MULTI-YEAR MAINTENANCE PLAN																																			
ELEMENT		INVENTORY | STEP 1				CONDITION ASSESSMENT | STEP 2					RISKS EFFECTS OF DEFECTS | STEP 3								MULTI-YEAR MAINTENANCE PLANNING BASED ON CONDITION AND RISKS | STEP 4																			
Element	Description					Present defect	Severity	Intensity Extent	Condition		Safety/health	Laws and regulations	Use/business process	Technical consequential damage	Increase in malfunctions	Experience/aesthetics	Energy consumption						Start year End year		Cost key figure excl. VAT		NOW	NOW	NOW	NOW	NOW	NOW	NOW	NOW	NOW	NOW		
Code	Description	Quantity	Unit	Net/Gross(m2)	Explanation and specifications						?1-?2-?3	?1-?2-?3	?1-?2-?3	?1-?2-?3	?1-?2-?3	?1-?2-?3	?1-?2-?3	Activity	Maintenance, repair or replacement	Cycle In years	In weeks	Quantity	Unit	Begin	Year Now+ (max40)	Per unit excl. additional costs	Plus 1	Plus 2	Plus 3	Plus 4	Plus 5	Plus 6	Plus 7	Plus 8	Plus 9	Plus 10	TOTAL
1-	FOUNDATIONS										In case of failure to repair the indicated defects																								
13.	Floors on foundation																																		
13.22	Floors on foundation; structural, floors as part of the building	915	m²	1901	Solid brick cellar floor, supported by wooden pile foundation	Moist cellar floor	G	2	80	2	3	3	3	3	3	3	3	Repair and maintain	None	every 26 weeks	915	m²	2023	2033	€30	€27.450	€27.450	€27.450	€27.450	€27.450	€27.450	€27.450	€27.450	€27.450	€27.450	€274.500
16.	Foundation structures																																		
	Foundation structures: Feet and beams, foundation piers	3025,75	m²	1901	35 Masonry foundation piers of 2.47m2	**No info	S	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Foundation structures: Feet and beams, facade walls (-200)	124.220,80	m²	1901	Masonry foundation feet under the facades	**No info	G	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2-	STRUCTURAL WORK																																		
21.	Exterior walls																																		
21.21	Exterior walls; Structural, solid walls	2.985.776,00	m²	1901	Masonry exterior walls, entire building;	Cracking	G	2	30	1	1	1	1	2	1	0	3	Repair and maintain	-	every 26 weeks	2.985.776,00	m²	2023	2033	€35	€104.502.160	€209.004.320	€209.004.320	€209.004.320	€209.004.320	€209.004.320	€209.004.320	€209.004.320	€209.004.320	€209.004.320	€1.985.541.040
						Efflorescence	G	1	10	1	1	0	0	1	1	0	0	Repair and maintain	-	every 26 weeks	2.985.776,00	m²	2023	2033	€25	€74.644.400	€149.288.800	€149.288.800	€149.288.800	€149.288.800	€149.288.800	€149.288.800	€149.288.800	€149.288.800	€149.288.800	€1.418.243.600
						Weathering	G	1	5	1	1	0	0	1	1	0	0	Repair and maintain	-	every 26 weeks	2.985.776,00	m²	2023	2033	€25	€74.644.400	€149.288.800	€149.288.800	€149.288.800	€149.288.800	€149.288.800	€149.288.800	€149.288.800	€149.288.800	€149.288.800	€1.418.243.600
						Fallen out joint work.	G	1	5	1	1	0	1	1	2	0	2	Repair and maintain	-	every 26 weeks	2.985.776,00	m²	2023	2033	€35	€104.502.160	€209.004.320	€209.004.320	€209.004.320	€209.004.320	€209.004.320	€209.004.320	€209.004.320	€209.004.320	€209.004.320	€1.985.541.040
