



# FACILITY CONDITION ASSESSMENT

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT  
5735 47<sup>th</sup> Avenue  
Sacramento, California 95824

DLR GROUP  
1050 20th Street, Suite 250  
Sacramento, California 95815



CHARLES A. JONES CAREER AND EDUCATION CENTER  
5451 Lemon Hill Avenue  
Sacramento, California 95824

**PREPARED BY:**

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**DATE OF REPORT:**

June 4, 2020

**ONSITE DATE:**

September 23, 2019



Dude  
Solutions

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# 1. Executive Summary

## Portfolio Overview and Assessment Details

General Information	
<b>Property Type/s</b>	Adult Education
<b>Main Address</b>	5451 Lemon Hill Avenue, Sacramento California 95824
<b>Building Construction Dates</b>	Building 00A: 1998 Building 00B: 1998 Building 00C: 1998 Building 00D: 1998 Building 00E: 2000 Portables: 2008
<b>Number of Buildings</b>	7
<b>Current Occupants</b>	Sacramento Unified School District
<b>Date(s) of Visit</b>	September 23, 2019
<b>Management Point of Contact</b>	DLR Group, Mark Covington 916.446.0206 phone mcovington@dlrgroup.com email
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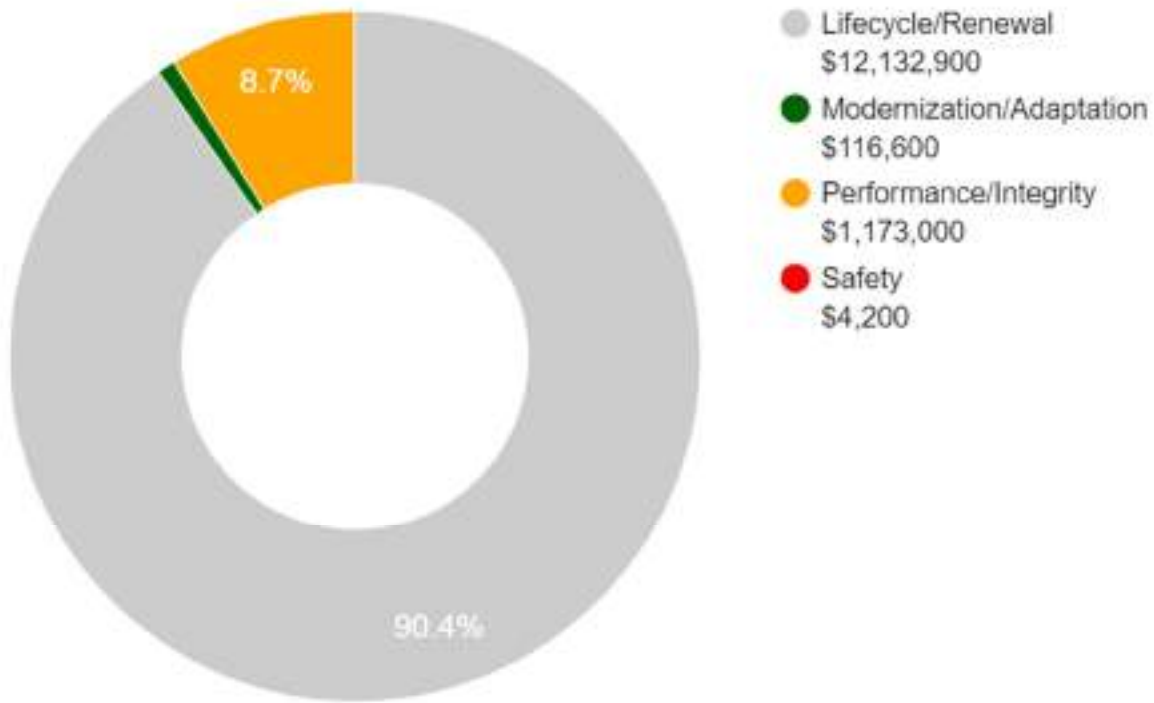
## Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

### Plan Type Descriptions

<b>Safety</b>	■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$13,426,700

## Portfolio-Level Findings and Deficiencies

### Historical Summary

The Charles A. Jones Career & Education Center site was developed in 1998. Circa 2000, the 2-story Building 00E was added. Portable structures were added to the site in 2008. The site consists of five permanent structures and 2 clusters of portable/modular structures. The spaces are for classrooms, workshops, a multi-purpose room, administration and a cafeteria.

### Architectural

The original structures all have the same general façade and interior finishes. The portable structures all have the same façade, roof, MEPF equipment and interior finishes. It was reported that there are recurring roof leak issues (building not identified). A new roof was completed in 2017 for the area above the Multi-Purpose Room in Building 00A. Typical lifecycle-based interior and exterior finish replacements are anticipated and have been budgeted.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

It was reported that the buildings have incomplete functionality with the district's energy management system (EMS), aka building automation system (BAS). Also reported, exterior lighting needs improvements. The exterior air compressors appear to be non-functional and should be replaced. An ice machine and shower heads in Building 00B should be replaced as well.

### Site

The site consists of two asphalt parking lots and a play area. It was reported that several issues exist with the irrigation system in the parking lot planters including the roots are crushing piping. For immediate repairs, the chain link fencing around the air compressors (behind Building 00B) must be replaced. Also, the fencing at Building 00A and along the perimeter at Lemon Hill Avenue requires painting. The parking lots need to be sealed and striped.

### Recommended Additional Studies

No additional studies recommended at this time.

## Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building’s Facility Condition Index (FCI), which provides a theoretical objective indication of a building’s overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI’s have been developed to provide owners the intelligence needed to plan and budget for the “keep-up costs” for their facilities. As such the 3-year, 5-year, and 10-year FCI’s are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI’s ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Charles A. Jones Career & Education Center / 00A - Building 100/200	\$750	56,487	\$42,365,250	1.1%	3.2%	8.5%	14.0%
Charles A. Jones Career & Education Center / 00B - Building 300	\$750	39,483	\$29,612,250	1.3%	2.5%	7.0%	13.7%
Charles A. Jones Career & Education Center / 00C - Building 400	\$750	2,989	\$2,241,750	1.1%	2.6%	3.1%	9.7%
Charles A. Jones Career & Education Center / 00D - Child Care	\$750	3,103	\$2,327,250	1.1%	1.8%	4.8%	11.0%
Charles A. Jones Career & Education Center / 00E - Building 500	\$750	5,760	\$4,320,000	1.2%	3.2%	3.3%	11.6%
Charles A. Jones Career & Education Center / Portables 400/500	\$450	4,800	\$2,160,000	1.9%	3.0%	5.7%	12.8%

### Immediate Needs

Facility/Building	Total Items	Total Cost
Charles A. Jones Career & Education Center	2	\$22,901
<b>Total</b>	<b>2</b>	<b>\$22,901</b>

#### Charles A. Jones Career & Education Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1455906	Charles A. Jones Career & Education Center / 00B - Building 300	Restrooms	D2017	Shower, Ceramic Tile, Replace	Failed	Performance/Integrity	\$13,713
1455866	Charles A. Jones Career & Education Center / 00B - Building 300	O305 - HVAC Shop	E1093	Commercial Kitchen, Icemaker, Freestanding, Replace	Poor	Performance/Integrity	\$9,188
<b>Total (2 items)</b>							<b>\$22,901</b>

Key Findings



**Light Fixture in Poor condition.**

any type w/ LED Replacement, 400 W  
00A - Building 100/200 Building exterior

Uniformat Code: D5022  
Recommendation: **Replace in 2020**

Priority Score: **97.0**

Plan Type: Safety

Cost Estimate: \$4,100

\$\$\$\$

Client reported lighting needs improvement - AssetCALC ID: 1455844



**Parking Lots in Poor condition.**

Asphalt Pavement  
Site

Uniformat Code: G2022  
Recommendation: **Seal & Stripe in 2020**

Priority Score: **87.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$115,400

\$\$\$\$

Striping faded - AssetCALC ID: 1456052



**BAS/HVAC Controls in Poor condition.**

Extensive/Robust BMS or Smart Building  
System  
00A - Building 100/200 Throughout all buildings

Uniformat Code: D3068  
Recommendation: **Upgrade in 2020**

Priority Score: **86.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$464,800

\$\$\$\$

Client reported system not fully functional - AssetCALC ID: 1455801



**Air Compressor in Poor condition.**

5 HP  
00B - Building 300 Building exterior

Uniformat Code: D2091  
Recommendation: **Replace in 2020**

Priority Score: **86.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$14,500

\$\$\$\$

Unit appears to be non-functional or near - AssetCALC ID: 1455911





**Air Compressor in Poor condition.**

10 HP  
00B - Building 300 Building exterior

Uniformat Code: D2091  
Recommendation: **Replace in 2020**

Priority Score: **86.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$21,800

\$\$\$\$

Unit appears to be non-functional or near - AssetCALC ID: 1455895



**Shower in Failed condition.**

Ceramic Tile  
00B - Building 300 Restrooms

Uniformat Code: D2017  
Recommendation: **Replace in 2019**

Priority Score: **85.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$13,700

\$\$\$\$

Non-functional hardware - AssetCALC ID: 1455906



**Fences & Gates in Poor condition.**

Chain Link, 6' High  
00B - Building 300 Site

Uniformat Code: G2041  
Recommendation: **Replace in 2020**

Priority Score: **84.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,900

\$\$\$\$

Rusted and deteriorating - AssetCALC ID: 1455917



**Fences & Gates in Poor condition.**

any Painted Surface  
Site

Uniformat Code: G2041  
Recommendation: **Prep & Paint in 2020**

Priority Score: **83.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$10,700

