



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT FINDINGS

TOWN OF ATKINSON

December 2020

Presenters:

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Successful Asset Management:

Managing assets and budgets through predictive and focused strategies, rather than by unpredictable or reactive actions.

AGENDA

ABOUT BVNA

SCOPE OUTLINE

PROJECT ORGANIZATION

METHODOLOGY

OVERALL FCI SUMMARY

FCI RESULTS BY BUILDING

CONCLUSIONS

GLOBALLY AND NORTH AMERICA

\$5

Billion in Revenue

75,000

Employees

140

Countries

\$900

Million In Revenue US

8,000

NA Building Professionals

120

Offices and Laboratories
In all 50 States



Oil & Gas

Building & Infrastructure

Power & Utilities

Building
Assessment &
Project Mgmt.

Elevators &
Escalators

Commissioning

Pressure
Vessel
Jurisdiction

Construction
Compliance

Project Management

Transactional

Asset Management

FOUNDED IN 1828

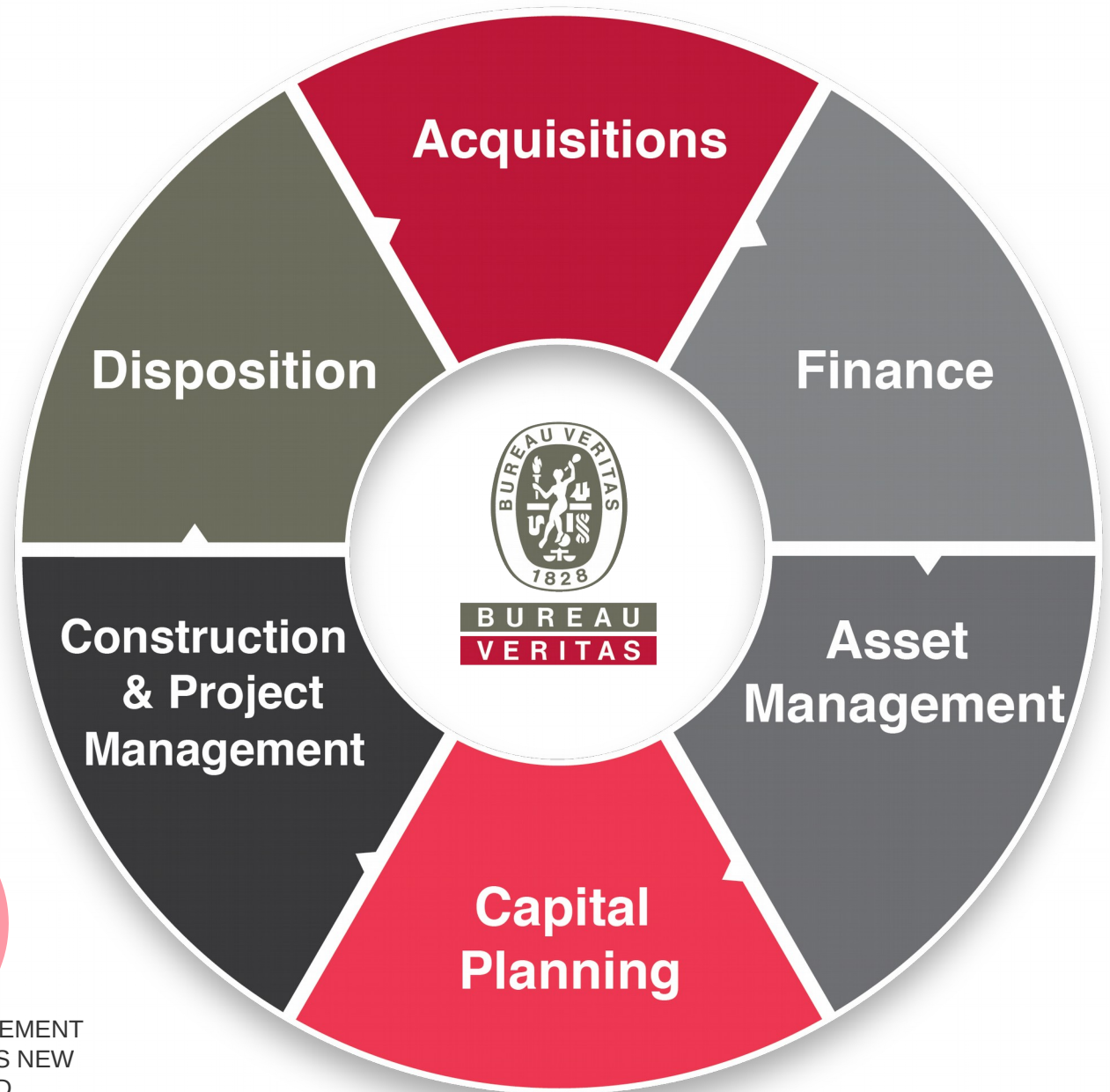


FACILITY SERVICES

- FACILITY CONDITION ASSESSMENTS
- CAPITAL PLANNING
- ADA TRANSITION PLANS
- ENERGY AUDITS AND COMMISSIONING
- CMMS CONSULTING
- PREVENTIVE MAINTENANCE SCHEDULES

12
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ASSET MANAGEMENT
CONSULTANTS NEW
ENGLAND



PROJECT SCOPE

- **Comprehensive Facility Condition Assessment**
- **Database Implementation**
- **Basis for Long Range Facility Planning**
- **Building Immediate Concerns**
- **Prioritization**

PROJECT ORGANIZATION

Facility(year built)	Total SF	Replacement Value
Community Center	6,000	\$444,300
Family Mediation	1,131	\$93,900
Fire Station (2000)	13,820	\$1,018,400
Historical Society	5,631	\$283,700
Library (2008)	11,600	\$1,048,100
Town Garage	4,700	\$110,400
Town Hall	5,936	\$639,700
Police Station	4,000	\$1,672,000

METHODOLOGY

Kick-Off Phase

- Kickoff Meeting
- Documents Review
- Scheduling
- Interviews and Questionnaires

Field Phase

- Field Assessments
- Equipment Inventory
- Building Components
- System Capture

Reporting Phase

- Building Reports
- Cost Estimating
- FCI Index
- Recommended Actions

Final Deliverable

- Final FCA Reports

RECOMMENDED FIVE-YEAR CYCLE ASSESSMENT

- Adjust and confirm remaining useful lives (RULs) of systems and equipment
- Validate completed projects, update with actual costs and determine whether to reset projections or retire existing equipment
- Document new equipment information (manufacturer, model number, serial number, photographs)
- Rerun Capital Plan and Inventory Reports



TEN-YEAR NEEDS BY BUILDING

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total Escalated Estimate
Community Center	\$71,385	\$64,397	\$12,731	\$15,735	\$31,571	\$2,272	\$58,561	\$30,040	\$22,447	\$17,321	\$17,660	\$344,119
Family Mediation	\$23,054	\$14,152	\$0	\$5,158	\$23,112	\$8,115	\$1,540	\$3,659	\$741	\$0	\$9,911	\$89,443
Fire Station	\$45,226	\$0	\$3,978	\$63,737	\$0	\$221,439	\$0	\$78,294	\$0	\$0	\$317,057	\$729,731
Historical Society	\$45,901	\$18,375	\$35,988	\$4,589	\$11,959	\$18,780	\$776	\$15,467	\$697	\$23,747	\$184,291	\$360,570
Library	\$210,901	\$0	\$22,491	\$97,878	\$169	\$114,536	\$0	\$0	\$106,355	\$0	\$9,757	\$562,087
Town Garage	\$97,413	\$85,750	\$1,830	\$0	\$8,486	\$63,331	\$71,437	\$5,411	\$21,738	\$56,366	\$15,079	\$426,842
Town Hall	\$122,132	\$33,604	\$1,485	\$20,794	\$4,277	\$27,649	\$16,824	\$37,388	\$68,209	\$48,616	\$34,740	\$415,718
Police Station	\$68,500	\$0	\$6,970	\$0	\$152	\$89,948	\$0	\$8,818	\$5,409	\$176	\$271,175	\$451,149
Grand Total	\$684,512	\$216,278	\$85,474	\$207,890	\$79,725	\$546,071	\$149,139	\$179,077	\$225,597	\$146,226	\$859,670	\$3,379,65

CONDITION RANKING

CONDITION RANKING (1-5) SYSTEM AND EQUIPMENT

		Remaining Useful Life - Typical Curve																			
Rating	System Age Condition	New				1/3				1/2				2/3				Failure			
5	Excellent	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
4	Good				■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
3	Fair								■	■	■	■	■	■	■	■	■	■	■	■	
2	Poor														■	■	■	■	■	■	
1	Crisis/Failure														■	■	■	■	■	■	

Rating	Condition	Deficiency Range	Deficiency Value
5	Excellent	0 to 5%	0.02
4	Good	5 to 10%	0.10
3	Fair	10 to 25%	0.33
2	Poor	25 to 50%	0.75
1	Failure/Crisis	> 50%	1.0

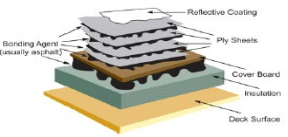
B3011 - Roof, Built-Up, Bitumen



Excellent
RUL 20 to 19 (>95% of EUL)

- New (or indistinguishable from new)

No anticipated maintenance required.



Good
RUL 18 to 13 (>66% EUL left)

- Aside from age there is little directly observable that will show degradation of the Asset from "Excellent" down to "Good" condition

Periodic inspection of flashing, parapets, curbs, and drainage components is recommended as part of routine maintenance.



Fair
RUL 12 to 3

- Isolated instances of bubbles/blisters, soft areas, fish mouth openings at seams
- No significant or systemic leaks observed/reported
- No systemic instances of bubbles/blisters, soft areas, fish mouth openings at seams

Isolated repairs may be required.



Poor
RUL 2 to 1

- Significant or systemic alligator cracking
- Systemic instances of bubbles/blisters, soft areas, fish mouth openings at seams
- Significant or systemic leaks observed/reported

Anticipate replacement. Replace roofing system only after substrate has been verified as acceptable.



Failed
RUL 0

- Asset needs repairs, but (Repair \$) ≥ (Replacement \$)

Replace roofing system. roofing system only after substrate has been verified as acceptable. Anticipate replacement of at least some substrate.

