

FACILITY CONDITION ASSESSMENT

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT 5735 47th Avenue Sacramento, California 95824

DLR GROUP 1050 20th Street, Suite 250 Sacramento, California 95851



PACIFIC ELEMENTARY SCHOOL 6201 41st Street Sacramento, California 95824

PREPARED BY:

EMG | A Bureau Veritas Company 10461 Mill Run Circle, Suite 1100 Owings Mills, Maryland 21117 800.733.0660 www.emgcorp.com

EMG CONTACT:

Matthew Anderson Program Manager 800.733.0660 x7613 mfanderson@emgcorp.com

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DATE OF REPORT:

June 10, 2020

ONSITE DATE:

August 22, 2019







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1. Executive Summary

Portfolio Overview and Assessment Details

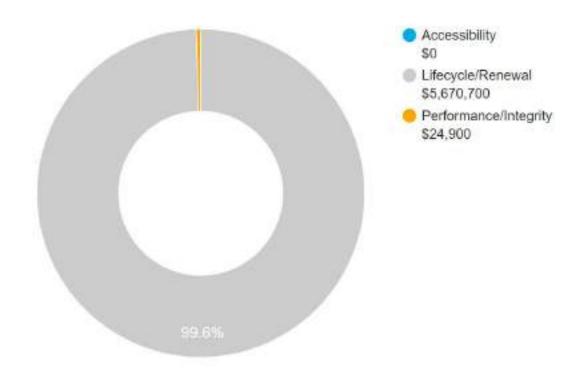
General Information	
Property Type/s	Elementary School
Main Address	6201 41st Street, Sacramento, California 95824
Building Construction Dates	Building 001: 1951 Building 002: 1951 Building 003: 1951 Building P01: 1990's Building P02: 1999 Building P03: 2000's Building P04: 2001 Building P05: 1997 Building P06: 1998 Building P07: 2007 Building P08: 1999 Building P09: 1990's Building P10: 2007 Restroom building, 2010's
Number of Buildings	15
Current Occupants	All buildings; Pacific Elementary School
Date(s) of Visit	August 22, 2019
Management Point of Contact	DLR Group, Mr. Mark Covington 916.446.0260 phone mcovington@dlrgroup.com_email
On-site Point of Contact (POC)	Oscar Galvez
Assessment and Report Prepared By	Allen Manning
Reviewed By	Kathleen Sullivan, Technical Report Reviewer for Matthew Anderson, Program Manager mfanderson@emgcorp.com 800.733.0660 x7613

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						
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.					
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.					
Accessibility	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.					
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.					
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.					
Lifecycle/Renewal	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: \$5,695,600



PACIFIC ELEMENTARY SCHOOL

Portfolio-Level Findings and Deficiencies

Historical Summary

The high school campus was originally constructed in 1951 and the portable buildings were added during the 1990s and the 2000s.

Architectural

The original buildings have had renovations over the years that have included exterior and interior finishes, as well as complete roof and window replacement. The portable classrooms have had updated finishes if needed. Cracking was noted at the southeast corner of the 001 building (Gymnasium). For all the buildings, only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC equipment varies in age throughout the buildings. Individual systems, such as split-system furnaces and condensing units, as well as rooftop packaged units, have been replaced as needed. HVAC renovations, which include upgrade or replacement of antiquated and/or undersized equipment, are recommended for a portion of the buildings to improve comfort within the interior spaces.

Site

The parking lots, paved play areas, and sidewalks have been periodically repaved and sectionally replaced as-needed over the years. The playgrounds and sport courts are generally in good condition.

Recommended Additional Studies

Cracking was noted at the southeast corner of the 001 building (Auditorium). A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.



PACIFIC ELEMENTARY SCHOOL

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 cutoff points.