21.15	Exterior walls; Non-structural, parapets	221.909,60	m²	1970	Parapet/roof-balustrade	Cracking	G	1	20	1	1	2	2	3	1	1	0	Repair and maintain	-	every 26 weeks	221.909,60	m²	2023	2033	€35	€7.766.836	€15.533.672	€15.533.672	€15.533.672	€15.533.672	€15.533.672	€15.533.672	€15.533.672	€15.533.672	€15.533.672	€147.569.884
						Fallen out joint work.	G	1	20	1	1	0	2	2	1	2	0	Repair and maintain	-	every 26 weeks	221.909,60	m²	2023	2033	€35	€7.766.836	€15.533.672	€15.533.672	€15.533.672	€15.533.672	€15.533.672	€15.533.672	€15.533.672	€15.533.672	€15.533.672	€147.569.884
22.	Interior walls																																		
22.10	Interior walls; Non-structural, general (collection level)	31,8	m	1901	Hennebique walls, ground floor and 1st floor	Cracks and fissures	G	3	40	1	1	1	2	2	1	1	3	Repair	10	-	31,8	m	2023	2033	€35	€1.113										
22.13	Interior walls; Non-structural, system walls; fixed	10.609,80	m²	1901	Walls of wooden studding filled with paneling at the office	Mold damage	S	3	70	2	3	0	3	3	3	3	3	Replacement	75	-	10.609,80	m²	2023	2033	€45	€477										
22.20	Interior walls; Structural, general (collection level)	12.526,80	m²	1901	Stairwell walls of half-brick masonry, from ground floor level to the 5th floor	Cracking	S	3	50	2	1	1	2	2	1	1	3	Repair	10	-	12.526,80	m²	2023	2033	€40	€501.072										
22.21	Interior walls; Structural, solid walls	31.078	m²	1954	Concrete elevator shaft	Rusting reinforcement due to concrete rot	E	3	60	3	3	2	3	3	3	3	3	Replacement	100	-	31.078	m²	2023	2033	€36	€1.118.808										
						Scaling/crumbling surface.	S	3	70	2	1	0	2	3	3	3	0	Repair	10	-	31.078	m²	2023	2033	€20	€621.560										
23.	Floors																																		
23.20	Floors; Structural, general (collection level)	1030	m²	1901	Wooden floors floor 1 to 5	Moisture damage and wood rot	E	3	80	3	3	3	2	3	3	2	2	Replacement with concrete floor	100	-	1030	m²	2023	2033	€100	€103.000										
						Dents, cracks and splits	S	2	50	2	1	0	1	2	2	2	3	Replacement with concrete floor	100	-	1030	m²	2023	2033	€100	€103.000										
23.20	Floors; Structural, general (collection level)	1004	m²	1901	Concrete Hennebique floor, ground floor	Rusting reinforcement due to concrete rot	G	1	30	2	3	0	3	3	3	0	0	Repair	10	-	1004	m²	2023	2033	€50	€50.200										
						Scaling and crumbling surface. S		2	40	1	1	0	2	3	3	2	3	Replacement	10	-	1004	m²	2023	2033	€20	€20.080										
23.20	Floors; Structural, general (collection level)	1037	m²	-	Concrete roof floor construction	Rusting reinforcement due to concrete rot	S	2	40	2	3	3	3	3	3	3	3	Repair	10	-	1037	m²	2023	2033	€20	€20.740										
						Scaling and crumbling surface	S	2	60	1	1	3	3	3	3	3	3	Repair	10	-	1037	m²	2023	2033	€20	€20.740										
24.	Stairs and Ramps																																		
24.11	Stairs and ramps; Stairs, straight stairs	1	piece	1901	An open wooden straight staircase at the main office on the ground floor.	Dents, cracks and splits	S	3	40	2	1	0	2	3	3	2	3	Replacement with concrete staircase	100	-	1	piece	2023	2033	€80	€80										
24.13	Stairs and ramps; Stairs, non-straight stairs	12	pieces	1901	Wooden spiral staircases in the stairwells | 6 staircases on the north and south sides	Dents, cracks and splits	E	3	60	3	1	0	1	0		2	0	Replacement with concrete staircase	100	-	12	pieces	2023	2033	€80	€960										