\$\$\$\$

Painted major peeling - AssetCALC ID: 1456056



### Fences & Gates in Poor condition.

any Painted Surface  
00E - Building 500 Site

Uniformat Code: G2041  
Recommendation: **Prep & Paint in 2020**

Priority Score: **83.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,300

\$\$\$\$

Significant exposed metal/rust - AssetCALC ID: 1456002



### Commercial Kitchen in Poor condition.

Icemaker, Freestanding  
00B - Building 300 O305 - HVAC Shop

Uniformat Code: E1093  
Recommendation: **Replace in 2019**

Priority Score: **82.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$9,200

\$\$\$\$

Not functional - AssetCALC ID: 1455866

## 2. Building 00A (100/200)



### Building 00A (100/200): Systems Summary

<b>Address</b>	5451 Lemon Hill Avenue Sacramento, California 95824	
<b>Constructed/ Renovated</b>	1998	
<b>Building Size</b>	56,487 SF	
<b>Number of Stories</b>	Two	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry exterior walls with steel columns and beams framing	Good
<b>Façade</b>	Exposed CMU with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted surface, acoustical fabric panels Floors: Carpet, VCT, ceramic tile Ceilings: Painted surface, ACT, hard tiles	Fair
<b>Elevators</b>	Hydraulic: 1 car serving all 2 floors	Fair
<b>Plumbing</b>	Copper supply and cast-iron waste & venting Electric water heater Toilets and sinks in all restrooms	Fair

Building 00A (100/200): Systems Summary		
<b>HVAC</b>	VAVs, rooftop package units Supplemental components: split-systems	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system, hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8 Emergency: NA	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Incomplete functionality with energy management system (EMS), exterior lighting improvements needed, carpet in Room 111 is a trip hazard (cost not included), corner of wall in hallway damaged (cost not included)	

System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$50,600	\$11,500	\$62,200
Roofing	-	-	\$587,700	\$18,600	\$281,800	\$888,100
Interiors	-	-	\$654,600	\$452,100	\$1,154,400	\$2,261,100
Elevators	-	-	-	\$24,300	\$117,500	\$141,800
Plumbing	-	-	\$12,100	\$131,800	\$102,100	\$246,000
Fire Suppression	-	-	\$91,400	\$156,100	\$16,000	\$263,600
HVAC	-	\$1,258,800	\$330,300	-	\$1,353,100	\$2,942,200
Electrical	-	\$15,900	\$11,900	\$983,600	\$308,000	\$1,319,400
Fire Alarm & Comm	-	-	\$585,100	\$588,200	\$911,500	\$2,084,800
Equipment/Special	-	\$130,100	\$43,200	-	\$437,800	\$611,100
<b>TOTALS</b>	<b>-</b>	<b>\$1,404,800</b>	<b>\$2,316,300</b>	<b>\$2,405,300</b>	<b>\$4,693,700</b>	<b>\$10,820,300</b>

### 3. Building 00B (300)



#### Building 00B (300): Systems Summary

<b>Address</b>	5451 Lemon Hill Avenue Sacramento, California 95824	
<b>Constructed/ Renovated</b>	1998	
<b>Building Size</b>	39,483 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry exterior walls with steel columns and beams framing	Good
<b>Façade</b>	Exposed CMU with aluminum windows	Fair
<b>Roof</b>	Flat construction with built-up finish	Fair
<b>Interiors</b>	Walls: Painted surface Floors: VCT, ceramic tile, finished concrete Ceilings: ACT, exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting Gas domestic boiler with storage tank Toilets and sinks in all restrooms	Fair

Building 00B (300): Systems Summary		
<b>HVAC</b>	Individual components: evaporative coolers, package units Supplemental components: split-systems, make-up air units, unit heaters, furnaces	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system, hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring fed from Building 00A Interior Lighting: T-8 Emergency: NA	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights and exit signs	Fair
<b>Equipment/Special</b>	Vehicle paint spray booth	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Incomplete functionality with energy management system (EMS), showers have broken hardware, icemaker and air compressors not functional, chain link fence requires replacement, wall damaged at multiple locations in workshops – near floor (cost not included)	

System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$2,400	\$122,900	\$125,300
Roofing	-	-	\$942,100	-	-	\$942,100
Interiors	-	-	\$148,300	\$100,100	\$501,500	\$749,900
Plumbing	\$13,700	\$37,400	\$73,500	\$89,200	\$18,800	\$232,600
Fire Suppression	-	-	\$3,800	\$102,900	\$5,100	\$111,800
HVAC	-	\$698,800	\$253,700	\$145,700	\$1,161,300	\$2,259,500
Electrical	-	\$5,100	\$1,700	\$635,700	\$397,800	\$1,040,100
Fire Alarm & Comm	-	-	\$204,000	\$619,300	\$317,800	\$1,141,100
Equipment/Special	\$9,200	-	-	\$88,900	\$137,400	\$235,500
Site	-	\$3,000	-	\$6,100	-	\$9,000
<b>TOTALS</b>	<b>\$22,900</b>	<b>\$744,300</b>	<b>\$1,627,100</b>	<b>\$1,790,300</b>	<b>\$2,662,400</b>	<b>\$6,846,900</b>

## 4. Building 00C (400)



### Building 00C (400): Systems Summary

<b>Address</b>	5451 Lemon Hill Avenue Sacramento, California 95824	
<b>Constructed/ Renovated</b>	1998	
<b>Building Size</b>	2,989 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry exterior walls with steel columns and beams framing Steel-framed (greenhouse)	Good
<b>Façade</b>	Exposed CMU with aluminum windows Polycarbonate (greenhouse)	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish Secondary: Mansard construction with polycarbonate panels	Fair
<b>Interiors</b>	Walls: Painted surface Floors: Finished concrete Ceilings: ACT, exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting Domestic gas boiler	Fair

<b>Building 00C (400): Systems Summary</b>		
<b>HVAC</b>	Individual components: Package unit, evaporative cooler, split-system	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system, hydrants, fire extinguishers, hose cabinets, kitchen hood system	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: NA	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Incomplete functionality with energy management system (EMS)	

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-3 yr)</b>	<b>Near Term (4-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Facade	-	-	-	\$12,000	\$147,100	\$159,100
Roofing	-	-	-	-	-	-
Interiors	-	-	\$2,900	-	\$21,200	\$24,000
Plumbing	-	-	\$900	\$4,400	\$1,400	\$6,700
Fire Suppression	-	-	\$200	\$7,800	\$300	\$8,300
HVAC	-	\$54,400	\$7,600	-	\$87,800	\$149,700
Electrical	-	\$5,600	-	\$58,100	\$6,200	\$69,900
Fire Alarm & Comm	-	-	-	\$70,100	-	\$70,100
<b>TOTALS</b>	<b>-</b>	<b>\$60,000</b>	<b>\$11,600</b>	<b>\$152,400</b>	<b>\$264,000</b>	<b>\$487,800</b>



## 5. Building 00D Child Care



### Building 00D Child Care: Systems Summary

<b>Address</b>	5451 Lemon Hill Avenue Sacramento, California 95824	
<b>Constructed/ Renovated</b>	1998	
<b>Building Size</b>	3,103 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Assumed conventional wood frame structure on concrete slab	Good
<b>Façade</b>	Painted CMU with aluminum windows	Fair
<b>Roof</b>	Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Vinyl paneling Floors: Carpet, VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting Gas water heater Toilets and sinks in all restrooms	--
<b>HVAC</b>	Individual package units	Fair

Building 00D Child Care: Systems Summary		
<b>Fire Suppression</b>	Hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: NA	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Incomplete functionality with energy management system (EMS)	

System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$9,400	\$6,200	-	\$33,600	\$49,300
Roofing	-	-	-	-	\$112,700	\$112,700
Interiors	-	-	\$25,000	\$24,000	\$70,900	\$119,900
Plumbing	-	\$5,400	\$2,100	\$16,200	\$110,700	\$134,400
Fire Suppression	-	-	\$500	-	\$600	\$1,100
HVAC	-	\$26,300	\$35,800	-	\$41,000	\$103,000
Electrical	-	\$1,900	\$2,900	\$51,300	\$3,900	\$60,000
Fire Alarm & Comm	-	-	-	\$56,500	-	\$56,500
Equipment/Special	-	-	-	-	\$38,500	\$38,500
<b>TOTALS</b>	-	<b>\$43,000</b>	<b>\$72,500</b>	<b>\$148,000</b>	<b>\$411,900</b>	<b>\$675,400</b>

## 6. Building 00E (500)



### Building 00E (500): Systems Summary

<b>Address</b>	5451 Lemon Hill Avenue Sacramento, California 95824	
<b>Constructed/ Renovated</b>	2000	
<b>Building Size</b>	5,760 SF	
<b>Number of Stories</b>	Two	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Assumed conventional wood frame structure on concrete slab	Good
<b>Façade</b>	Painted surface with aluminum windows	Fair
<b>Roof</b>	Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Vinyl panels Floors: VCT, vinyl sheeting Ceilings: ACT	Fair
<b>Elevators</b>	Hydraulic: 1 car serving all 2 floors	Fair
<b>Plumbing</b>	Copper supply and cast iron waste & venting Gas domestic water heater Toilets and sinks in all restrooms	Fair
<b>HVAC</b>	Individual components: Package units	Fair

Building 00E (500): Systems Summary		
<b>Fire Suppression</b>	Hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: NA	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Incomplete functionality with energy management system (EMS), stair/balcony railings require painting	

System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$21,600	-	-	\$37,900	\$59,500
Roofing	-	-	-	-	\$185,500	\$185,500
Interiors	-	-	-	\$106,600	\$3,500	\$110,100
Elevators	-	\$12,000	-	\$98,400	\$6,000	\$116,400
Plumbing	-	\$7,500	-	-	\$43,800	\$51,300
Fire Suppression	-	-	\$1,900	\$15,000	\$2,600	\$19,500
HVAC	-	\$95,000	-	-	\$76,000	\$171,000
Electrical	-	\$3,700	-	\$80,000	\$68,100	\$151,900
Fire Alarm & Comm	-	-	-	\$70,700	-	\$70,700
Site	-	\$3,400	-	-	\$4,600	\$7,900
<b>TOTALS</b>	-	<b>\$143,200</b>	<b>\$1,900</b>	<b>\$370,700</b>	<b>\$428,000</b>	<b>\$943,800</b>

## 7. Portables (400/500)



### Portables (400/500): Systems Summary

<b>Address</b>	5451 Lemon Hill Avenue Sacramento, California 95824	
<b>Constructed/ Renovated</b>	2008	
<b>Building Size</b>	400: 1,920 SF 500: <u>2,880 SF</u> 4,800 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Good
<b>Façade</b>	Painted wood with steel windows	Fair
<b>Roof</b>	Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Vinyl paneling Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	No hot water	--