EUL 20 Years

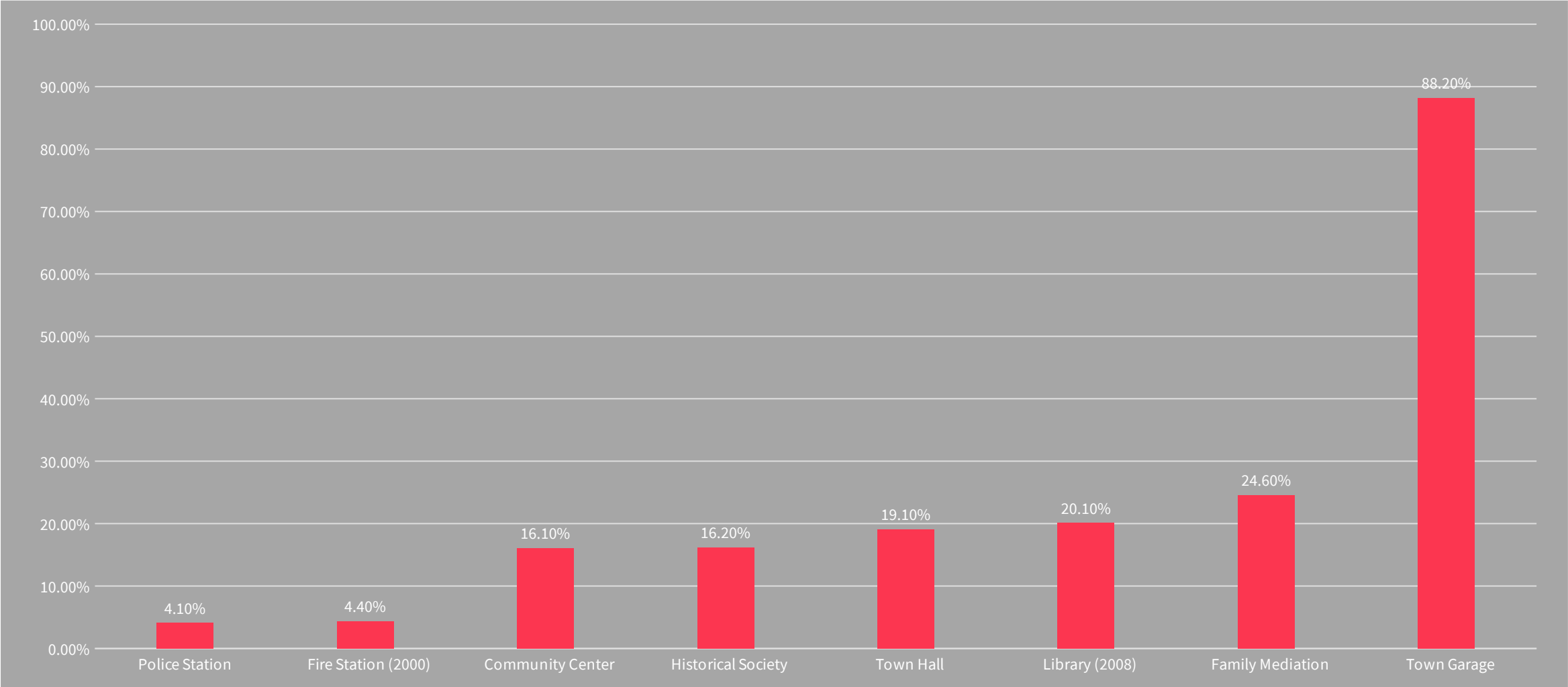


FACILITY CONDITION INDEX (FCI) RATING

The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value.

FCI CONDITION RATING	DEFINITION	PERCENTAGE VALUE	NUMBER OF SITES
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%	1
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%	0
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%	5
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%	1

RESULTS: CURRENT YEAR FCI SUMMARY (2020)

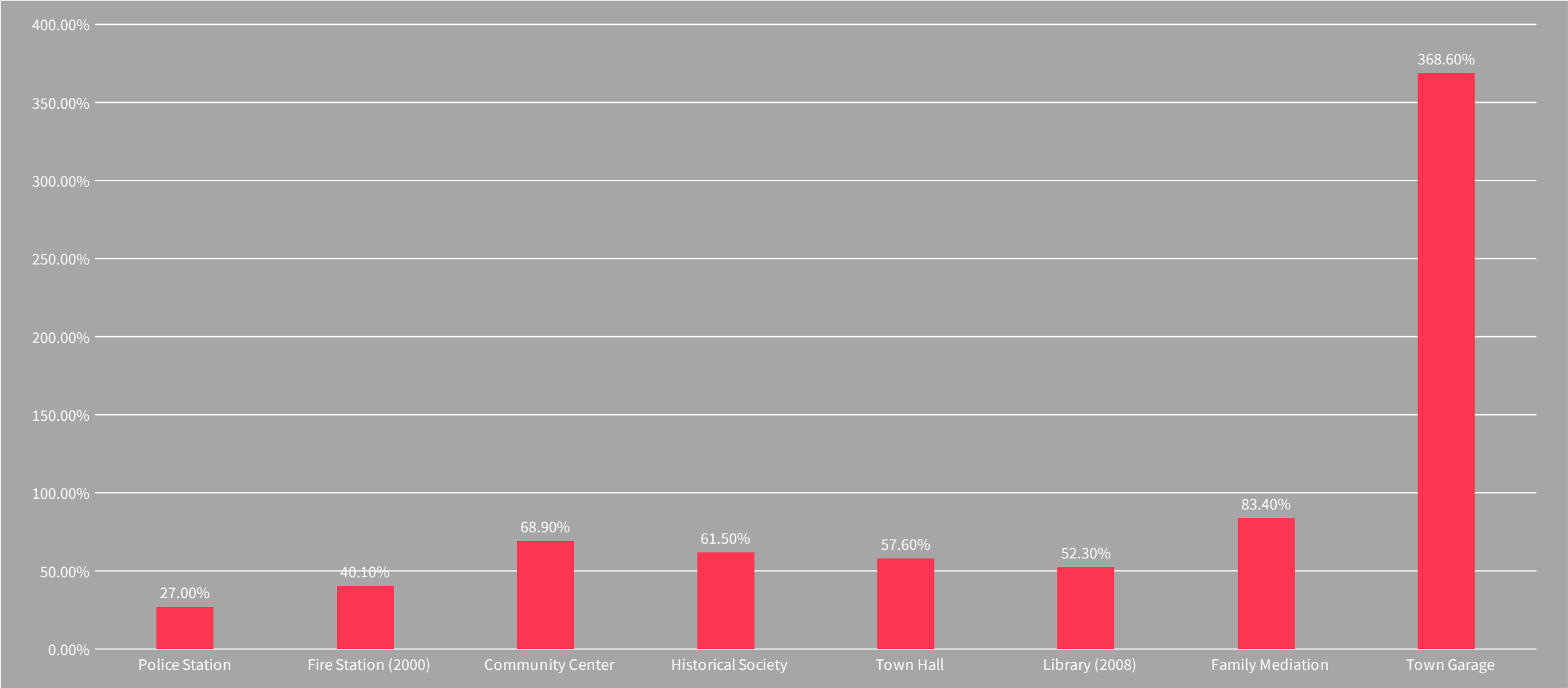


10-YEAR FACILITY CONDITION INDEX (FCI) RATING

- The 10 Year FCI is the ratio of Replacement Repair Costs over the period of 10 years to the building's Current Replacement Value.

FCI CONDITION RATING	DEFINITION	PERCENTAGE VALUE	NUMBER OF SITES
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%	0
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%	0
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%	1
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%	6

RESULTS: TEN-YEAR FCI SUMMARY (2020 – 2030)





**BUREAU
VERITAS**

BV BUILDING & INFRASTRUCTURE

RESULTS BY BUILDING FACILITY CONDITION ASSESSMENT

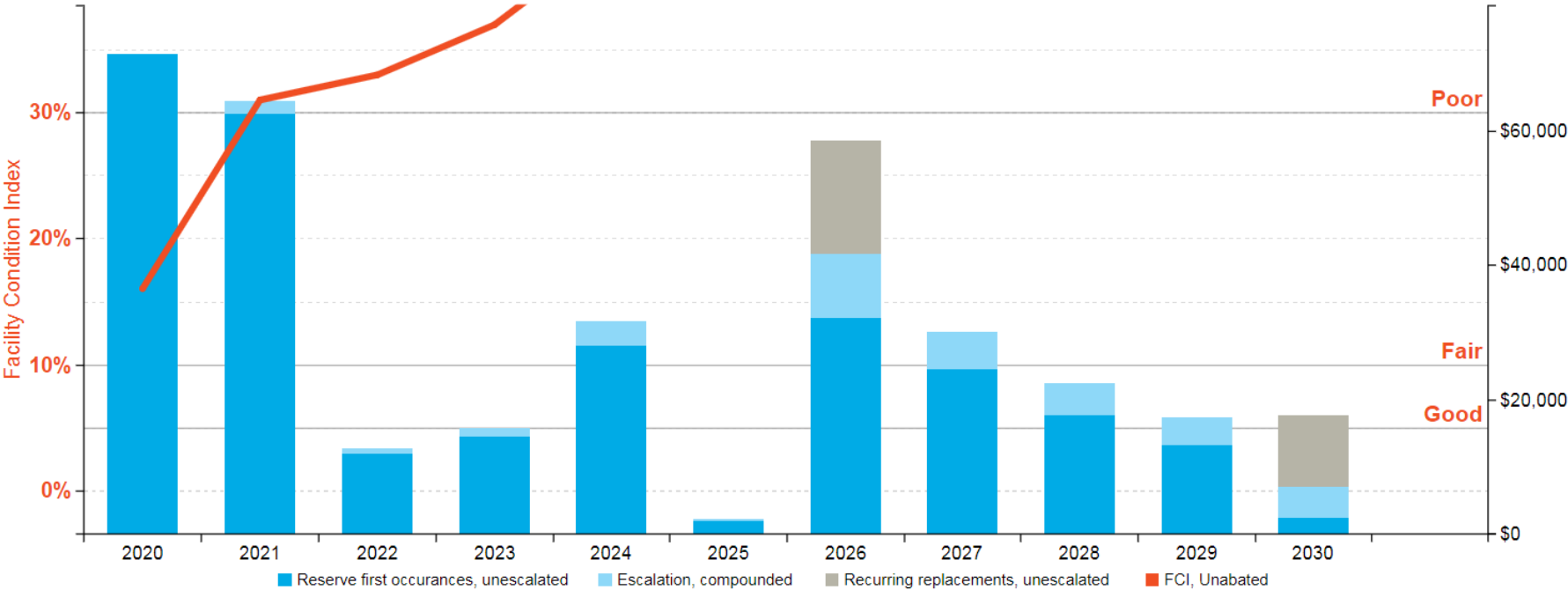
RESULTS BY BUILDING: COMMUNITY CENTER



RESULTS BY BUILDING: COMMUNITY CENTER

FCI Analysis: Community Center

Replacement Value: \$ 444,300; Inflation rate: 3.0%



Top Upcoming Concerns:

- Upgrade of fire alarm system- \$10,000 in 2020
- Mill and overlay of asphalt parking lot - \$27,213 in 2021
- Seal and stripe of parking lot - \$13,410 in 2021



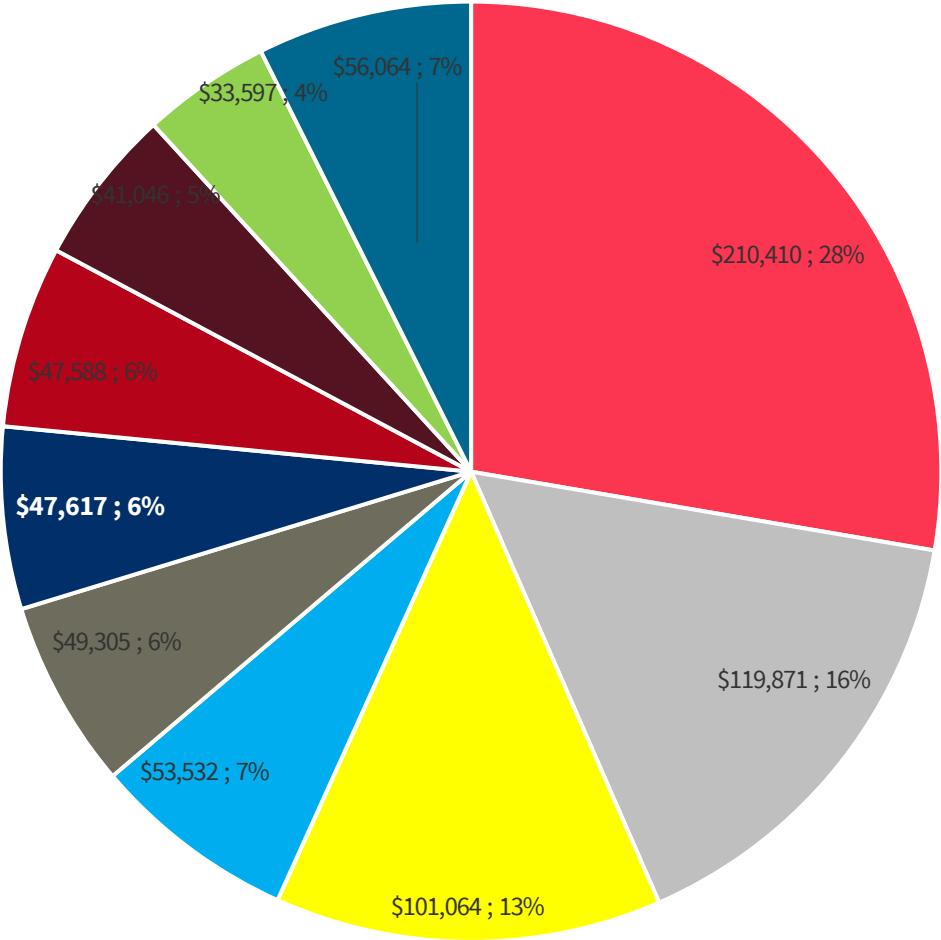
RESULTS BY BUILDING

: COMMUNITY CENTER

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$2,219	-	-	\$6,610	\$4,005	\$12,834
Facade	\$9,560	-	\$11,364	\$14,775	\$17,833	\$53,532
Roofing	\$2,490	-	-	\$23,393	\$21,734	\$47,617
Interiors	\$25,050	\$28,592	\$7,674	\$46,161	\$102,933	\$210,410
Plumbing	\$1,200	-	-	\$739	\$4,673	\$6,612
HVAC	-	-	\$26,168	\$782	\$14,096	\$41,046
Fire Protection	-	-	-	\$391	\$16,675	\$17,066
Electrical	\$210	-	-	\$4,355	\$96,499	\$101,064
Fire Alarm & Electronic Systems	\$10,000	-	-	-	\$23,597	\$33,597
Equipment & Furnishings	\$1,700	-	-	\$19,066	\$28,539	\$49,305
Site Development	\$5,249	\$3,090	\$4,370	-	\$34,879	\$47,588
Site Pavement	\$3,705	\$45,442	-	\$20,188	\$50,536	\$119,871
Site Utilities	-	-	-	\$9,552	-	\$9,552
Follow-up Studies	\$5,000	-	-	-	-	\$5,000
Accessibility	\$5,000	-	-	-	-	\$5,000
TOTALS	\$71,400	\$77,200	\$49,600	\$146,100	\$416,000	\$760,100



RESULTS BY BUILDING: COMMUNITY CENTER



- Interiors
- Site Pavement
- Electrical
- Facade
- Equipment & Furnishings
- Roofing
- Site Development
- HVAC
- Fire Alarm & Electronic Systems
- Other



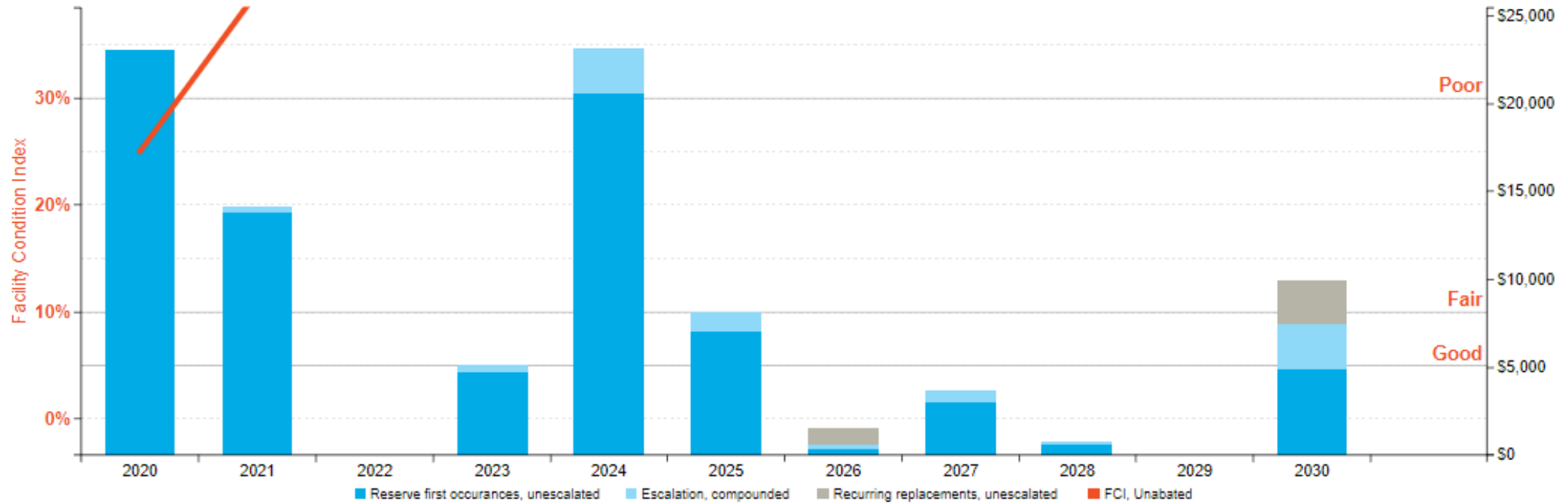
RESULTS BY BUILDING: FAMILY MEDIATION & JUVENILE SERVICES



RESULTS BY BUILDING: FAMILY MEDIATION

FCI Analysis: Family Mediation

Replacement Value: \$ 93,900; Inflation rate: 3.0%



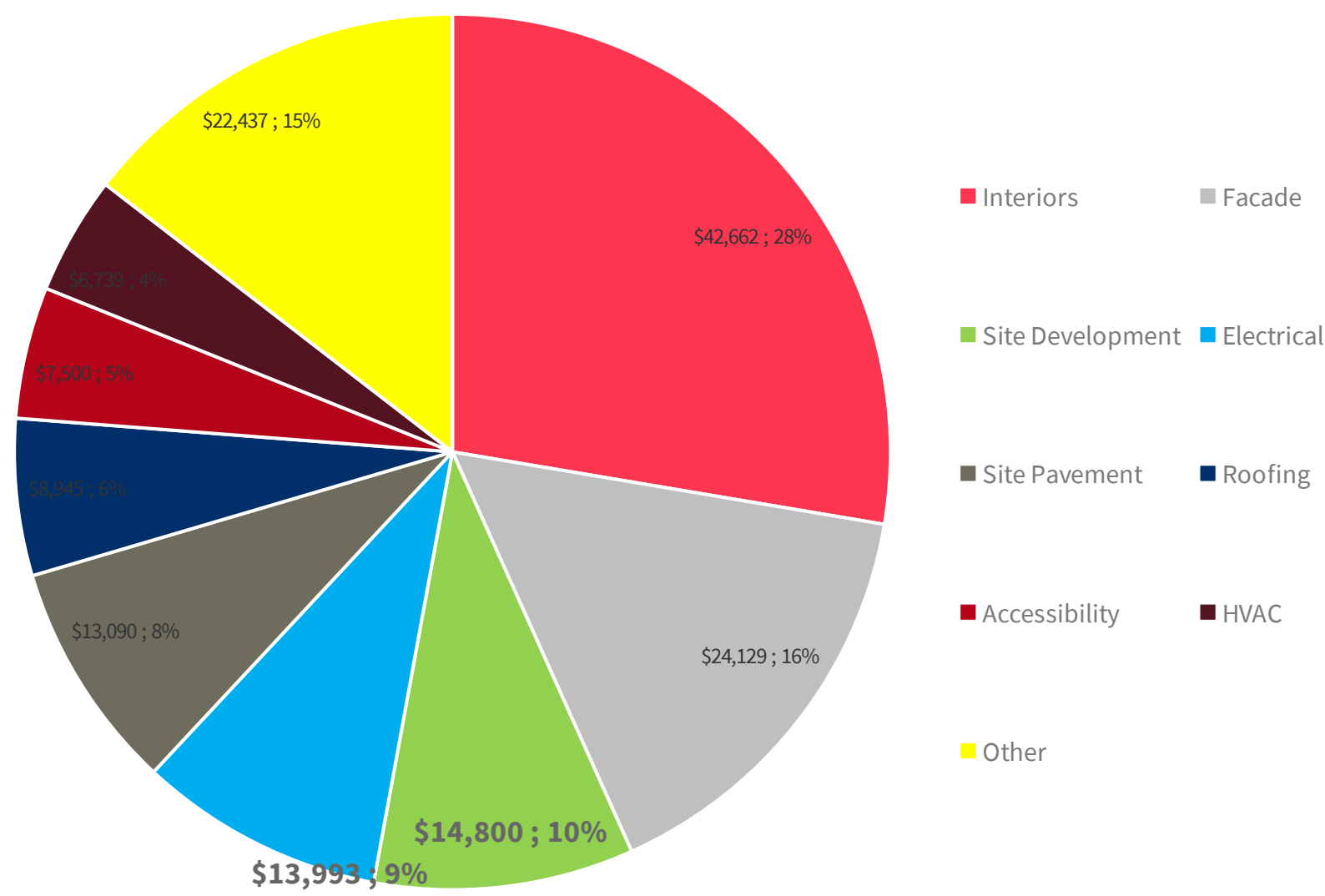
Top Upcoming Concerns:

- ADA study for bathrooms and interior paths of travel - \$7,500 in 2020
- Mill and overlay of asphalt parking lot - \$7,700 in 2021

RESULTS BY BUILDING: FAMILY MEDIATION

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$684	-	-	\$3,658	-	\$4,342
Facade	\$4,495	-	\$11,817	\$741	\$7,076	\$24,129
Roofing	-	-	\$6,629	-	\$2,316	\$8,945
Interiors	\$2,575	-	\$16,697	\$9,103	\$14,287	\$42,662
Plumbing	-	\$566	-	-	\$882	\$1,448
HVAC	-	-	-	-	\$6,739	\$6,739
Fire Protection	-	-	-	\$358	\$481	\$839
Electrical	\$600	-	\$1,238	\$806	\$11,349	\$13,993
Fire Alarm & Electronic Systems	\$2,200	-	-	-	\$3,973	\$6,173
Equipment & Furnishings	-	\$4,635	-	-	-	\$4,635
Site Pavement	-	\$8,950	-	\$1,182	\$2,958	\$13,090
Site Development	-	-	-	-	\$14,800	\$14,800
Follow-up Studies	\$5,000	-	-	-	-	\$5,000
Accessibility	\$7,500	-	-	-	-	\$7,500
TOTALS	\$23,100	\$14,200	\$36,400	\$15,900	\$64,900	\$154,300

RESULTS BY BUILDING: FAMILY MEDITATION



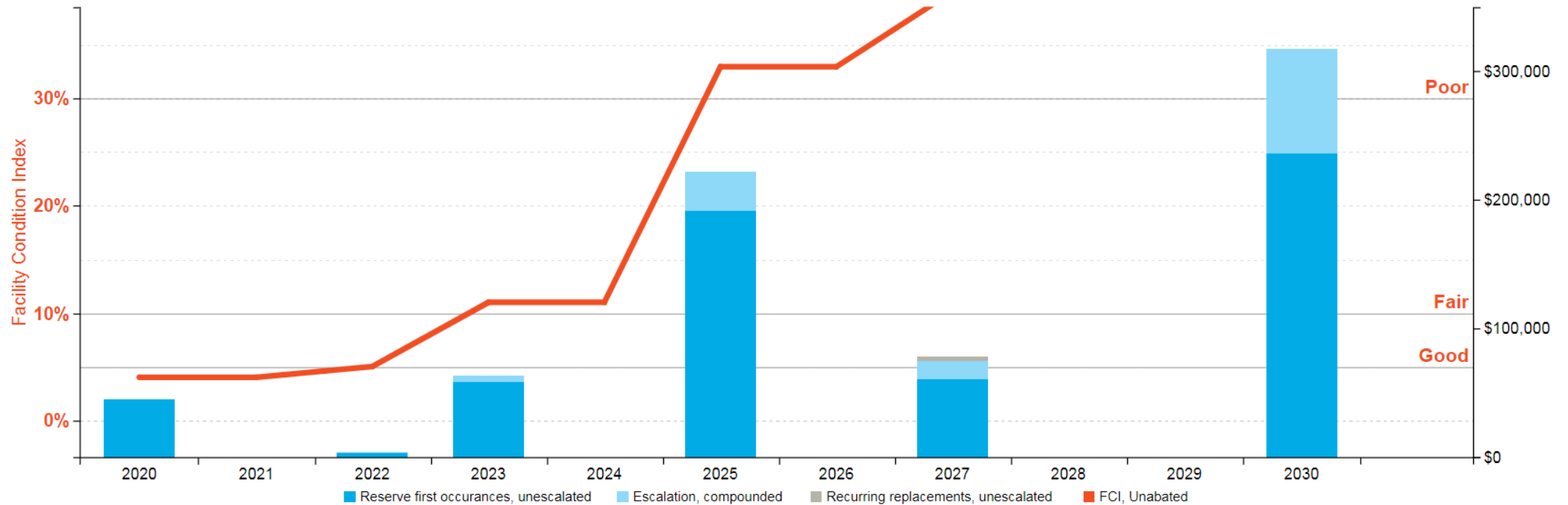
RESULTS BY BUILDING: FIRE STATION



RESULTS BY BUILDING: FIRE STATION

FCI Analysis: Fire Station

Replacement Value: \$ 1,018,400; Inflation rate: 3.0%



Top Upcoming Concerns:

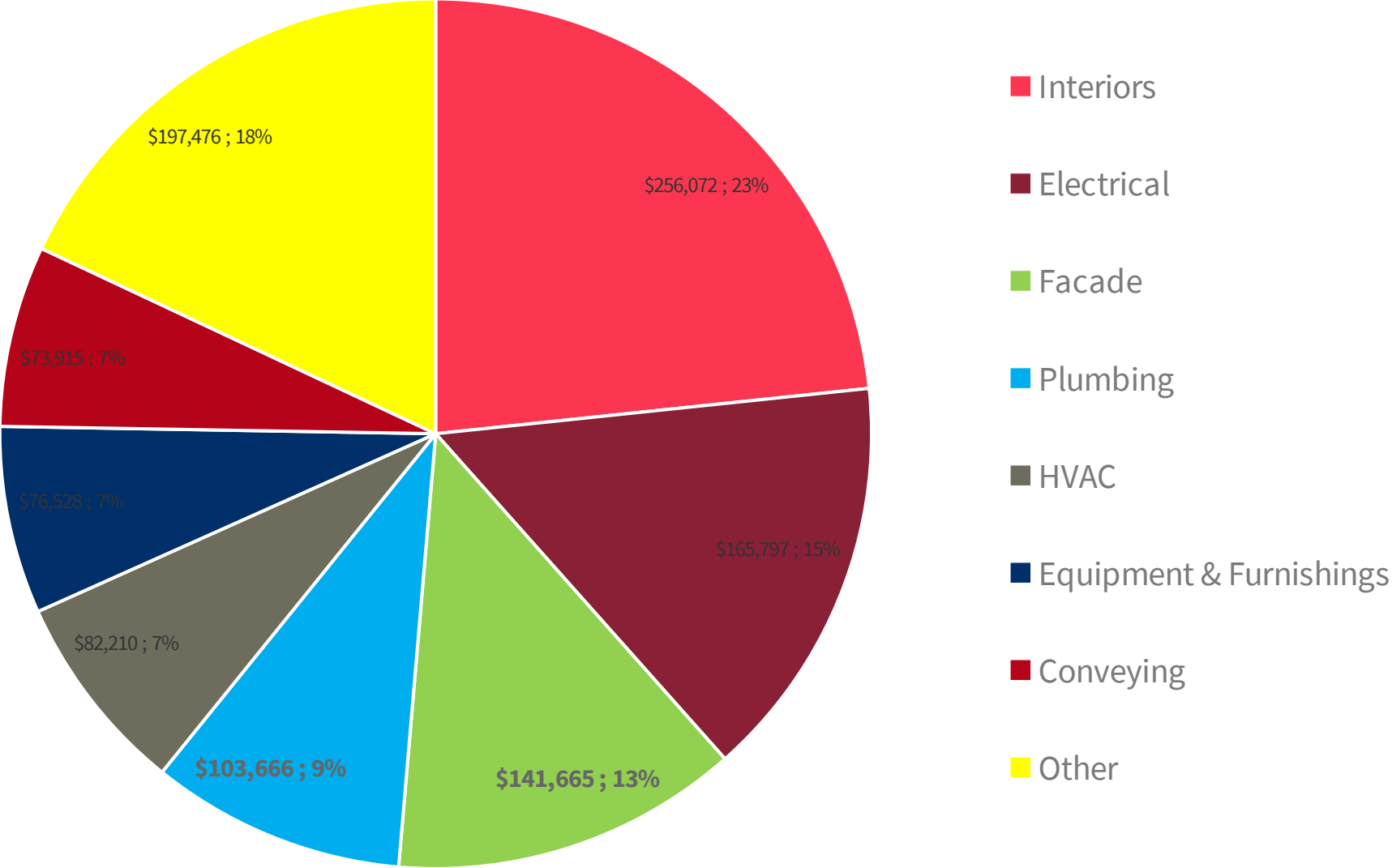
- Replacement of Fluorescent Tube, T8 lights - \$28,426 in 2020
- Replacement of fire alarm control panel - \$15,000 in 2020

RESULTS BY BUILDING: FIRE STATION

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$54	-	\$73	\$127
Facade	-	-	-	\$127,536	\$14,129	\$141,665
Roofing	-	-	-	-	\$42,801	\$42,801
Interiors	\$1,800	-	\$86,234	\$80,807	\$87,231	\$256,072
Conveying	-	-	-	\$73,915	-	\$73,915
Plumbing	-	-	\$7,703	\$37,095	\$58,868	\$103,666
HVAC	-	-	\$41,243	\$429	\$40,538	\$82,210
Fire Protection	-	-	\$24,204	-	\$233	\$24,437
Electrical	\$28,426	-	\$68,777	\$16,931	\$51,663	\$165,797
Fire Alarm & Electronic Systems	\$15,000	-	\$1,385	\$553	\$25,527	\$42,465
Equipment & Furnishings	-	\$636	\$27,153	\$11,861	\$36,878	\$76,528
Site Development	-	-	-	\$36,957	-	\$36,957
Site Pavement	-	\$3,341	\$28,402	\$3,874	\$9,697	\$45,314
Site Utilities	-	-	-	\$5,375	-	\$5,375
TOTALS	\$45,300	\$4,000	\$285,200	\$395,400	\$367,700	\$1,097,400



