
	10	Reduced Project Overhead	Combined project management offers better quality control
	0	No combination (standalone project)	
		Improves Service Delivery	Upgrade Department Office operational performance
	50		
OUTSIDE FUNDING	40	Satisfies Sustainability Goals	Achieve goal(s) of Local Action on Climate Warming
	30	Targets Special Operation Needs	Address animal control, road shop or laundry issues
	20	Addresses Building Occupant Comfort	Correct or improve building indoor air or water quality
	0	No workplace improvements	
SEISMIC	150	75% Outside Funding	Majority of funding from elsewhere outside of the County
	100	50% Outside Funding	Half of funding from elsewhere outside of the County
	50	25% Outside Funding	Secured outside grants, incentives of rebates
	25	10% Outside Funding	BETC or Energy Trust incentives or rebates
	0	No funding outside of FPM	
	175	Mandate Violation < Less than 1 year	County Policy or code requirement with timeline(s)
	75	Urgent Situation	Building official red tag or compliance warning
	50	Serious Situation	Code, law, rule or regulation requirements
	25	No timeline	Preferred systems and best practices
	0	No known regulatory requirements	

* Immediate need covered by Mini Funds