Portables (400/500): Systems Summary		
<b>HVAC</b>	Individual package units	Fair
<b>Fire Suppression</b>	Hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panels with copper wiring Interior Lighting: T-8 Emergency: NA	Fair
<b>Fire Alarm</b>	Smoke detectors, sirens	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Incomplete functionality with energy management system (EMS)	

System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$22,000	-	-	\$64,800	\$86,800
Roofing	-	-	-	-	-	-
Interiors	-	-	\$58,400	-	\$132,700	\$191,100
Plumbing	-	-	-	-	\$17,300	\$17,300
Fire Suppression	-	-	\$700	-	\$900	\$1,600
HVAC	-	\$41,500	-	\$27,000	\$64,700	\$133,200
Electrical	-	\$3,700	-	\$68,100	\$18,200	\$90,000
Fire Alarm & Comm	-	-	-	\$62,700	-	\$62,700
Equipment/Special	-	-	-	-	\$66,900	\$66,900
<b>TOTALS</b>	-	<b>\$67,200</b>	<b>\$59,100</b>	<b>\$157,800</b>	<b>\$365,500</b>	<b>\$649,600</b>

## 8. Site Summary



Site Information		
<b>Lot Size</b>	7.75 acres (estimated)	
<b>Parking Spaces</b>	475 total spaces all in open lots; 12 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt parking lots with concrete sidewalks and curbs	--
<b>Site Development</b>	Property entrance signage, chain link fencing, driveway gates Playground, fencing, and site lights Limited park benches	Fair
<b>Landscaping and Topography</b>	Limited landscaping features Irrigation was not observed No retaining walls Flat site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Building-mounted light fixtures Pole-mounted and bollard light fixtures	Fair
<b>Ancillary Structures</b>	Pre-fabricated storage shed	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
<b>Key Issues and Findings</b>	Fencing adjacent to Building 00A along Lemon Hill Avenue requires painting, parking lots to be sealed and striped	

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-3 yr)</b>	<b>Near Term (4-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Roofing	-	-	\$5,100	-	\$6,800	\$11,900
Plumbing	-	-	-	-	\$26,000	\$26,000
Fire Suppression	-	-	-	-	\$35,700	\$35,700
Site Development	-	\$15,500	\$1,400	\$64,000	\$110,200	\$191,100
Site Lighting	-	-	-	\$235,900	-	\$235,900
Pavement	-	\$118,900	-	\$1,344,000	\$344,900	\$1,807,700
Landscaping	-	-	-	\$43,800	-	\$43,800
<b>TOTALS</b>	<b>-</b>	<b>\$134,400</b>	<b>\$6,500</b>	<b>\$1,687,700</b>	<b>\$523,600</b>	<b>\$2,352,100</b>



## 9. Property Space Use and Observed Areas

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### Unit Allocation

All 112,622 square feet of the property are occupied by the Sacramento Unified School District. The spaces are a combination of public meeting offices, classrooms, a multi-purpose room, commercial kitchen and service bays with supporting restrooms, administrative offices, and utility spaces.

### Areas Observed

Most of the interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

### Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Buildings 00D and 00E roof, Lack of ladder or other means of egress

## 10. ADA Accessibility

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Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

During the FCA, EMG performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to those areas and categories set forth in the tables throughout this report. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG’s undertaking. Only a representative sample of areas was observed and actual measurements were not taken to verify compliance.

The facility was originally constructed in 1998. The facility was subsequently renovated with the addition of a 2-story building and portable buildings. Complaints about accessibility issues have not been received by the property management. The property does not have known associated litigation related to existing barriers or previously removed barriers.

An ADA Compliance Survey was performed at Building 00A and improvements included the first floor and site/parking. The accessibility study was completed in 2017. It was reported that the associated recommendations have been addressed in full.

## 11. Purpose and Scope

### Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
<b>Excellent</b>	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
<b>Good</b>	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
<b>Fair</b>	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
<b>Poor</b>	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

## Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

## 12. Opinions of Probable Costs

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Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

### Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of EMG's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

### Definitions

#### Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

## Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

## Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 13. Certification

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DLR Group (the Client) retained EMG to perform this Facility Condition Assessment in connection with the preparation of an architectural master plan of Charles A. Jones Career and Education Center, 5451 Lemon Hill Avenue, Sacramento, California 95824, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

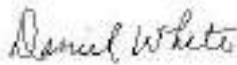
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to EMG.

**Prepared by:** Corey Berman PE,  
Galileo Atalig

**Reviewed by:**



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## 14. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site and Floor Plans
- Appendix C: Supporting Documents
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List



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## Appendix A: Photographic Record

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#1	DEFICIENCY AIR COMPRESSOR
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#2	DEFICIENCY EMS/BAS CONTROLS
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#3	DEFICIENCY FENCES & GATES, PAINTED SURFACE
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#4	DEFICIENCY FENCES & GATES, CHAIN LINK
----	---------------------------------------



#5	DEFICIENCY G20 FENCES & GATES, PAINTED SURFACE
----	--



#6	DEFICIENCY ICEMAKER
----	---------------------



#7	DEFICIENCY SHOWER FIXTURES
----	----------------------------



#8	MODULAR BUILDING
----	------------------



#9	EXTERIOR DOOR, ALUMINUM-FRAMED, GLAZED
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#10	EXTERIOR DOOR, OVERHEAD DOCK DOCK
-----	-----------------------------------



#11	EXTERIOR DOOR, STEEL
-----	----------------------



#12	EXTERIOR WALL, PAINTED SURFACE
-----	--------------------------------



#13	ROOF SKYLIGHT
-----	---------------



#14	ROOF, BUILT-UP MEMBRANE
-----	-------------------------



#15	ROOF, METAL
-----	-------------



#16	ROOF, TPO/PVC MEMBRANE
-----	------------------------



#17	TOILET PARTITIONS
-----	-------------------



#18	INTERIOR CEILING FINISH, HARD CEILING TILE
-----	--



#19	INTERIOR CEILING FINISH, PAINTED SURFACE
-----	---



#20	INTERIOR CEILING FINISH, SUSPENDED ACOUSTICAL CEILING TILE (ACT)
-----	--



#21	INTERIOR FLOOR FINISH, CARPET
-----	----------------------------------



#22	INTERIOR FLOOR FINISH, VINYL COMPOSITE TILE (VCT)
-----	--



#23	INTERIOR FLOOR FINISH, WOOD STRIP FINISH
-----	---



#24	INTERIOR WALL FINISH, ACOUSTICAL TILE, FABRIC- FACED
-----	--



#25	INTERIOR WALL FINISH, CERAMIC TILE
-----	------------------------------------



#26	INTERIOR WALL FINISH, PAINTED SURFACE
-----	---------------------------------------



#27	INTERIOR WALL FINISH, VINYL PANELING
-----	--------------------------------------



#28	WINDOW, STEEL-FRAMED
-----	----------------------



#29	CABINETRY
-----	-----------



#30	ELEVATOR, HYDRAULIC MOTOR
-----	---------------------------



#31	ELEVATOR, INTERIOR FINISHES
-----	-----------------------------



#32	BACKFLOW PREVENTER, DOMESTIC
-----	------------------------------



#33	DRINKING FOUNTAIN
-----	-------------------



#34	SERVICE SINK, FLOOR
-----	---------------------



#35	SINK, STAINLESS STEEL
-----	-----------------------



#36	SINK, VANITY TOP, STAINLESS STEEL
-----	-----------------------------------



#37	SINK, WALL-HUNG, VITREOUS CHINA
-----	---------------------------------



#38	TOILET
-----	--------



#39	URINAL
-----	--------



#40	DOMESTIC BOILER, GAS
-----	----------------------



#41	WATER HEATER, GAS
-----	-------------------



#42	WATER STORAGE TANK (FOR BOILER)
-----	---------------------------------





#43	CONDENSING UNIT/HEAT PUMP, SPLIT SYSTEM
-----	---



#44	CONDENSING UNIT/HEAT PUMP, SPLIT SYSTEM
-----	---



#45	EVAPORATIVE COOLER
-----	--------------------



#46	EXHAUST FAN
-----	-------------



#47	EXHAUST FAN
-----	-------------



#48	EXHAUST FAN, CENTRIFUGAL
-----	--------------------------



#49	MAKE-UP AIR UNIT
-----	------------------



#50	MOTOR, PACKAGE UNIT
-----	---------------------



#51	PACKAGED UNIT (RTU)
-----	---------------------



#52	AIR COMPRESSOR
-----	----------------



#53	AIR COMPRESSOR
-----	----------------



#54	FURNACE, GAS
-----	--------------



#55	HVAC SYSTEM DUCTWORK
-----	----------------------



#56	PACKAGE UNIT, WALL-MOUNTED, INTERIOR
-----	--------------------------------------



#57	UNIT HEATER, NATURAL GAS
-----	--------------------------



#58	DUST COLLECTION SYSTEM
-----	------------------------



#59	PACKAGE UNIT, WALL-MOUNTED
-----	----------------------------



#60	SPRINKLER HEADS
-----	-----------------



#61	ELECTRICAL WIRING & SWITCHES
-----	------------------------------



#62	INTERIOR LIGHTING SYSTEM
-----	--------------------------



#63	LIGHT FIXTURE, EXTERIOR
-----	-------------------------



#64	LIGHTING SYSTEM, INTERIOR
-----	---------------------------



#65	MAIN DISTRIBUTION PANEL
-----	-------------------------



#66	MAIN DISTRIBUTION PANEL (PORTABLES)
-----	-------------------------------------



#67	SECONDARY TRANSFORMER
-----	-----------------------



#68	SITE MAIN SWITCHBOARD
-----	-----------------------



#69	EMERGENCY/EXIT COMBO
-----	----------------------



#70	FIRE ALARM CONTROL PANEL
-----	--------------------------



#71	FIRE ALARM SYSTEM
-----	-------------------



#72	INTRUSION DETECTION ALARM SYSTEM
-----	----------------------------------



#73	PUBLIC ADDRESS/ANNOUNCEMENT (PA) SYSTEM
-----	---



#74	SECURITY/SURVEILLANCE SYSTEM, CAMERAS AND CCTV
-----	--



#75	PAINT SPRAY BOOTH
-----	-------------------



#76	COMMERCIAL DISHWASHER
-----	-----------------------



#77	COMMERCIAL KITCHEN, WALK-IN REFRIGERATOR/FREEZER
-----	--



#78	COMMERCIAL REFRIGERATOR, 3-DOOR REACH-IN
-----	--



#79	AWNING, FABRIC
-----	----------------



#80	DUMPSTER ENCLOSURE, CONCRETE BLOCK (CMU)
-----	--



#81	IRRIGATION SYSTEM
-----	-------------------



#82	PARKING LOTS, ASPHALT PAVEMENT, SEAL & STRIPE
-----	---



#83	G20 PROPERTY SIGNAGE, DIGITAL
-----	-------------------------------



#84	G20 SITE POLE LIGHT
-----	---------------------



#85	SITE POLE LIGHT
-----	-----------------



#86	BENCH, WOOD
-----	-------------



#87	BIKE RACK LOCKERS
-----	-------------------



#88	PLAY STRUCTURE
-----	----------------



#89	PLAY SURFACES, ARTIFICIAL TURF
-----	--------------------------------



#90	SHED, WOODEN FRAMED
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## Appendix B: Site and Floor Plans