RESULTS BY BUILDING: FIRE STATION



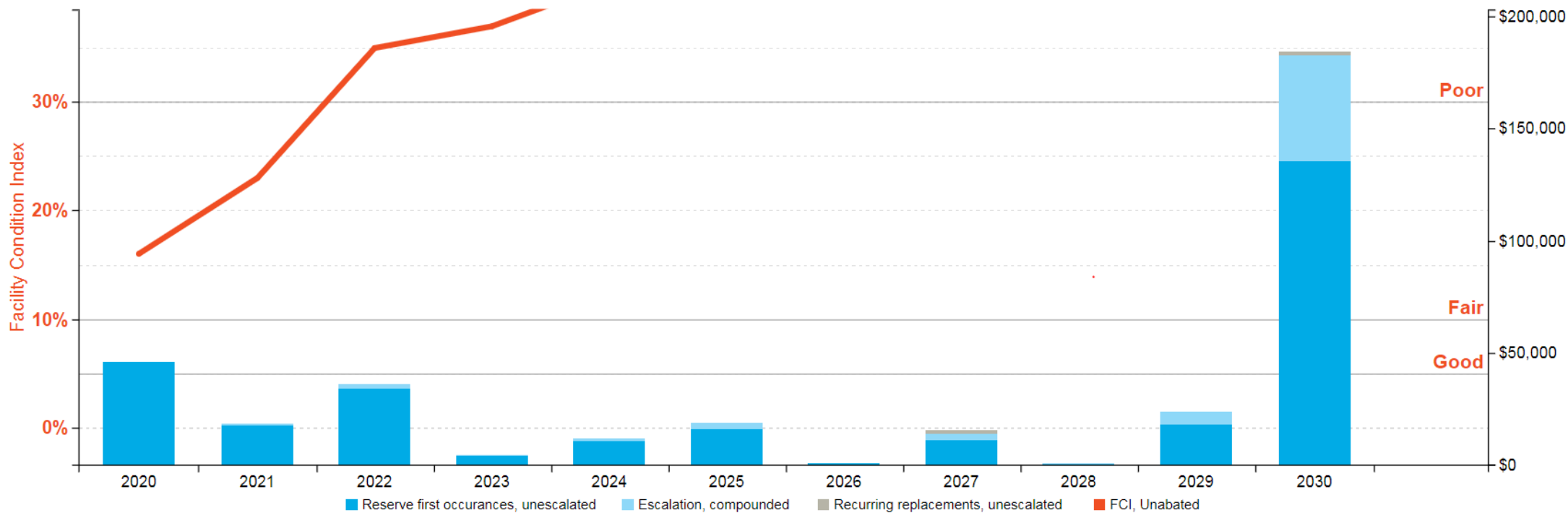
RESULTS BY BUILDING: HISTORICAL SOCIETY



RESULTS BY BUILDING: HISTORICAL SOCIETY

FCI Analysis: Historical Society

Replacement Value: \$ 283,700; Inflation rate: 3.0%



Top Upcoming Concerns:

- ADA study for interior paths and egress - \$7,500 in 2020
- Painting of exterior walls - \$13,080 in 2021



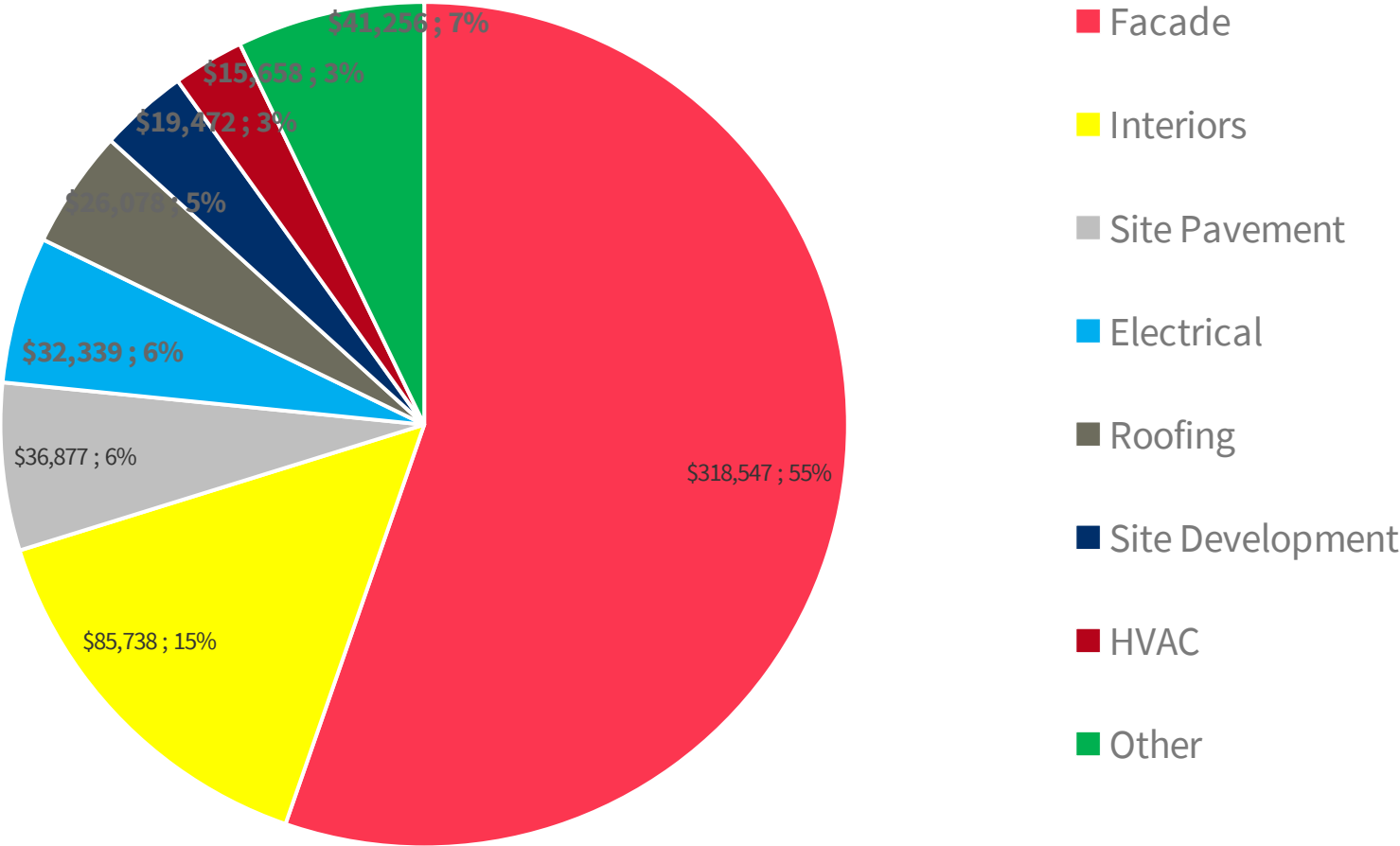
RESULTS BY BUILDING: HISTORICAL SOCIETY

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$2,500	-	-	\$1,343	\$1,806	\$5,649
Facade	\$11,750	\$13,472	-	\$203,560	\$89,765	\$318,547
Roofing	-	-	-	\$1,937	\$24,141	\$26,078
Interiors	\$16,537	\$10,471	\$7,543	\$1,806	\$49,381	\$85,738
Plumbing	\$5,233	-	-	\$1,435	\$8,220	\$14,888
HVAC	-	-	-	-	\$15,658	\$15,658
Fire Protection	-	-	-	\$179	\$240	\$419
Electrical	\$880	-	\$27,783	\$1,182	\$2,494	\$32,339
Fire Alarm & Electronic Systems	-	-	-	-	\$11,300	\$11,300
Site Pavement	-	\$30,416	-	\$1,844	\$4,617	\$36,877
Site Development	-	-	-	\$11,683	\$7,789	\$19,472
Follow-up Studies	\$1,500	-	-	-	-	\$1,500
Accessibility	\$7,500	-	-	-	-	\$7,500
TOTALS	\$45,900	\$54,400	\$35,400	\$225,000	\$215,500	\$576,000



RESULTS BY BUILDING: HISTORICAL SOCIETY



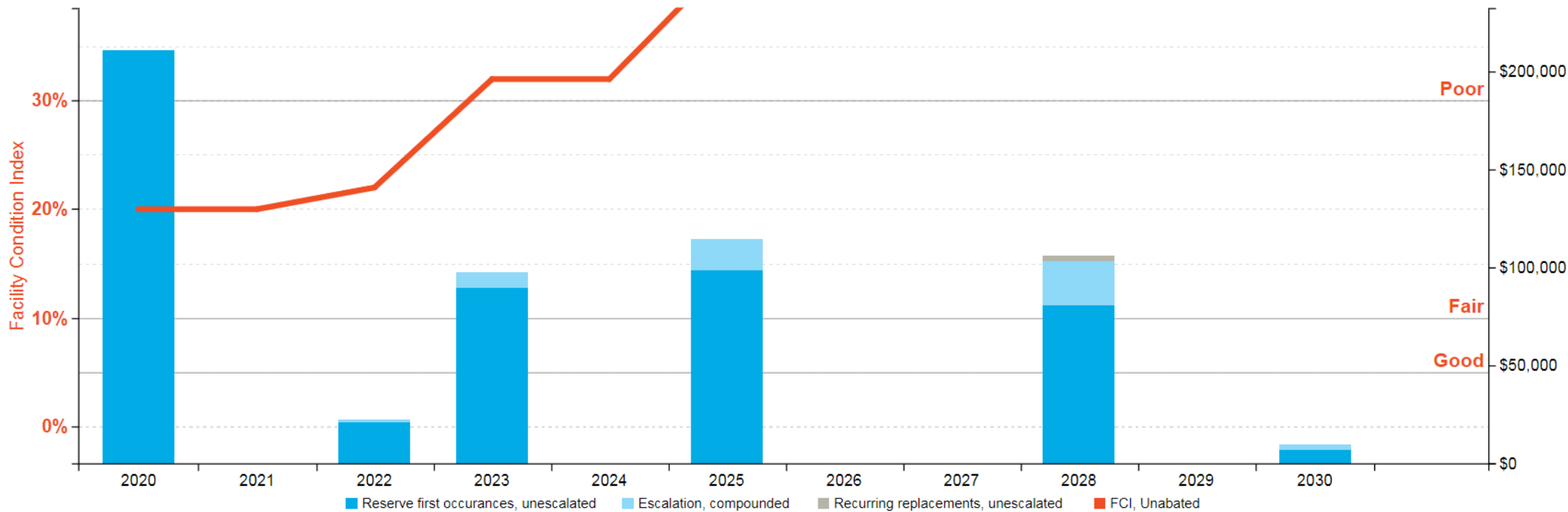
RESULTS BY BUILDING: LIBRARY



RESULTS BY BUILDING: LIBRARY

FCI Analysis: Library

Replacement Value: \$ 1,048,100; Inflation rate: 3.0%



Top Upcoming Concerns:

- Demolish and re-install 100% new CertainTeed siding- \$200,000 in 2020 // Replace damaged boards -\$80,000 in 2020
- Replacement of heat pumps(12.5 Tons and 30 Tons)- \$21,200 in 2022 and \$45,000 in 2023

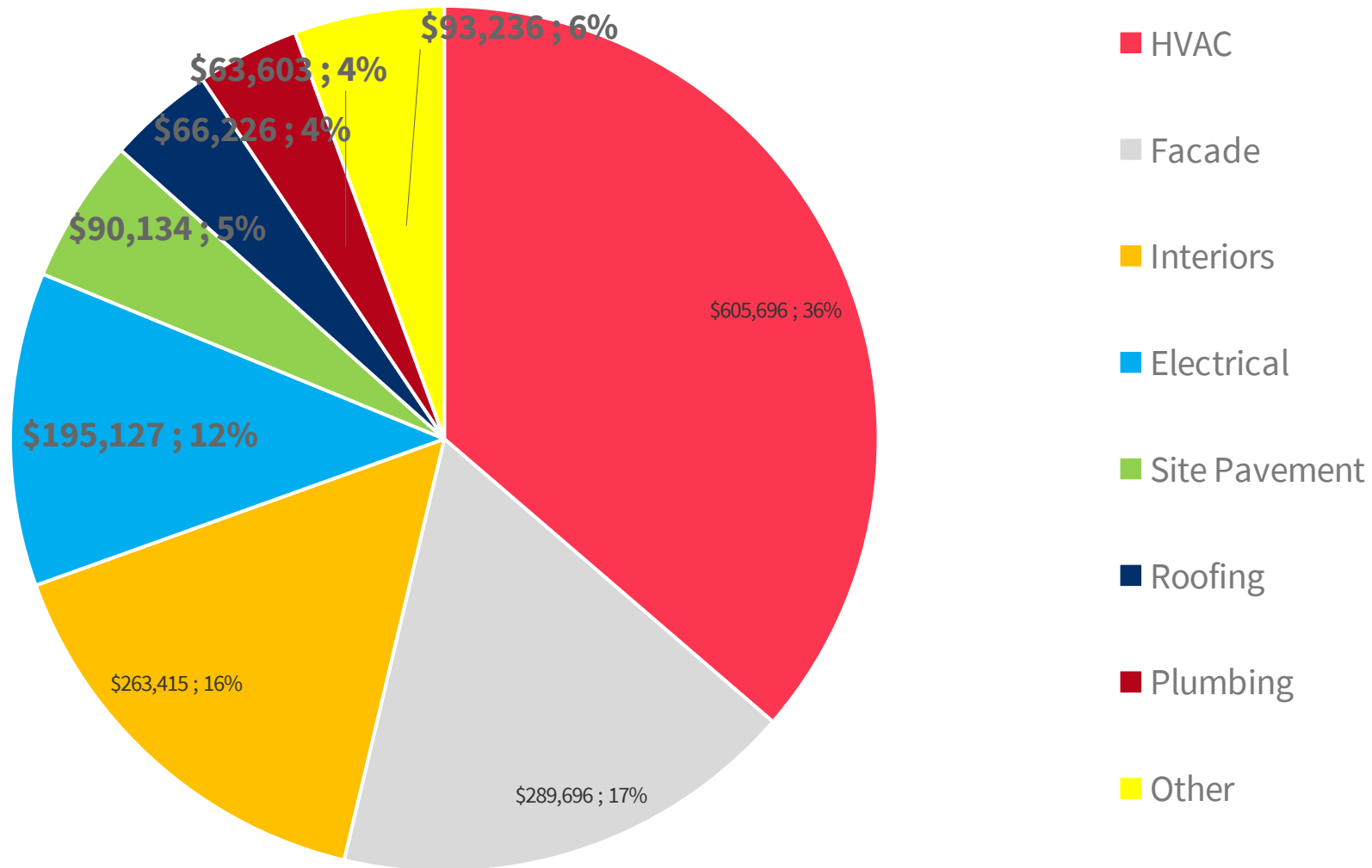
RESULTS BY BUILDING: LIBRARY

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	\$200,000	-	\$463	-	\$89,233	\$289,696
Roofing	\$9,900	-	-	\$55,839	\$487	\$66,226
Interiors	-	-	\$112,233	-	\$151,182	\$263,415
Plumbing	-	-	\$14,751	-	\$48,852	\$63,603
HVAC	-	\$22,491	\$60,316	\$10,150	\$512,739	\$605,696
Fire Protection	-	-	\$168	-	\$226	\$394
Electrical	-	-	\$1,738	\$22,728	\$170,661	\$195,127
Fire Alarm & Electronic Systems	-	-	\$16,390	-	\$25,536	\$41,926
Equipment & Furnishings	-	-	\$2,993	-	\$4,292	\$7,285
Site Utilities	-	-	-	\$10,640	\$8,937	\$19,577
Site Pavement	\$1,001	-	\$3,520	\$4,081	\$81,532	\$90,134
Site Development	-	-	-	\$12,667	\$11,387	\$24,054
TOTALS	\$211,000	\$22,500	\$212,600	\$116,200	\$1,105,100	\$1,667,200