24.13	Stairs and ramps; Stairs, non-straight stairs	1	piece	1901	At the sheds, a folding-wooden staircase that originally provides access to the roof	Dents, cracks and splits	E	3	40	2	2	3	3	3	3	3	3	Repair and maintain	3	-	1	piece	2023	2033	€80	€80		€80			€80			€80		€320
24.31	Stairs and ramps; Ladders and climbing irons, ladders	1	piece	1954	A steel extension ladder that gives access to the elevator machine house on the roof	Corrosion, wear	E	3	90	3	2	0	3	3	2	3	0	Replacement	6	-	1	piece	2023	2033	€80	€80					€80					€160
						Fatigue	E	3	70	3	3	3	3	3	3	3	0		-	-	-	-	-	-	-											
27.	Roofs																																		
27.22	Roofs; Structural, Flat roofs	1037	m²	1901	Roof construction of wood	Moisture damage and wood rot	E	3	80	3	3	0	2	3	3	3	3	Replacement with concrete floor	100	-	1037	m²	2023	2033	€100	€103.700										
						Dents, cracks and splits	S	2	60	2	2	3	2	2	2	3	3	Replacement with concrete floor	100	-	1037	m²	2023	2033	€20	€20.740										
28.	Main supporting structure																																		
28.11	Main supporting structure; columns and beam, column/beam constructions	35	pieces	1901	Columns of steel	Corrosion and wear	S	2	50	3	2	0	1	2	2	2	0	Repair and maintain	4	-	35	pieces	2023	2033	€26	€910			€910			€910				€2.730
3-	FINISH																																		
31.	Exterior wall openings																																		
31.21	Exterior wall openings; filled with windows, closed windows	120	pieces	1901	Closed small windows with bars, 24 pieces per floor | Floor 1 to 5	Corrosion and wear on the bars	G	2	50	2	1	0	1	1	2	2	3	Replacement	40	-	120	pieces	2023	2033	€80	€9.600										
						Moisture damage and wood rot at the frame	E	3	70	3	2	3	2	2	2	3	3	Maintain	-	every 26 weeks	120	pieces	2023	2033	€100	€12.000										
31.10	Exterior wall openings; not filled, outside air openings					No info	G	-	-	-									-	-	-	-	-	-	-										
31.30	Exterior wall openings; filled with doors, general (collection level)	10	pieces	1901	8 original wooden loading doors + 2 doors at the main stairwell, ground floor	Dents, cracks and splits	G	1	30	1	2	0	2	2	2	2	3	Repair and maintain	5	-	10	pieces	2023	2033	€80	€800				€800				€800		€2.400
31.30	Exterior wall openings; filled with doors, general (collection level)	20	pieces	1901	Original wooden loading doors, floor 1-5 | 4 doors per floor	Dents, cracks and splits	G	1	30	1	2	0	2	2	2	2	3	Repair and maintain	5	-	20	pieces	2023	2033	€80	€1.600				€1.600				€1.600		€4.800
34.	Balustrades and railings																																		
34.21	Balustrades and railings; railings, interior railings	12	pieces	1901	Railing on the wall side of the stairs	Dents, cracks and splits	S	3	70	3	1	0	1	1	1	1	0	Repair and maintain	4	-	12	pieces	2023	2033	€80	€960				€960			€960			€2.880
37.	Roof openings																																		
37.21	Roof openings; filled, closed windows	2	pieces	1901	Sheds consisting of wooden triangular truss construction and purlins	Moisture damage and wood rot	S	2	50	3	2	3	2	2	2	3	3	Replacement	40	-	2	pieces	2023	2033	€55	€110										
						Dents, cracks and splits	S	2	50	2	2	0	1	1	1	2	3	Maintain	4	-	2	pieces	2023	2033	€20	€40				€40				€40				€120
37.21	Roof openings; filled, closed windows	1	pieces	1901	Dormer on the south side of the sheds	Moisture damage and wood rot	G	2	50	3	1	0	2	1	1	2	3	Replacement	40	-	1	pieces	2023	2033	€49	€49										