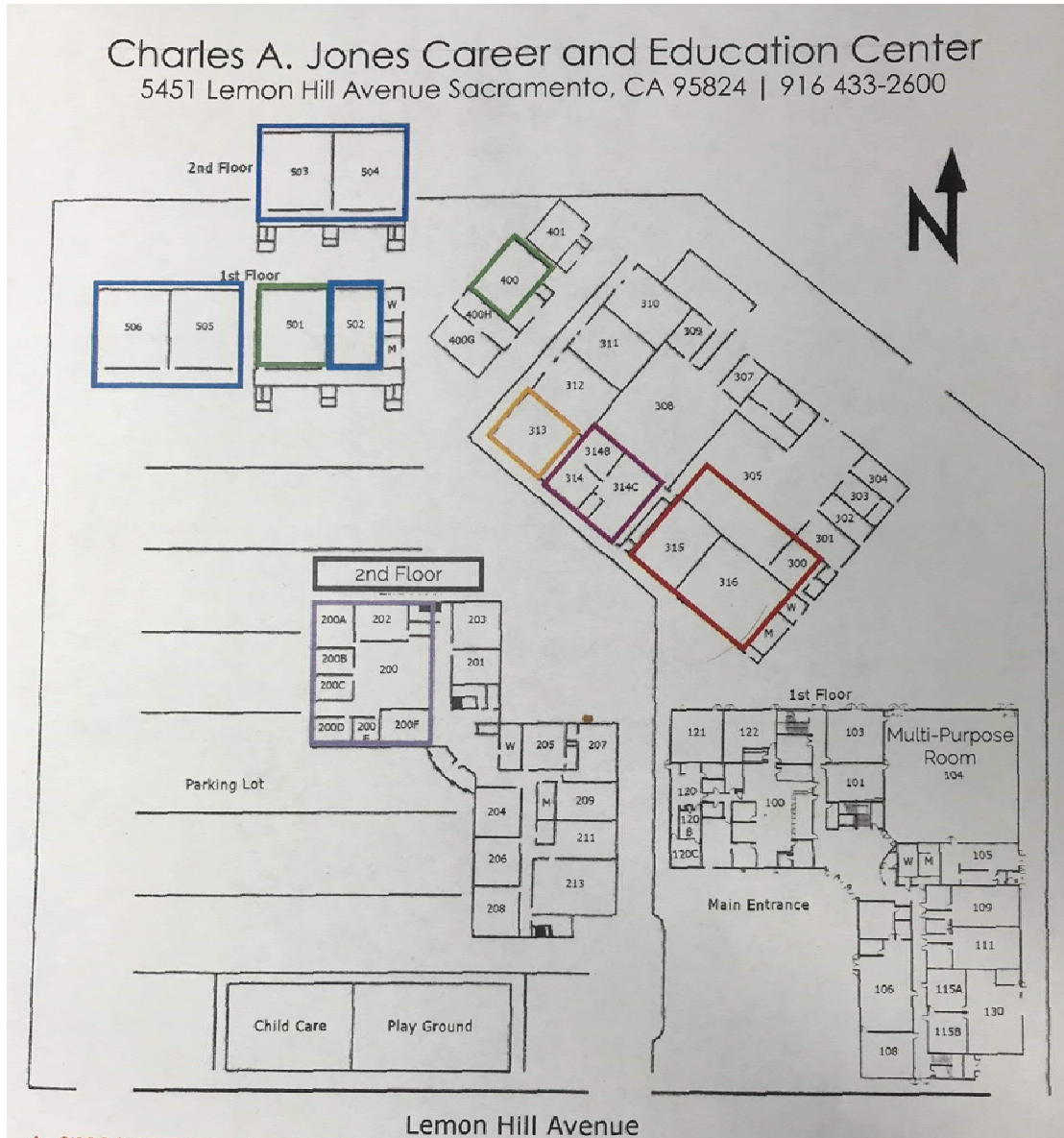
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# SITE PLAN

CHARLES A. JONES CAREER AND EDUCATION CENTER

EMG PROJECT NO.: 136988.19R000-005.322



SOURCE:  
Client



ON-SITE DATE:  
September 23, 2019

### Floor Plan – 00A First Floor



SOURCE:

Client



ON-SITE DATE:

September 23, 2019



### Floor Plan – 00A Second Floor



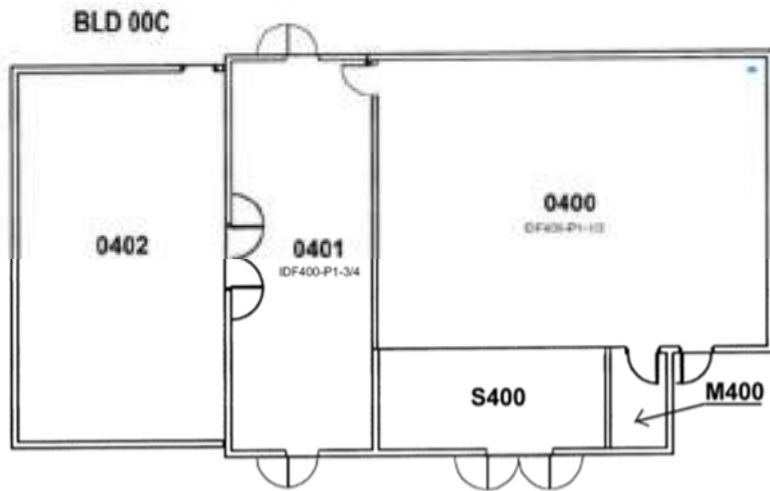
BLD 00A  
Second Floor



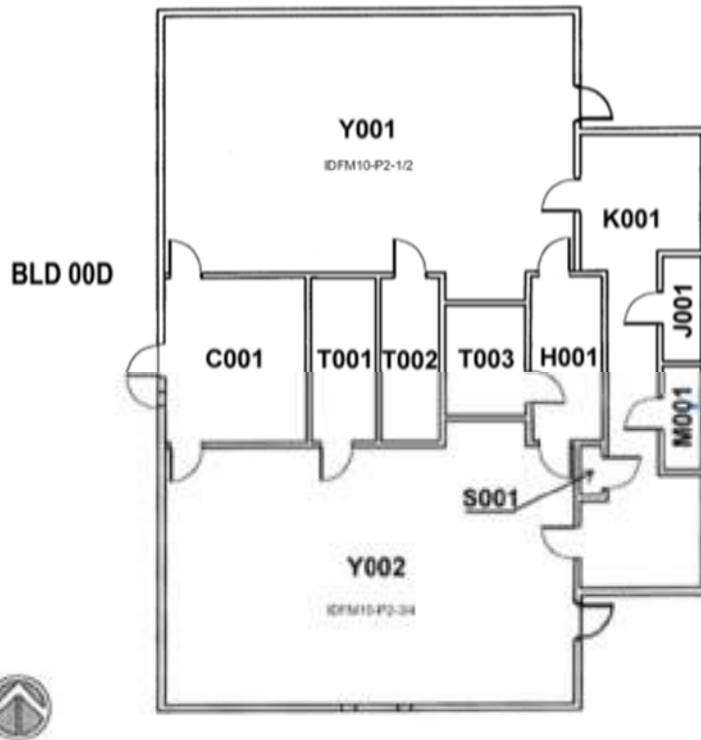
### Floor Plan – 00B



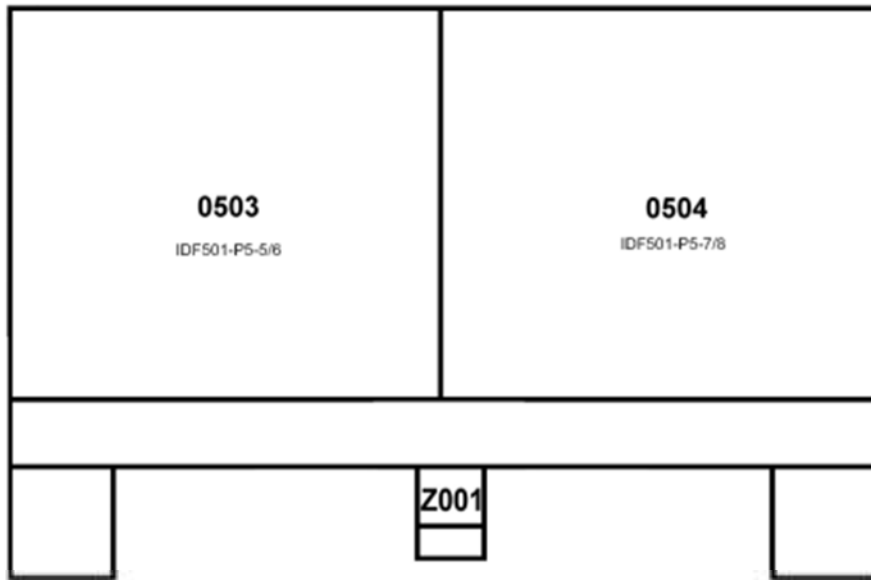
### Floor Plan – 00C



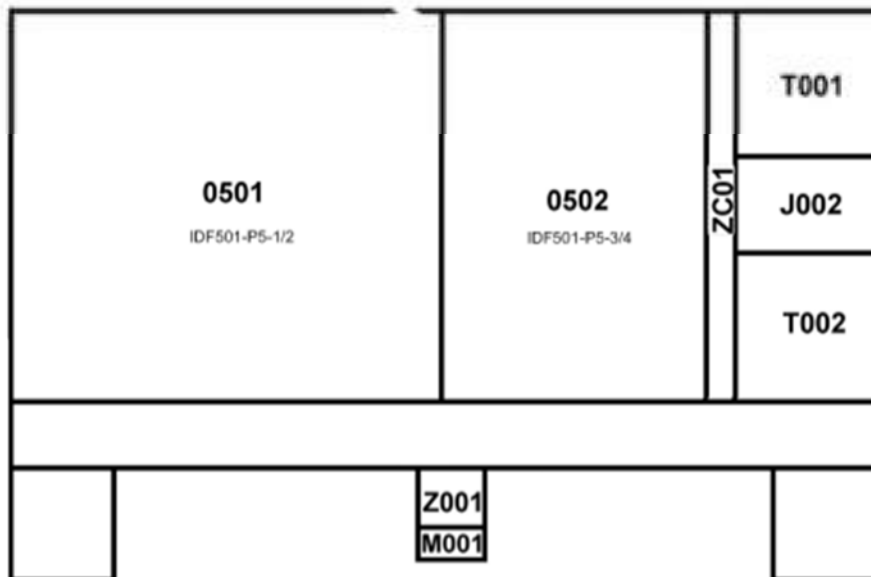
### Floor Plan – 00D



### Floor Plan – 00E



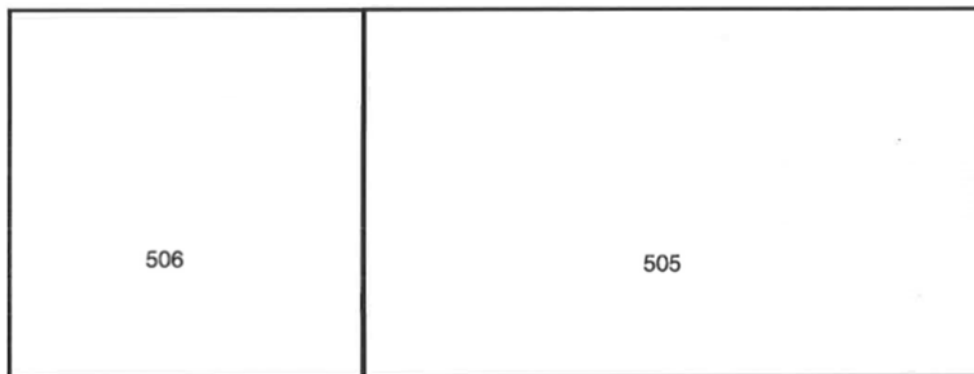
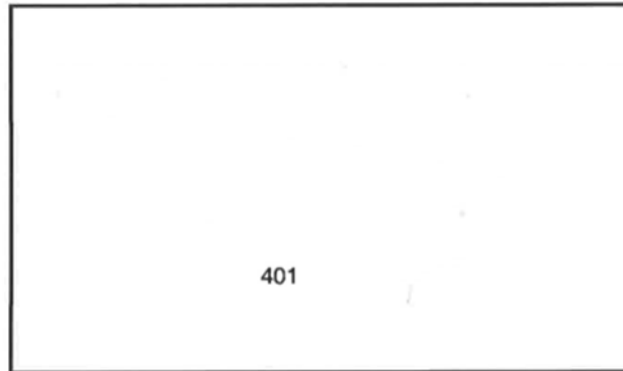
**BLD 00E  
Second Floor**



**BLD 00E  
First Floor**



### Portables



Single Story Portables



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## Appendix C: Supporting Documents

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# ADA CHECKLIST

**Date Completed:** 10-03-2019

**Property Name:** Charles A. Jones Career and Education Center

**EMG Project Number:** 136988.19R000-005.322

Building History		Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?	X			Building 100 in 2017
2	Have any ADA improvements been made to the property?	X			Building 100 in 2017
3	Do a Transition Plan / Barrier Removal Plan exist for the property?		X		
4	Has building ownership or management received any ADA related complaints that have not been resolved?		X		
5	Is any litigation pending related to ADA issues?		X		
Parking		Yes	No	NA	Comments
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	X			
2	Are there sufficient van-accessible parking spaces available?	X			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	X			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	X			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	X			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?	X			
Ramps		Yes	No	NA	Comments
1	Do all ramps along accessible path of travel appear to meet slope requirements? ( 1:12 or less)	X			
2	Are ramps that appear longer than 6 FT complete with railings on both sides?	X			

## ADA CHECKLIST

Ramps		Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?	X			
4	Is there a level landing for approximately every 30 FT horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
Entrances/Exits		Yes	No	NA	Comments
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	X			
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	X			
Paths of Travel		Yes	No	NA	Comments
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	X			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	X			
3	Is there a path of travel that does not require the use of stairs?	X			
Elevators		Yes	No	NA	Comments
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?	X			
2	Are there visual and audible signals inside cars indicating floor change?	X			
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?	X			
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?	X			
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?	X			
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?		X		

## ADA CHECKLIST

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?	X			
2	Are pull handles push/pull or lever type?	X			Lever
3	Are there audible and visual fire alarm devices in the toilet rooms?	X			
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	X			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" turning diameter)?	X			
6	In unisex toilet rooms, are there safety alarms with pull cords?		X		
7	Are toilet stall doors wheelchair accessible (appear to be at least 32" wide)?	X			
8	Are grab bars provided in toilet stalls?	X			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29" clearance)?	X			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	X			
11	Are exposed pipes under sink sufficiently insulated against contact?		X		

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## Appendix D: Component Condition Report

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**Component Condition Report | Charles A. Jones Career & Education Center / 00A - Building 100/200**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Motor-Operated Swinging/Sliding Fully-Glazed	1	9	1455812
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	6	9	1455799
B2032	Building Exterior	Fair	Exterior Door, Steel	8	19	1455860
B2034	Building interior	Fair	Overhead/Dock Door, 144 SF	1	9	1455818
B2034	Building Exterior	Fair	Overhead/Dock Door, Steel 144 SF	1	8	1455834
B2034	Throughout building	Fair	Overhead/Dock Door, 144 SF	1	9	1455796
<b>Roofing</b>						
B3011	Roof	Good	Roof, Single-Ply TPO/PVC Membrane	7,100 SF	18	1453679
B3011	Roof	Fair	Roof, Built-Up	27,200 SF	4	1453682
B3021	Roof	Fair	Roof Skylight, per unit (9-20 SF)	8	9	1453687
<b>Interiors</b>						
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	24	15	1455814
C3012	Restrooms	Good	Interior Wall Finish, Ceramic Tile	5,300 SF	20	1455800
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	91,000 SF	5	1455849
C3012	Throughout building	Fair	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced	1,800 SF	10	1455837
C3024	Building interior	Fair	Interior Floor Finish, Vinyl Tile (VCT)	17,000 SF	8	1455847
C3024	Restrooms	Good	Interior Floor Finish, Ceramic Tile	2,800 SF	29	1455797
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	33,900 SF	5	1455846
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	10,500 SF	5	1455803
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	32,500 SF	10	1455826
C3032	Building interior	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	7,500 SF	10	1455804
<b>Elevators</b>						
D1011	S112 - Elevator Room	Fair	Elevator Controls, 1 CAR, Modernize	1	8	1455816
D1011	S112 - Elevator Room	Fair	Elevator, Hydraulic, 1500 to 2500 LB, 2 Floors, Renovate	1	15	1455825
D1019	Building interior	Fair	Elevator Cab Finishes, Standard w/ Stainless Steel Doors	1	8	1455846
<b>Plumbing</b>						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	29	9	1455836
D2012	Restrooms	Fair	Urinal, Standard	19	10	1455796
D2014	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	9	1455829
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	26	15	1455838
D2018	Throughout building	Fair	Drinking Fountain, Interior	4	5	1455822
D2023	S108 - Kitchenette	Fair	Water Heater, Electric, Commercial, 30 to 80 GAL (12 KW)	1	8	1455807
D2029	Throughout building	Good	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	56,487 SF	25	1455815
<b>Fire Suppression</b>						
D4012	Utility closet	Fair	Fire Pump, 40 HP	1	5	1455813
D4019	Throughout building	Fair	Sprinkler Heads (per SF)	56,487 SF	10	1455819