FCI Ranges and Description					
0 – 5% In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.					
5 – 10% Subjected to wear but is still in a serviceable and functioning condition.					
10 – 30% Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.					
30% and above 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 overanalyzed 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
Pacific Elementary School / 001 Cafeteria/Kitchen	\$750	9,400	\$7,050,000	0.2%	0.7%	2.7%	12.2%
Pacific Elementary School / 002 Admin/Classrooms 0001 - 0008	\$750	11,400	\$8,550,000	0.0%	0.0%	1,3%	11.8%
Pacific Elementary School / 003 Classrooms Y010-0015	\$750	6,600	\$4,950,000	0.0%	0.0%	2.2%	13.7%
Pacific Elementary School / P01 Portable Classroom 0016	\$450	960	\$432,000	0.0%	0.0%	5.0%	25.1%
Pacific Elementary School / P02 Portable Classroom 0017	\$450	1,700	\$765,000	0.0%	1.6%	4.9%	18.0%
Pacific Elementary School / P03 Portable Classroom 0018	\$450	960	\$432,000	0.0%	0.0%	3.0%	26.5%
Pacific Elementary School / P04 Portable Classrooms 0019 - 0022	\$450	4,200	\$1,890,000	0.0%	2.2%	6.3%	21.3%
Pacific Elementary School / P05 Portable Classrooms 0023 - 0024	\$450	2,000	\$900,000	0.0%	2.1%	5,3%	22,6%
Pacific Elementary School / P06 Portable Classrooms 0025 - 0026	\$450	2,000	\$900,000	0.0%	1.4%	2.8%	22.5%
Pacific Elementary School / P07 Portable Classroom 0033	\$450	1,900	\$855,000	0.0%	0.0%	3.8%	21.8%
Pacific Elementary School / P08 Portable Classrooms 0027 - 0032	\$450	6,500	\$2,925,000	0.0%	1,9%	3.0%	24.7%
Pacific Elementary School / P09 Portable Classroom 0001	\$450	900	\$405,000	0.0%	4.0%	7.6%	27.2%
Pacific Elementary School / P10 Portable Classroom	\$450	2,300	\$1,035,000	0.0%	3,5%	6.5%	14.3%

PACIFIC ELEMENTARY SCHOOL

Immediate Needs

Facility/B	bilding		Total home		1	otal Cont
Pacific Ele	enentary School		4			320,009
Total			4			\$20,809
Pacific Ele	mentary School					
10	Location	UF Code	Description	Condition	Plan Type	Cent
137370E	Pacific Elementary School / SITE	G2031	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	Faled	Performance Integrity	\$5,485
2571752	Pacific Elementary 5 droot / SITE	02041	Fences & Gates, Chain Link, 6' High, Replace	Falled	Performance/Integrity	\$1,440
(373007	Pacific Elementary School / P04 Portable Classrooms (019 - 0022	82011	Exterior Walt, Textured Plywood (T1-11), Repair	Falled	Performance-Integrity	\$171
1164714	Pacific Elementary School / 001 Caleierial Other	P5000K	Engineer, Structural, Superstructura, Evaluate/Report	NA:	Performance/Integrity	\$13,713
Total (4 it	arms)					\$20,809

Key Findings



Exterior Wall in Failed condition.

Textured Plywood (T1-11) P04 Portable Classrooms 0019 - 0022 West side of the building

Uniformat Code: B2011

Recommendation: Repair in 2019

Priority Score: 90.0

Plan Type:

Performance/Integrity

Cost Estimate: \$200

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Repair damaged exterior siding. - AssetCALC ID: 1373587



Pedestrian Pavement in Failed condition.

Sidewalk, Concrete Sections/Small Areas SITE Site

Uniformat Code: G2031

Recommendation: Replace in 2019

Priority Score: 86.0

Plan Type:

Performance/Integrity

Cost Estimate: \$5,500

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Cracked pedestrian pavement observed near admin area 002 - AssetCALC ID: 1373705



Fences & Gates in Failed condition.

Chain Link, 6' High SITE Site

Uniformat Code: G2041

Recommendation: Replace in 2019

Priority Score: 84.0

Plan Type:

Performance/Integrity

Cost Estimate: \$1.400

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Gap in fencing at southern most part of playfields. - AssetCALC ID: 1371757



Fences & Gates in Poor condition.

Wood Board, 6' High SITE Site

Uniformat Code: G2041

Recommendation: Replace in 2021

Priority Score: 84.0

Plan Type:

Performance/Integrity

Cost Estimate: \$3,800

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Wood fence is deteriorated and will need replacement. - AssetCALC ID: 1371694





Recommended Follow-up Study: Structural, Superstructure

Structural, Superstructure 001 Cafeteria/Kitchen Building exterior

Uniformat Code: P000X

Recommendation: Evaluate/Report in 2019

Priority Score: 82.0

Plan Type:

Performance/Integrity

Cost Estimate: \$13,700

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East side of building - AssetCALC ID: 1364734



Toilet in Fair condition.