						Dents, cracks and splits	E	2	50	2	3	0	2	3	2	3	3	Maintain	4	-	1	pieces	2023	2033	€80	€80				€80				€80				€240
4-	FINISHES																																		
42.	Interior wall finishes																																		
42.11	Interior wall finishes; finishing layers	7,5	m²	1901	Walls finished with cement plaster	Broken pieces of plaster	G	2	40	1	2	0	1	2	2	3	3	Repair and maintain	5	-	7,5	m²	2023	2033	€20	€150					€150					€300
43.	Floor finishes																																		
43.11	Floor finishes; raised, podiums	1004	m²	1901	Floor finish in sand cement on the ground floor	Rusting reinforcement due to concrete rot	G	1	40	1	2	0	1	2	2	3	3	Repair	10	-	1004	m²	2023	2033	€55	€55.220										€55.220
						Scaling and crumbling surface. G		2	40	1	3	3	1	1	1	1	3	Repair	10	-	1004	m²	2023	2033	€60	€60.240										€60.240
45.	Ceiling finishes																																		
45.21	Ceiling finishes; not lowered, finishes	7,5	m²	1901	Office ceiling covered with stucco on reed finish and sheet material	Sagging	S	3	60	3	3	0	3	3	3	3	0	Replacement	30	-	7,5	m²	2023	2033	€20	€150										€150
47.	Roof finishes																																		
47.20	Roof finishes; coverings, general (collection level)	1037	m²	1901	Bituminous roofing, which also covers the sheds	Wear and tear	G	2	40	1	1	0	1	2	1	0	3	Repair and maintain	5	-	1037	m²	2023	2033	€40	€41.480					€41.480					€82.960
5-	INSTALLATIONS MECHANICAL ENGINEERING																																		
51.	Heat generation																																		
51.14	Heat generation; Local, chimneys/channels (not architectural)	-	-	1954	Chimney on the Hilladijk side on the fifth floor	Cracking	S	1	40	1	2	0	3	1	1	3	0	Repair and maintain	-	every 26 weeks	Unknown		2023	2033	-											
						Fallen out joint work.	S	2	30	1	1	0	3	2	2	3	3	Repair and maintain	-	every 26 weeks	Unknown		2023	2033	-											
7-	FIXED FACILITIES																																		
74.	Fixed sanitary facilities																																		
74.22	Fixed sanitary facilities; Special, built-in sanitary facilities	8	pieces	1901	8 Toilet rooms, 2 on each floor, in the stairwell. Floor 1 to 4, 1 in each stairwell	Broken toilets	S	3	90	2	3	3	3	3	0	3	0	Replacement	20	-	8	pieces	2023	2033	€100	€100										
						Not connected to a drain pipe.	E	3	100	3	3	3	3	0	0	3	0	-	-	-	-	-	-	-	-											
																										€376.724.161	€747.681.034	€747.681.114	€747.681.944	€747.684.514	€747.722.824	€747.681.034	€747.681.944	€747.682.194	€747.683.434	€7.103.196.069

**No info: The condition of the foundation cannot be determined from the available information.
** E/S/G: E stands for serious defects, S stands for serious defects and G stands for minor defects
**1, 2 or 3: 1 stands for beginning, 2 stands for advanced and 3 stands for end stage

** 0-1-2-3:
Score 0 means not applicable/ no risks present.
Score 1 means minor effect/ damage or consequence is foreseeable and manageable.
Score 2 means moderate/ damage or consequence is still somewhat foreseeable and reasonably manageable.
Score 3 means strong effect/ damage or consequence is no longer foreseeable and unpredictable and unmanageable.
*Numbers 2 and 3 are unacceptable risks