**Component Condition Report | Charles A. Jones Career & Education Center / 00A - Building 100/200**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	25	5	1455830
<b>HVAC</b>						
D3032	Utility closet	Fair	Condensing Unit/Heat Pump, 3 TON	1	5	1455824
D3032	Roof	Fair	Condensing Unit/Heat Pump, 1.5 TON [EAC 1]	1	3	1453670
D3032	Roof	Fair	Condensing Unit/Heat Pump, 1.5 TON [No tag/plate found]	1	3	1453680
D3032	Roof	Fair	Condensing Unit/Heat Pump, 1.5 TON [EAC 2]	1	3	1453675
D3032	Roof	Fair	Condensing Unit/Heat Pump, 2 TON [No tag/plate found]	1	3	1453673
D3032	Roof	Fair	Condensing Unit/Heat Pump, 1.5 TON [EAC 3]	1	3	1453658
D3032	Utility closet	Fair	Condensing Unit/Heat Pump, 1.5 TON	1	5	1455806
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	56,487 SF	20	1455810
D3041	Throughout building	Fair	Variable Air Volume (VAV) Unit, 1000 CFM	30	4	1456022
D3042	Roof	Fair	Exhaust Fan, 3800 CFM [EF 2]	1	4	1453659
D3042	Roof	Fair	Exhaust Fan, 1250 CFM [EF 1]	1	4	1453650
D3042	Roof	Fair	Exhaust Fan, 4800 CFM [EF 3]	1	4	1453689
D3042	Building exterior	Fair	Exhaust Fan, 2000 CFM	1	4	1455836
D3052	Roof	Fair	Packaged Unit (RTU), 45 TON [AC 4]	1	3	1453684
D3052	Roof	Fair	Packaged Unit (RTU), 12.5 TON [AC 9]	1	3	1453688
D3052	Roof	Fair	Packaged Unit (RTU), 15 TON [AC 18]	1	3	1453681
D3052	Roof	Fair	Packaged Unit (RTU), 25 TON [AC 1]	1	3	1453656
D3052	Roof	Fair	Packaged Unit (RTU), 7.5 TON [AC 16]	1	3	1453682
D3052	Roof	Fair	Packaged Unit (RTU), 7.5 TON [AC 17]	1	3	1453683
D3052	Roof	Fair	Packaged Unit (RTU), 10 TON [AC 7]	1	3	1453657
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [AC 12]	1	3	1453698
D3052	Roof	Fair	Packaged Unit (RTU), 45 TON [AC 3]	1	3	1453694
D3052	Roof	Fair	Packaged Unit (RTU), 7.5 TON [AC 15]	1	3	1453697
D3052	Roof	Fair	Packaged Unit (RTU), 10 TON [AC 8]	1	3	1453689
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [AC 20]	1	3	1453700
D3052	Roof	Fair	Packaged Unit (RTU), 7.5 TON [AC 13]	1	3	1453654
D3052	Roof	Fair	Packaged Unit (RTU), 7.5 TON [AC 14]	1	3	1453693
D3052	Roof	Fair	Packaged Unit (RTU), 6 TON [AC 6]	1	3	1453676
D3052	Roof	Fair	Packaged Unit (RTU), 12.5 TON [AC 21]	1	3	1453651
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [AC 10]	1	3	1453652
D3052	Roof	Fair	Packaged Unit (RTU), 25 TON [AC 2]	1	3	1453653
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [AC 5]	1	3	1453686
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [AC 19]	1	3	1453687
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [AC 11]	1	3	1453692
D3068	Throughout building	Poor	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade	56,487 SF	1	1455901
<b>Electrical</b>						

**Component Condition Report | Charles A. Jones Career & Education Center / 00A - Building 100/200**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	S101 - Main Electrical Room	Fair	Building/Main Switchboard, 3000 AMP	1	19	1455833
D5012	S101 - Main Electrical Room	Fair	Main Distribution Panel, 500 AMP [1LA]	1	9	1455820
D5012	S101 - Main Electrical Room	Fair	Secondary Transformer, 225 kVA [T1A]	1	9	1455831
D5012	Roof	Fair	Motor, 3 HP [No tag/plate found]	1	3	1453685
D5012	Roof	Fair	Motor, 3 HP [No tag/plate found]	1	3	1453677
D5012	Utility closet	Fair	Main Distribution Panel, 500 AMP [HA3]	1	9	1455817
D5012	Roof	Fair	Motor, 3 HP [No tag/plate found]	1	3	1453684
D5012	Utility closet	Fair	Secondary Transformer, 225 kVA [T2A]	1	9	1455851
D5012	Utility closet	Fair	Main Distribution Panel, 500 AMP [2LA]	1	9	1455798
D5012	Roof	Fair	Motor, 3 HP [No tag/plate found]	1	3	1453671
D5012	Utility closet	Fair	Main Distribution Panel, 500 AMP [HA2]	1	9	1455827
D5012	S101 - Main Electrical Room	Fair	Main Distribution Panel, 500 AMP [HA1]	1	9	1455828
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	56,487 SF	25	1455841
D5022	Building exterior	Poor	Light Fixture, any type w/ LED Replacement, 400 W	12	1	1455844
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	56,487 SF	10	1455802
D5092	Building exterior	Fair	Emergency Light, 2-Head w/ Battery	8	3	1455821
D5092	Throughout building	Fair	Emergency Light, 2-Head w/ Battery	8	5	1455823
D5092	Throughout building	Fair	Emergency/Exit Combo LED	19	5	1455805
<b>Fire Alarm &amp; Comm</b>						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	56,487 SF	10	1455832
D5037	S101 - Main Electrical Room	Fair	Fire Alarm Control Panel, Addressable	1	5	1455848
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Install	56,487 SF	10	1455839
D5038	Throughout building	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	56,487 SF	5	1455842
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	56,487 SF	5	1455811
<b>Equipment/Special</b>						
E1093	Kitchen	Fair	Commercial Kitchen, Griddle [79671]	1	3	1453691
E1093	Kitchen	Fair	Commercial Kitchen, Mixer, Freestanding [79670]	1	4	1453686
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In [91827]	1	3	1453655
E1093	Kitchen	Fair	Commercial Kitchen, 10 LF [No tag/plate found]	1	3	1453683
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator [No tag/plate found]	1	3	1453674
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator [No tag/plate found]	1	3	1453699
E1093	Kitchen	Fair	Commercial Kitchen, Ice maker, Freestanding [05419]	1	3	1453681
E1093	Kitchen	Fair	Commercial Kitchen, Griddle [05425]	1	3	1453688
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Double [No tag/plate found]	1	3	1453678
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer [102687]	1	3	1453690
E1093	Kitchen	Fair	Commercial Kitchen, Deep Fryer [No tag/plate found]	1	3	1453685
E1093	Kitchen	Fair	Commercial Kitchen, Mixer, Freestanding [91826]	1	4	1453672
E1093	Kitchen	Fair	Commercial Kitchen, Dishwasher [91829]	1	3	1453696



**Component Condition Report | Charles A. Jones Career & Education Center / 00A - Building 100/200**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 3-Door Reach-In [79669]	1	3	1453660
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer [No tag/plate found]	1	3	1453696
E2012	Throughout building	Fair	Cabinetry, Stock Hardwood	350 LF	18	1455840

**Component Condition Report | Charles A. Jones Career & Education Center / 00B - Building 300**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2021	Building Exterior	Fair	Window, 12 SF	2	10	1455865
B2032	Building Exterior	Fair	Exterior Door, Steel	19	20	1455916
B2034	Building Exterior	Fair	Overhead/Dock Door, 144 SF	11	12	1455862
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Built-Up	43,600 SF	4	1453710
<b>Interiors</b>						
C1021	Throughout building	Fair	Interior Door, Steel	3	20	1455904
C1031	Restrooms	Fair	Toilet Partitions, Metal	8	10	1455918
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	61,000 SF	5	1455874
C3012	Throughout building	Fair	Interior Wall Finish, Ceramic Tile	2,800 SF	20	1455929
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	9,500 SF	10	1455869
C3024	Building interior	Fair	Interior Floor Finish, Wood Strip, Refinish	450 SF	5	1455923
C3024	Throughout building	Fair	Interior Floor Finish, Ceramic Tile	1,900 SF	20	1455879
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	11,800 SF	15	1455887
<b>Plumbing</b>						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	8	10	1455883
D2012	Restrooms	Fair	Urinal, Standard	10	10	1455893
D2014	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	9	26	1455871
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	10	1455866
D2014	Utility closet	Fair	Service Sink, Floor	2	5	1455901
D2017	Restrooms	Failed	Shower, Ceramic Tile	4	0	1455906
D2018	Throughout building	Fair	Drinking Fountain, Interior	4	5	1455888
D2023	J001 - Utility closet	Fair	Water Storage Tank, 150 GAL	1	10	1455857
D2023	J001 - Utility closet	Fair	Domestic Boiler, 150 MBH	1	5	1455876
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	39,483 SF	25	1455927
D2091	Modular Shed	Fair	Air Receiver Tank, 120 GAL	1	10	1455898
D2091	Modular Shed	Fair	Air Compressor, 10 HP	1	8	1455909
D2091	Modular Shed	Fair	Air Compressor, 1.34 HP	1	5	1455868
D2091	Building exterior	Poor	Air Compressor, 10 HP	1	1	1455895
D2091	O305 - HVAC Shop	Fair	Air Compressor, 1 HP	1	5	1455885
D2091	Building exterior	Poor	Air Compressor, 5 HP	1	1	1455911