RESULTS BY BUILDING: LIBRARY



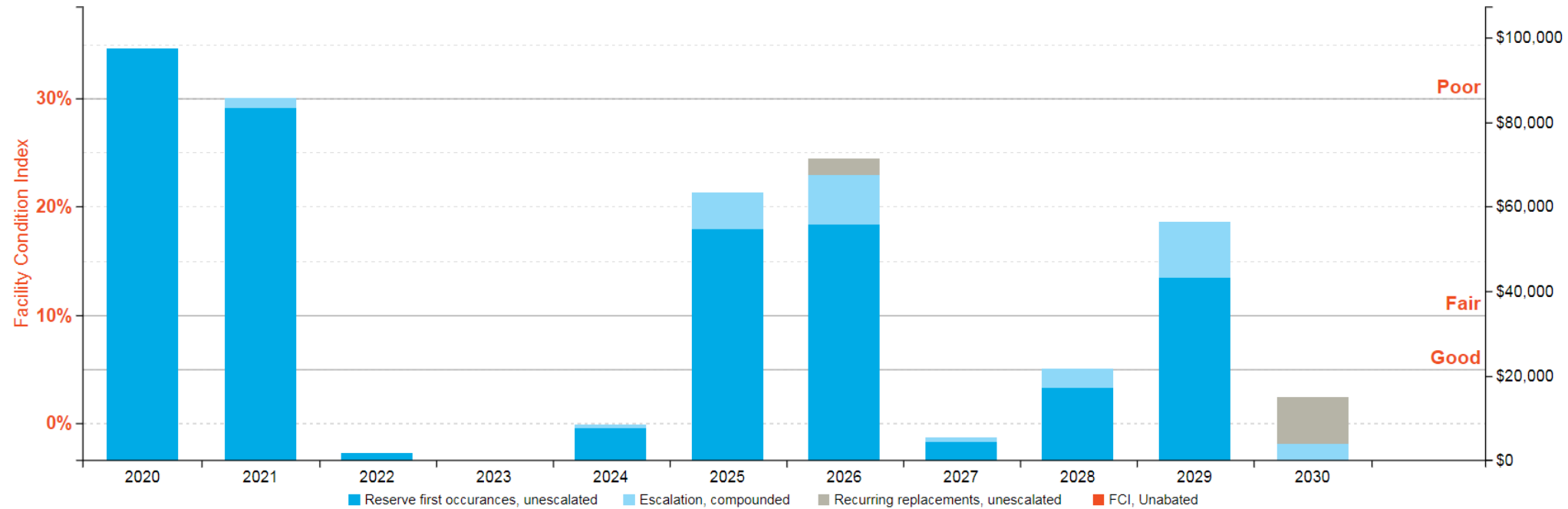
RESULTS BY BUILDING: TOWN GARAGE



RESULTS BY BUILDING: TOWN GARAGE

FCI Analysis: Town Garage

Replacement Value: \$ 110,400; Inflation rate: 3.0%



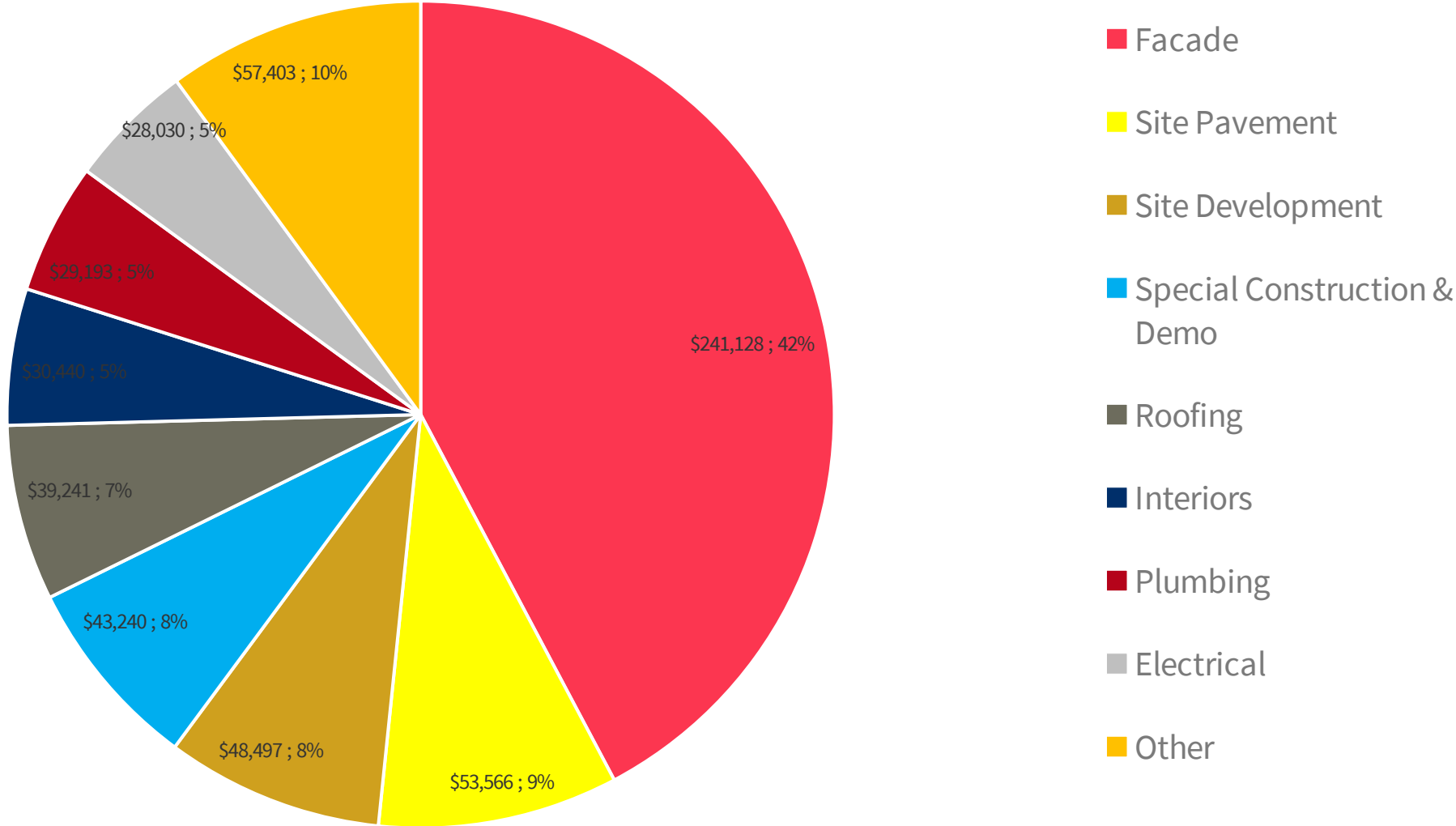
Top Upcoming Concerns:

- Replacement of retaining wall - \$41,600 in 2020
- Replacement of wood modular building - \$40,000 in 2021
- Mill and overlay of asphalt parking lot - \$31,325 in 2021

RESULTS BY BUILDING: TOWN GARAGE

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$22,012	\$1,030	\$52,167	\$139,558	\$26,361	\$241,128
Roofing	\$1,810	-	-	-	\$37,431	\$39,241
Interiors	\$4,275	-	\$11,163	-	\$15,002	\$30,440
Plumbing	-	-	\$619	\$16,934	\$11,640	\$29,193
HVAC	\$2,640	-	\$7,866	\$2,736	-	\$13,242
Fire Protection	-	-	-	\$358	\$481	\$839
Electrical	\$220	\$2,987	-	\$295	\$24,528	\$28,030
Fire Alarm & Electronic Systems	\$475	-	-	\$268	\$789	\$1,532
Equipment & Furnishings	\$9,840	-	-	-	\$15,330	\$25,170
Special Construction & Demo	\$2,040	\$41,200	-	-	-	\$43,240
Site Development	\$41,600	\$1,830	-	\$5,067	-	\$48,497
Site Pavement	-	\$36,411	-	\$4,808	\$12,347	\$53,566
Site Utilities	-	\$4,120	-	-	-	\$4,120
Follow-up Studies	\$5,000	-	-	-	-	\$5,000
Accessibility	\$7,500	-	-	-	-	\$7,500
TOTALS	\$97,500	\$87,600	\$71,900	\$170,100	\$144,000	\$570,800

RESULTS BY BUILDING: TOWN GARAGE



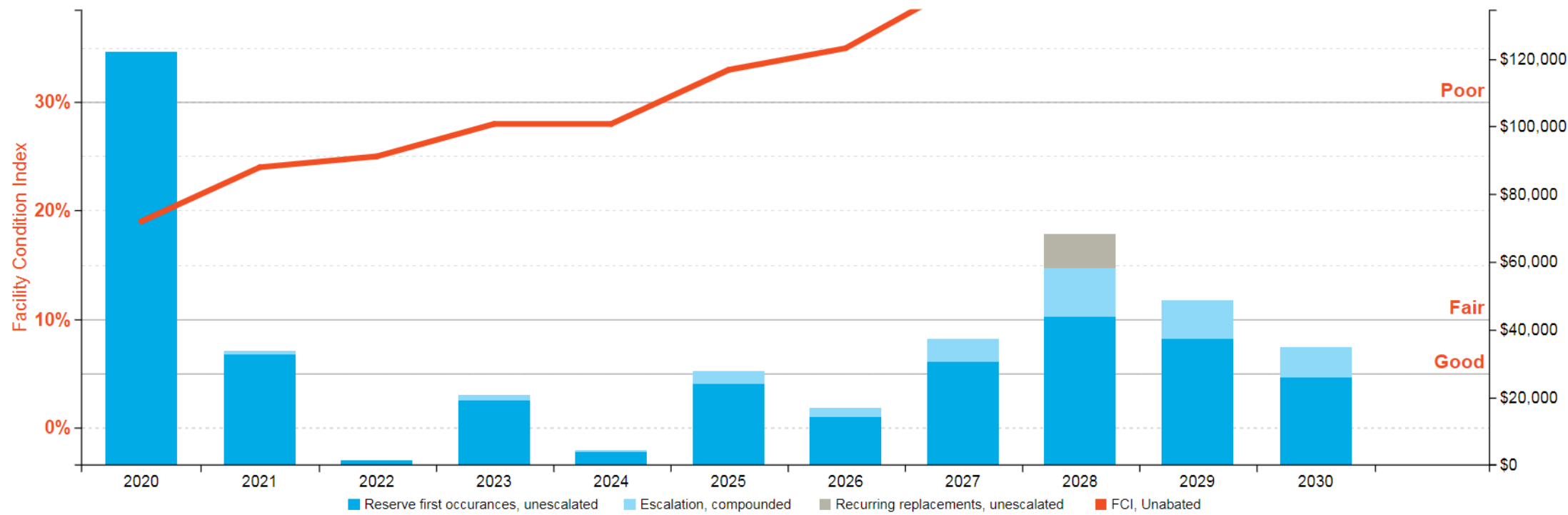
RESULTS BY BUILDING: TOWN HALL



RESULTS BY BUILDING: TOWN HALL

FCI Analysis: Town Hall

Replacement Value: \$ 639,700; Inflation rate: 3.0%



Top Upcoming Concerns:

- Replacement of well pump controller - \$35,600 in 2020
- Installation of transfer switch - \$20,000 in 2020
- Installation of generator - \$20,000 in 2020



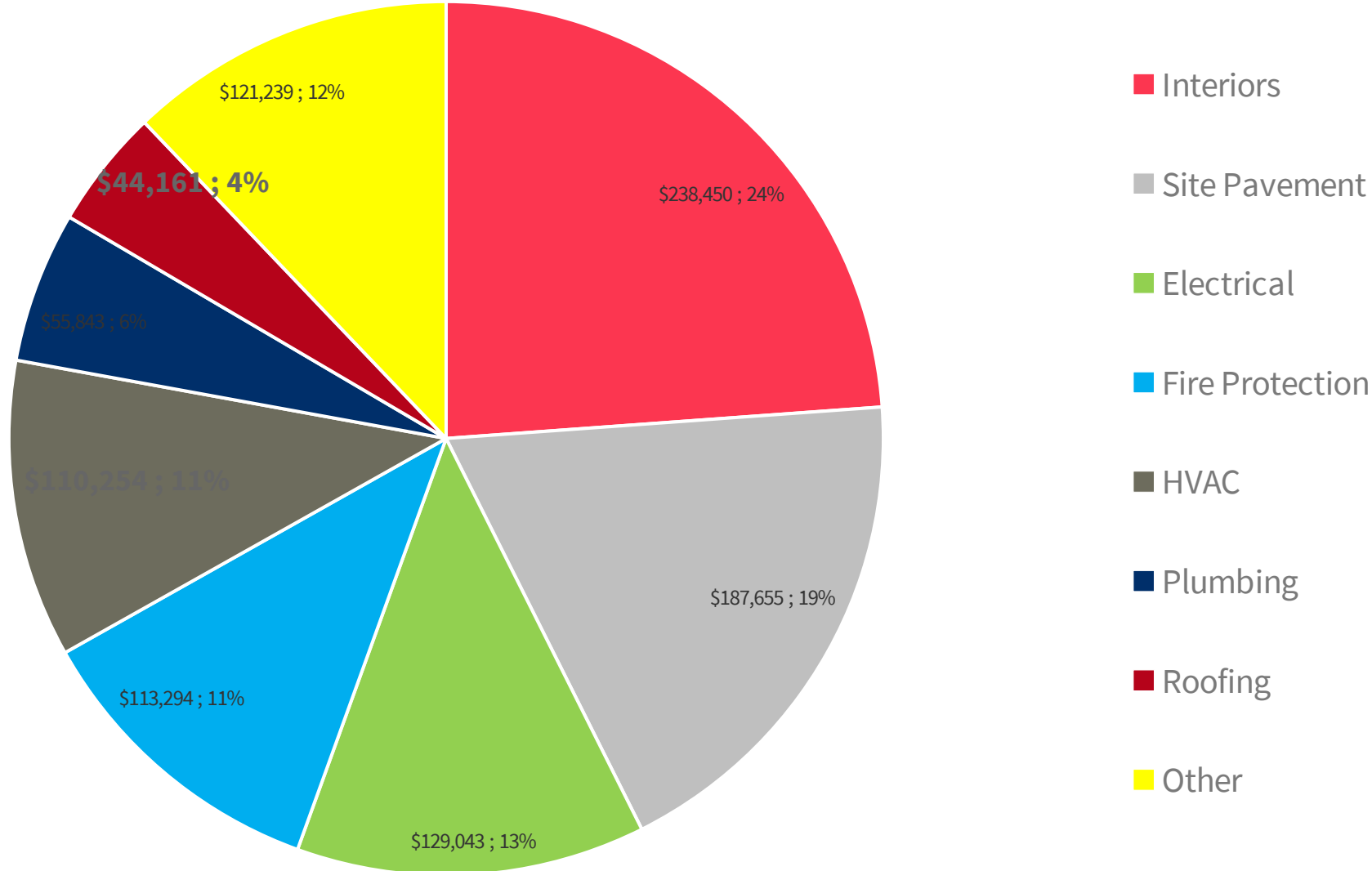
RESULTS BY BUILDING: TOWN HALL

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$7,950	-	-	-	-	\$7,950
Facade	-	-	-	\$27,118	-	\$27,118
Roofing	\$360	-	-	\$40,172	\$3,629	\$44,161
Interiors	\$2,650	\$33,603	\$1,159	\$101,278	\$99,760	\$238,450
Plumbing	-	\$1,485	\$9,157	-	\$45,201	\$55,843
HVAC	\$4,200	-	\$4,276	\$14,322	\$87,456	\$110,254
Fire Protection	\$35,600	-	\$9,729	\$1,564	\$66,401	\$113,294
Electrical	\$40,000	-	\$17,329	-	\$71,714	\$129,043
Fire Alarm & Electronic Systems	\$11,872	-	-	\$5,375	\$21,442	\$38,689
Equipment & Furnishings	-	-	-	\$1,844	\$4,348	\$6,192
Site Pavement	\$1,500	-	\$11,063	\$12,826	\$162,266	\$187,655
Site Development	-	-	-	\$1,266	\$14,800	\$16,066
Site Utilities	\$4,000	-	-	-	\$7,224	\$11,224
Follow-up Studies	\$14,000	-	-	-	-	\$14,000
TOTALS	\$122,200	\$35,100	\$52,800	\$205,800	\$584,300	\$1,000,000



RESULTS BY BUILDING: TOWN HALL



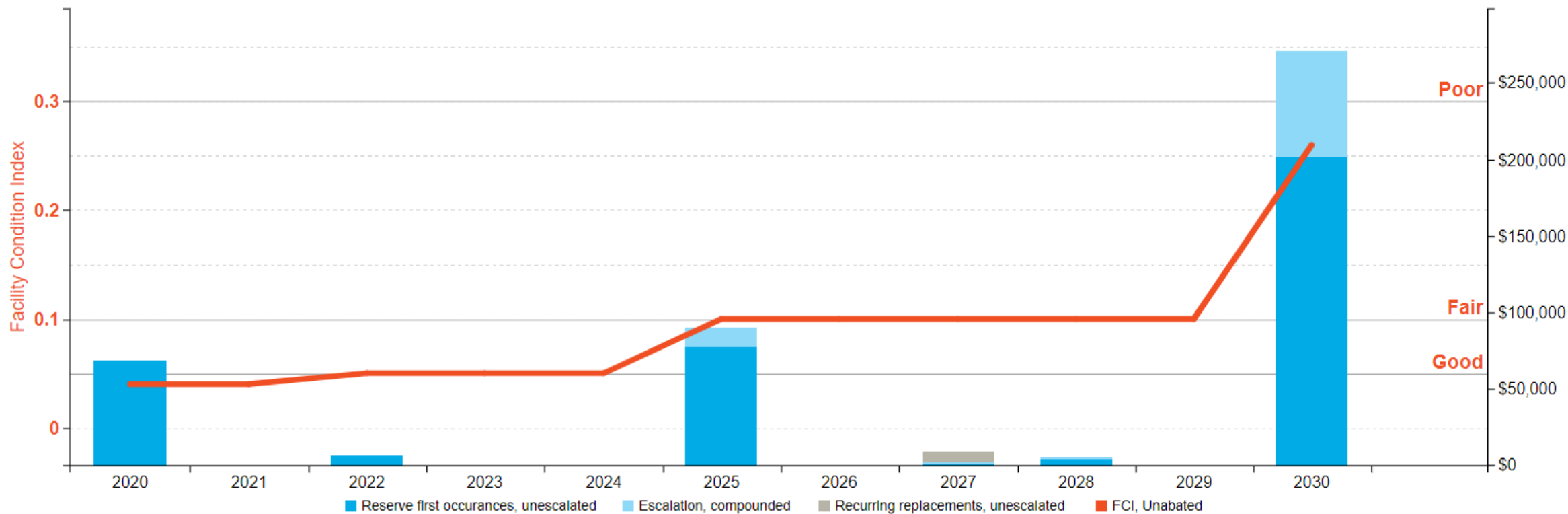
RESULTS BY BUILDING: POLICE STATION



RESULTS BY BUILDING: POLICE STATION

FCI Analysis: Police Station

Replacement Value: \$ 1,672,000; Inflation rate: 3.0%



Top Upcoming Concerns:

- Exterior Wall Repair - \$17,000 in 2020
- Installation of generator - \$20,000 in 2020

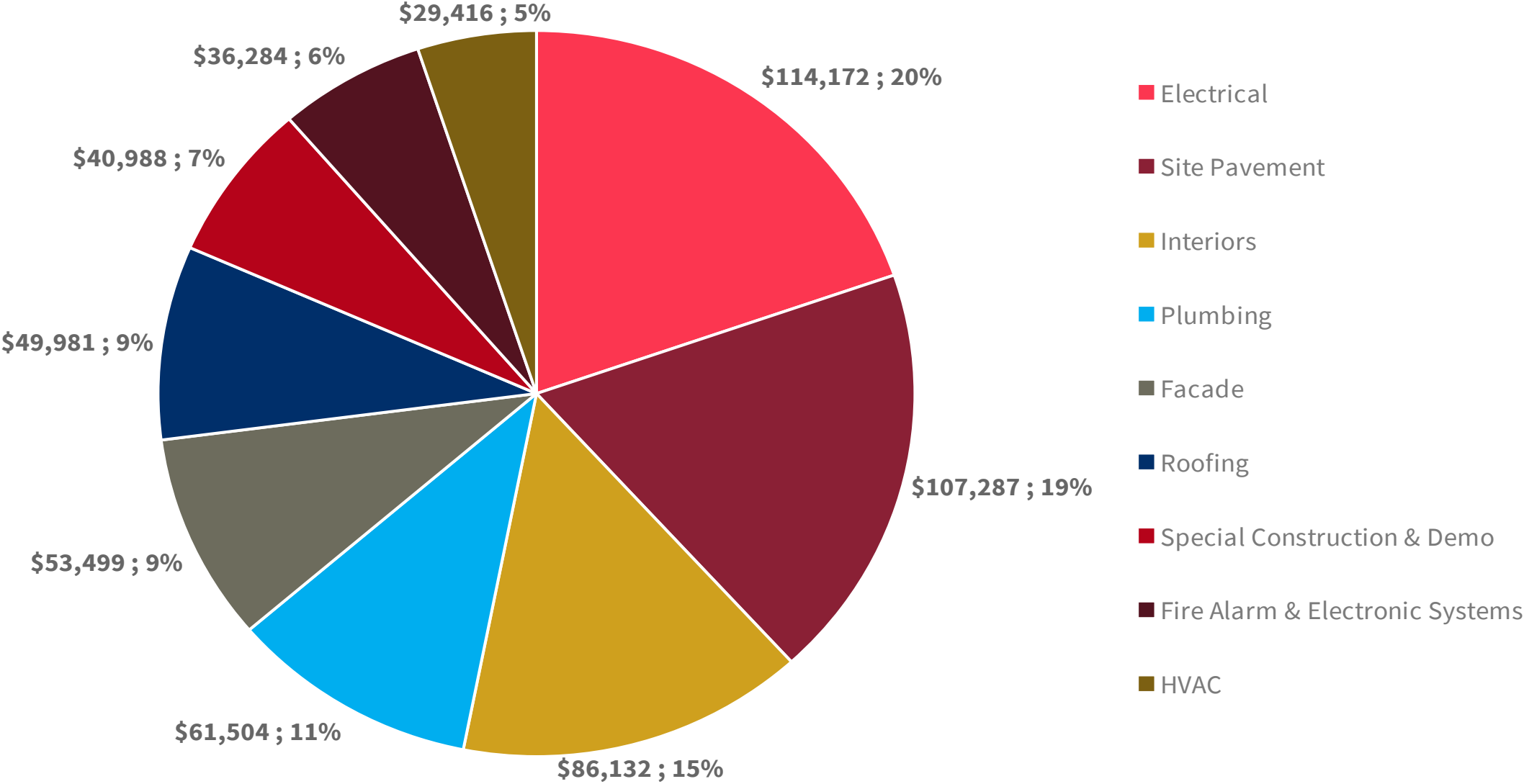


RESULTS BY BUILDING: POLICE STATION

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$16,500	-	\$2,434	-	\$34,565	\$53,499
Roofing	-	-	\$3,524	\$3,628	\$42,829	\$49,981
Interiors	-	-	\$30,313	\$31,984	\$23,835	\$86,132
Plumbing	-	-	-	\$48,010	\$13,494	\$61,504
HVAC	\$1,400	-	-	\$27,549	\$467	\$29,416
Fire Protection	-	-	\$1,391	\$8,063	\$1,869	\$11,323
Electrical	\$31,100	-	\$52,282	\$2,122	\$28,668	\$114,172
Fire Alarm & Electronic Systems	-	-	-	\$36,284	-	\$36,284
Equipment & Furnishings	-	-	-	\$2,349	-	\$2,349
Special Construction & Demo	-	-	-	\$40,988	-	\$40,988
Site Pavement	-	\$6,970	\$151	\$76,930	\$23,236	\$107,287
Site Development	-	-	-	\$7,658	\$18,927	\$26,585
Follow-up Studies	\$12,000	-	-	-	-	\$12,000
Accessibility	\$7,500	-	-	-	-	\$7,500
TOTALS	\$68,500	\$7,000	\$90,100	\$285,600	\$187,900	\$639,100



RESULTS BY BUILDING: POLICE STATION



CONCLUSIONS / RECOMMENDATION

- Facility condition assessment performed to assess the condition of all assets across properties
- Facility condition assessment allows planning for the repair, maintenance and upgrade of assets
- Make transition from FCA or Reserves to Capital Planning (maintain a current plan)
- Five-year refresh of data and costs are recommended





**BUREAU
VERITAS**

THANK YOU

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