**Component Condition Report | Charles A. Jones Career & Education Center / 00B - Building 300**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Fire Suppression</b>						
D4019	Throughout building	Fair	Sprinkler Heads (per SF)	39,483 SF	8	1455894
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	8	5	1455875
<b>HVAC</b>						
D3031	Roof	Fair	Evaporative Cooler, 18000 CFM [EC 10]	1	3	1453734
D3031	Roof	Fair	Evaporative Cooler, 18000 CFM [EC 13]	1	3	1453709
D3031	Roof	Fair	Evaporative Cooler, 18000 CFM [EC 11]	1	3	1453732
D3031	Roof	Fair	Evaporative Cooler, 18000 CFM [EC 8]	1	3	1453724
D3031	Roof	Fair	Evaporative Cooler, 18000 CFM [EC 9]	1	3	1453716
D3031	Roof	Fair	Evaporative Cooler, 18000 CFM [EC 6]	1	3	1453737
D3031	Roof	Fair	Evaporative Cooler, 18000 CFM [EC 7]	1	3	1453731
D3031	Roof	Fair	Evaporative Cooler, 18000 CFM [EC 12]	1	3	1453729
D3031	Roof	Fair	Evaporative Cooler, 18000 CFM [EC 5]	1	3	1453712
D3031	Roof	Fair	Evaporative Cooler, 18000 CFM [EC 1]	1	3	1453741
D3032	Building exterior	Fair	Condensing Unit/Heat Pump, 2 TON	1	3	1455882
D3032	Building exterior	Fair	Condensing Unit/Heat Pump, 2.5 TON	1	8	1455884
D3032	Roof	Fair	Condensing Unit/Heat Pump, 2 TON [CU 2]	1	3	1453702
D3032	Building exterior	Fair	Condensing Unit/Heat Pump, 3.5 TON	1	3	1455870
D3032	Building exterior	Fair	Condensing Unit/Heat Pump, 3 TON	1	3	1455872
D3032	Roof	Fair	Condensing Unit/Heat Pump, 2 TON [CU 3]	1	3	1453705
D3032	Roof	Fair	Condensing Unit/Heat Pump, 1.5 TON [CU 4]	1	3	1453728
D3032	Roof	Fair	Condensing Unit/Heat Pump, 2 TON [CU 1]	1	3	1453717
D3032	Roof	Fair	Condensing Unit/Heat Pump, 1.5 TON [EAC 4]	1	3	1453740
D3032	Building exterior	Fair	Condensing Unit/Heat Pump, 2.5 TON	1	3	1455925
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	39,483 SF	20	1455863
D3041	Roof	Fair	Make-Up Air Unit, 25000 CFM [MAU 1]	1	5	1453727
D3041	Roof	Fair	Make-Up Air Unit, 4000 CFM [RF 1]	1	3	1453701
D3042	Roof	Fair	Exhaust Fan, 1500 CFM [EF 9]	1	4	1453733
D3042	Roof	Fair	Exhaust Fan, 2500 CFM [EF 8]	1	4	1453735
D3042	Roof	Fair	Exhaust Fan, 2500 CFM [No tag/plate found]	1	4	1453720
D3042	Roof	Fair	Exhaust Fan, 1500 CFM [EF 10]	1	4	1453708
D3042	Roof	Fair	Exhaust Fan, 2100 CFM [EF 7]	1	4	1453713
D3042	Roof	Fair	Exhaust Fan, 2250 CFM [No tag/plate found]	4	4	1453738
D3042	Roof	Fair	Exhaust Fan, 3000 CFM [EF 19]	1	4	1453719
D3042	Roof	Fair	Exhaust Fan, 2900 CFM [EF 11]	1	4	1453714
D3042	Roof	Fair	Exhaust Fan, 6000 CFM [No tag/plate found]	3	4	1453704
D3042	Roof	Fair	Exhaust Fan, 25000 CFM [EF 4]	1	4	1453725
D3042	Roof	Fair	Exhaust Fan, 3000 CFM [EF 16]	1	4	1453715

**Component Condition Report | Charles A. Jones Career & Education Center / 00B - Building 300**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3042	Roof	Fair	Exhaust Fan, 3000 CFM [EF 17]	1	4	1453736
D3042	Roof	Fair	Exhaust Fan, 10500 CFM [EF 6]	1	4	1453723
D3042	Roof	Fair	Exhaust Fan, 3000 CFM [EF 15]	1	4	1453703
D3042	Roof	Fair	Exhaust Fan, 10500 CFM [EF 5]	1	4	1453722
D3051	O313 - Computer Lab	Fair	Furnace, 100 MBH [AC-4]	1	9	1455884
D3051	O305 - HVAC Shop	Fair	Unit Heater, 250 MBH [Illegible]	1	6	1455888
D3051	O305 - HVAC Shop	Fair	Unit Heater, 250 MBH [UH 12]	1	6	1455899
D3051	O307 - Auto Shop	Fair	Unit Heater, 250 MBH [UH 10]	1	6	1455880
D3051	O307 - Auto Shop	Fair	Unit Heater, 250 MBH [UH 8]	1	6	1455907
D3051	O312 - Computer Bay	Fair	Furnace, 100 MBH [AC-2]	1	9	1455922
D3051	O313 - Computer Lab	Fair	Furnace, 100 MBH [AC-3]	1	9	1455908
D3051	O307 - Auto Shop	Fair	Unit Heater, 250 MBH	1	6	1455886
D3051	O305 - HVAC Shop	Fair	Unit Heater, 250 MBH [UH 13]	1	6	1455913
D3051	O307 - Auto Shop	Fair	Unit Heater, 201 - 300 MBH [UH 9]	1	6	1455921
D3051	O312 - Computer Bay	Fair	Furnace, 100 MBH [AC-1]	1	9	1455903
D3051	O305 - HVAC Shop	Fair	Unit Heater, 250 MBH [UH11]	1	6	1455900
D3051	O305 - HVAC Shop	Fair	Unit Heater, 250 MBH	1	6	1455892
D3052	Roof	Fair	Packaged Unit (RTU), 6 TON [AC 27]	1	3	1453706
D3052	Roof	Fair	Packaged Unit (RTU), 7.5 TON [AC 26]	1	3	1453730
D3052	Roof	Fair	Packaged Unit (RTU), 8.5 TON [No tag/plate found]	1	3	1453739
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON [No tag/plate found]	1	3	1453718
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [AC 24]	1	3	1453711
D3052	Roof	Fair	Packaged Unit (RTU), 7.5 TON [AC 25]	1	3	1453721
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [AC 22]	1	3	1453707
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [No tag/plate found]	1	3	1453726
D3068	Throughout building	Poor	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade	39,483 SF	1	1455889
<b>Electrical</b>						
D5012	M001 - Main Electrical Room	Fair	Secondary Transformer, 225 kVA	1	12	1455897
D5012	O310 - Misc. Work Bay	Fair	Main Distribution Panel, 800 AMP [L4]	1	20	1455880
D5012	M001 - Main Electrical Room	Fair	Main Distribution Panel, 1200 AMP [HS]	1	15	1455887
D5012	O310 - Misc. Work Bay	Fair	Main Distribution Panel, 600 AMP [H3]	1	20	1455928
D5012	M001 - Main Electrical Room	Fair	Main Distribution Panel, 800 AMP [LS]	1	20	1455882
D5012	Building exterior	Fair	Secondary Transformer, 225 kVA	1	10	1455915
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	39,483 SF	20	1455877
D5022	Building exterior	Fair	Light Fixture, 100 WATT	18	3	1455926
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	39,483 SF	10	1455873
D5092	Throughout building	Fair	Exit Lighting Fixture, w/ Battery	10	6	1455890
D5092	Throughout building	Fair	Emergency Light, 2-Head w/ Battery	5	5	1455902

**Component Condition Report | Charles A. Jones Career & Education Center / 00B - Building 300**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Fire Alarm &amp; Comm</b>						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	39,483 SF	8	1455864
D5037	Throughout building	Fair	Fire Alarm Control Panel, Addressable	1	8	1455914
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	39,483 SF	8	1455905
D5038	Throughout building	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	39,483 SF	5	1455919
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	39,483 SF	8	1455863
<b>Equipment/Special</b>						
E1027	O307 - Auto Shop	Fair	Dust Collection System [DCU 3]	1	10	1455920
E1027	O307 - Auto Shop	Fair	Dust Collection System	1	10	1455924
E1027	O307 - Auto Shop	Fair	Dust Collection System [DCU 2]	1	10	1455855
E1027	O307 - Auto Shop	Fair	Dust Collection System	1	10	1455881
E1093	O305 - HVAC Shop	Poor	Commercial Kitchen, Icemaker, Freestanding	1	0	1455886
E1093	O305 - HVAC Shop	Fair	Commercial Kitchen, Icemaker, Freestanding	1	7	1455896
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	80 LF	15	1455912
F1012	300 Modular Shed	Fair	Paint Booth, Pre-Engineered Structure, Fully Wired and Conditioned, ~ 600 GSF	1	16	1455891
F1012	Site	Fair	Modular Building, Wood-Framed	1,800 SF	30	1455881
<b>Site Development</b>						
G2041	Site	Poor	Fences & Gates, Chain Link, 6' High	100 LF	1	1455917
G2045	Site	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	7	8	1455978

**Component Condition Report | Charles A. Jones Career & Education Center / 00C - Building 400**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, Steel, 1-2 Stories	1,100 SF	20	1455936
B2021	Building Exterior	Fair	Window, 12 SF	10	10	1455956
B2032	Building Exterior	Fair	Exterior Door, Steel	5	20	1455945
B2032	Building Exterior	Fair	Exterior Door, Steel	6	20	1455948
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Built-Up	2,200 SF	25	1453812
<b>Interiors</b>						
C1021	Throughout building	Fair	Interior Door, Steel	2	20	1455931
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	1,200 SF	5	1455955
C3032	Building interior	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,100 SF	12	1455939
<b>Plumbing</b>						
D2014	Building interior	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	10	1455951
D2023	Building interior	Fair	Water Heater, 5 - 15 GAL	1	5	1455933
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	2,989 SF	25	1455952
<b>Fire Suppression</b>						

**Component Condition Report | Charles A. Jones Career & Education Center / 00C - Building 400**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4019	Throughout building	Fair	Sprinkler Heads (per SF)	2,989 SF	8	1455947
D4031	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	1455935
<b>HVAC</b>						
D3031	Roof	Fair	Evaporative Cooler, 3000 CFM [EC 14]	1	3	1453810
D3032	Electrical room	Fair	Condensing Unit/Heat Pump, Split System, 2 Ton [EAC 3]	1	5	1453808
D3032	Roof	Fair	Condensing Unit/Heat Pump, 1.5 TON [EAC 5]	1	3	1453807
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	2,989 SF	20	1455943
D3042	Roof	Fair	Exhaust Fan, 300 CFM [EF 13]	1	4	1453809
D3052	Roof	Fair	Packaged Unit (RTU), 6 TON [AC 28]	1	3	1453811
D3068	Throughout building	Poor	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	2,989 SF	1	1455953
<b>Electrical</b>						
D5012	S400 - Utility Closet	Fair	Secondary Transformer, 45 kVA [TC]	1	10	1455942
D5012	Utility closet	Fair	Main Distribution Panel, 200 AMP	1	20	1455938
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	2,989 SF	25	1455941
D5022	Building exterior	Fair	Light Fixture, 50 WATT	15	3	1455950
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	2,989 SF	10	1455946
<b>Fire Alarm &amp; Comm</b>						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	2,989 SF	8	1455937
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	2,989 SF	6	1455944
D5037	Utility closet	Fair	Fire Alarm Control Panel, Addressable	1	8	1455934
D5038	Throughout building	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	2,989 SF	6	1455957

**Component Condition Report | Charles A. Jones Career & Education Center / 00D - Child Care**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,100 SF	3	1455970
B2021	Building Exterior	Fair	Window, 12 SF	13	20	1455973
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	3	5	1455964
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Metal	3,500 SF	20	1455969
<b>Interiors</b>						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	6	20	1455979
C1031	Restrooms	Fair	Toilet Partitions, Metal	4	10	1455962
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	1,200 SF	10	1455974
C3024	Restrooms	Fair	Interior Floor Finish, Vinyl Sheeting	300 SF	10	1455971
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	900 SF	10	1455989
C3025	Utility closet	Fair	Interior Floor Finish, Carpet Commercial Standard	2,100 SF	5	1455996
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,103 SF	20	1455985

**Component Condition Report | Charles A. Jones Career & Education Center / 00D - Child Care**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Plumbing</b>						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	4	10	1455991
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	1455978
D2014	Utility closet	Fair	Service Sink, Floor	1	15	1455992
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	10	1455987
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	3	1455995
D2023	J001 - Utility Closet	Fair	Water Heater, 30 GAL	1	5	1455981
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	3,103 SF	20	1455965
<b>Fire Suppression</b>						
D4031	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	5	1455983
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	3,103 SF	25	1455976
D3052	Building exterior	Fair	Packaged Unit (RTU), 3 TON	1	5	1455958
D3052	Building exterior	Fair	Packaged Unit (RTU), 3 TON	1	5	1455968
D3052	Building exterior	Fair	Packaged Unit (RTU), 3 TON	1	5	1455988
D3068	Throughout building	Poor	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	3,103 SF	1	1455993
<b>Electrical</b>						
D5012	Building interior	Fair	Main Distribution Panel, 200 AMP	1	10	1455972
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	3,103 SF	25	1455977
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	6	3	1455986
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,103 SF	10	1455990
D5092	Throughout building	Fair	Exit Lighting Fixture, w/ Battery	4	5	1455980
<b>Fire Alarm &amp; Comm</b>						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	3,103 SF	8	1455959
D5037	M001 - Utility Closet	Fair	Fire Alarm Control Panel, Addressable	1	8	1455984
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	3,103 SF	8	1455961
<b>Equipment/Special</b>						
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	60 LF	15	1455967

**Component Condition Report | Charles A. Jones Career & Education Center / 00E - Building 500**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,800 SF	3	1456016
B2021	Building Exterior	Fair	Window, 12 SF	1	18	1456011
B2032	Building Exterior	Fair	Exterior Door, Steel	5	20	1456006
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Metal	5,760 SF	20	1456017
<b>Interiors</b>						

**Component Condition Report | Charles A. Jones Career & Education Center / 00E - Building 500**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	2	20	1456020
C1031	Restrooms	Fair	Toilet Partitions, Metal	4	8	1456012
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	3,800 SF	8	1456018
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	5,100 SF	8	1455998
C3024	Restrooms	Fair	Interior Floor Finish, Vinyl Sheeting	600 SF	6	1456010
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,760 SF	6	1456007
<b>Elevators</b>						
D1011	Mechanical room	Fair	Elevator, 2500 LB, Renovate [No tag/plate found]	1	9	1453820
D1011	Mechanical room	Fair	Elevator Controls, 1 CAR, Modernize [No tag/plate found]	1	3	1453818
D1019	Elevator	Fair	Elevator Cab Finishes, Standard w/out Stainless Steel Doors [No tag/plate found]	1	3	1453821
<b>Plumbing</b>						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	5	12	1456015
D2012	Restrooms	Fair	Urinal, Standard	3	11	1456023
D2014	Utility closet	Fair	Service Sink, Wall-Hung	1	3	1456001
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	12	1456026
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	12	1456000
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	3	1456019
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	5,760 SF	30	1456021
<b>Fire Suppression</b>						
D4019	Throughout building	Fair	Sprinkler Heads (per SF)	5,760 SF	8	1456027
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	4	5	1456013
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	5,760 SF	25	1456025
D3052	Classrooms	Fair	Heat Pump, 3 TON [No tag/plate found]	1	3	1453814
D3052	Classrooms	Fair	Heat Pump, 3 TON [No tag/plate found]	1	3	1453813
D3052	Classrooms	Fair	Heat Pump, 3 TON [No tag/plate found]	1	3	1453819
D3052	Classrooms	Fair	Heat Pump, 3 TON [No tag/plate found]	1	3	1453822
D3052	Classrooms	Fair	Heat Pump, 3 TON [No tag/plate found]	1	3	1453815
D3052	Classrooms	Fair	Heat Pump, 3 TON [No tag/plate found]	1	3	1453816
D3052	Classrooms	Fair	Heat Pump, 3 TON [No tag/plate found]	1	3	1453817
D3068	Throughout building	Poor	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	5,760 SF	1	1456005
<b>Electrical</b>						
D5012	Classrooms	Fair	Main Distribution Panel, 100 AMP	1	20	1456009
D5012	Building exterior	Fair	Secondary Transformer, 225 kVA	1	20	1456014
D5019	Throughout building	Fair	Electrical Wiring & Switches, High Density/Complexity	5,760 SF	25	1456008
D5022	Building exterior	Fair	Light Fixture, 50 WATT	10	3	1456024
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,760 SF	8	1456003
<b>Fire Alarm &amp; Comm</b>						

**Component Condition Report | Charles A. Jones Career & Education Center / 00E - Building 500**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	5,760 SF	8	1455997
D5038	Throughout building	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	5,760 SF	6	1455999

**Site Development**

G2041	Site	Poor	Fences & Gates, any Painted Surface, Prep & Paint	800 SF	1	1456002
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**Component Condition Report | Charles A. Jones Career & Education Center / Portables 400/500**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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**Facade**

B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,900 SF	3	1456038
B2021	Building Exterior	Fair	Window, Steel 12 SF, 1-2 Stories	12	15	1456039
B2032	Building Exterior	Fair	Exterior Door, Steel	5	18	1456045

**Roofing**

B3011	Roof	Fair	Roof, Metal	5,600 SF	30	1456032
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**Interiors**

C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	3,800 SF	12	1456043
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	4,900 SF	5	1456031
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,900 SF	14	1456033

**Plumbing**

D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	19	1456042
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**Fire Suppression**

D4031	Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	4	1456036
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**HVAC**

D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	4,900 SF	25	1456041
D3052	Building exterior	Fair	Heat Pump, 4 TON [No tag/plate found]	1	6	1453827
D3052	Building exterior	Fair	Heat Pump, 4 TON [No tag/plate found]	1	6	1453828
D3052	Building exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	6	1453825
D3068	Throughout building	Poor	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	4,900 SF	1	1456039

**Electrical**

D5012	Building exterior	Fair	Main Distribution Panel, 125 AMP [5]	1	16	1453826
D5012	Building exterior	Fair	Main Distribution Panel, 125 AMP [No tag/plate found]	1	16	1453824
D5012	Throughout building	Fair	Main Distribution Panel, 200 AMP	1	20	1456029
D5012	Building exterior	Fair	Main Distribution Panel, 125 AMP [No tag/plate found]	1	16	1453829
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	4,900 SF	29	1456035
D5022	Building exterior	Fair	Light Fixture, 50 WATT	10	3	1456037
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	4,900 SF	8	1456034

**Fire Alarm & Comm**

D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	4,900 SF	9	1456044
D5038	Throughout building	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	4,900 SF	8	1456028



**Component Condition Report | Charles A. Jones Career & Education Center / Portables 400/500**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Equipment/Special</b>						
E2012	Classrooms	Fair	Kitchen Cabinetry, Stock Hardwood	90 LF	20	1456040

**Component Condition Report | Charles A. Jones Career & Education Center / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Roofing</b>						
B3019	Site	Fair	Awning, Fabric per SF	400 SF	5	1455960
<b>Plumbing</b>						
D2021	Site	Fair	Backflow Preventer, Domestic, 6"	1	20	1456050
<b>Fire Suppression</b>						
D4011	Site	Fair	Backflow Preventer, 8 INCH	1	25	1456049
D4011	Site	Fair	Backflow Preventer, Fire Suppression, 8"	1	20	1456059
<b>Pavement</b>						
G2022	Site	Poor	Parking Lots, Asphalt Pavement, Seal & Stripe	187,000 SF	1	1456052
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	187,000 SF	10	1456080
<b>Site Development</b>						
G2041	Site	Fair	Fences & Gates, Chain Link, 4' High	750 LF	15	1456048
G2041	Site	Poor	Fences & Gates, any Painted Surface, Prep & Paint	2,600 SF	1	1456056
G2045	Site	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	6	3	1456054
G2047	Site	Good	Play Structure, Small	1	6	1455994
G2047	Site	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	1,000 SF	5	1455975
G2047	Site	Fair	Play Surfaces, Artificial Turf, 1/2" Pile, 5/16" Pad	2,500 SF	12	1455982
G2047	Site	Fair	Sports Apparatus, Scoreboard	1	10	1456061
G2049	Site	Fair	Shed, Wooden Framed, Asphalt Shingles	150 SF	9	1456051
G2049	Site	Fair	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High, Replace/Install	40 LF	30	1456062
G2049	Site	Fair	Shed, Wooden Framed, Asphalt Shingles	150 SF	15	1456047
<b>Landscaping</b>						
G2057	Site	Fair	Irrigation System, Replace/Install	7,200 SF	8	1456058
<b>Site Lighting</b>						
G4021	Site	Fair	Site Pole Light, 105 - 200 WATT, Replace/Install	13	10	1456053
G4021	Site	Fair	Site Pole Light, 105 - 200 WATT, Replace/Install	19	10	1456055

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## Appendix E: Replacement Reserves

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## Appendix F: Equipment Inventory List

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1	1455891	F1012	Paint Booth	Charles A. Jones Career & Education Center / 00B - Building 300	300 Modular Shed	No tag/plate found	No tag/plate found	No tag/plate found	00263792
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**G40 OTHER**

Index	ID	UFCODE	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1456053	G4021	Site Pole Light	105 - 200 WATT	Charles A. Jones Career & Education Center / Site	Site				1998		13
2	1456055	G4021	Site Pole Light	105 - 200 WATT	Charles A. Jones Career & Education Center / Site	Site				1998		19