Commercial Water Closet P10 Portable Classroom Restrooms

Uniformat Code: D2011

Recommendation: Replace in 2034

Priority Score: 66.9

Plan Type: Accessibility

Cost Estimate: \$1,800

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- AssetCALC ID: 1365921



2. Building 001 Cafeteria/Kitchen





Building 001 Cafe	teria/Kitchen: Systems Summary	
Address	6201 41st Street. Sacramento, California 95824	
Constructed/ Renovated	1951	
Building Size	9,400 SF	
Number of Stories	1	
System	Description	Condition
Structure	Conventional wood frame structure on concrete slab and wood-framed roofs	Fair
Façade	Stucco with steel and aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT, hard tile	Fair
Elevators	None	
Plumbing	Copper supply and cast-iron waste & venting Gas water heaters Toilets and sinks in all restrooms	Fair

Building 001 Cafet	eria/Kitchen: Systems Summary	
HVAC	Individual package units Supplemental components: Thru wall air conditioner	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel (not accessible) with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Exterior cracking noted, recommend engineer's evaluation. Building lacks fire sup	pression.

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	78			- 81	- 8	14
Facade	19		\$37,700		\$277,500	\$315,200
Roofing				\$174,600		\$174,600
Interiors			\$68,000	\$87,000	\$139,600	\$294,600
Plumbing	34		- 1	\$33,900	\$261,700	\$295.600
Fire Suppression			\$500		\$600	\$1,100
HVAC	-	\$37,500	\$4,600	\$53,300	\$215,700	\$311,100
Electrical		\$300	\$300	\$138,900	\$56,200	\$195,700
Fire Alarm & Comm	22		- 1	\$106,500	9	\$106,500
Equipment/Special	15	0.75	\$30,200	\$100,400	\$40,600	\$171,200
Site	10		100	53	\$38,300	\$38,300
Follow-up Studies	\$13,700		ä	¥6	9	\$13,700
TOTALS	\$13,700	\$37,800	\$141,300	\$694,600	\$1,030,200	\$1,917,600

3. Building 002 Admin/Classrooms 0001 - 0008





A al alma a a	6201 41st Street Secremente California 05824	
Address	6201 41st Street. Sacramento, California 95824	
Constructed/ Renovated	1951	
Building Size	11,400 SF	
Number of Stories	1	
System	Description	Condition
Structure	Conventional wood frame structure on concrete slab and wood-framed roofs	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, wallpaper, vinyl Floors: Carpet, VCT, vinyl sheet, ceramic tile	Fair
	Ceilings: Painted gypsum board, ACT	_
Elevators	None	
Plumbing	Copper supply and cast-iron waste & venting No hot water	Fair
	Toilets, urinals, and sinks in all restrooms	

Building 002 Admi	n/Classrooms 0001 - 0008: Systems Summary	
HVAC	Individual package units Supplemental components: none	Good
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel (not accessible) Copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression	

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	99	-	\$50,100	-	\$412,400	\$462,500
Roofing	(4	20		\$350,200	- 1	\$350,200
Interiors	13	2.5	\$49,600	\$89,200	\$197,800	\$336,600
Plumbing	89	-	(96)	\$6,300	\$483,300	\$489,600
Fire Suppression	32	41	\$4,800	0	\$6,400	\$11,200
HVAC	72	23		\$57,200	\$337,200	\$394,300
Electrical		10		\$173,800	3496,200	\$669,900
Fire Alarm & Comm		£.		\$140,200	14	\$140,200
Equipment/Special	92	29	828	\$110,600	謹	\$110,600
Site	12	- 5	\$9,500	2	\$12,800	\$22,400
TOTALS	58	#11	\$114,000	\$927,500	\$1,946,100	\$2,987,500

4. Building 003 Classrooms Y010-0015





- Danding 000 Clas	ssrooms Y010-0015: Systems Summary	
Address	6201 41st Street. Sacramento, California 95824	
Constructed/ Renovated	1951	
Building Size	6,600 SF	
Number of Stories	1	
System	Description	Condition
Structure	Conventional wood frame structure on concrete slab and wood-framed roofs	Fair
Façade	Stucco with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	
Plumbing	Copper supply and cast-iron waste & venting No hot water Toilets, urinals, and sinks in all restrooms	Fair

Building 003 Class	rooms Y010-0015: Systems Summary	
HVAC	Individual package units Supplemental components: none	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel (not accessible) with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression.	

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	194	-	\$33,400		\$174,800	\$208,200
Roofing	84	2		\$184,300	2	\$184,300
Interiors	97	54	\$77,900	\$28,800	\$239,600	\$346,300
Plumbing	1.5	50		\$12,100	\$241,300	\$253,400
Fire Suppression	- 9	+4	\$2,900	-	\$3,800	\$6,700
HVAC	- 9	29	(4)	\$30,900	\$229,900	\$260,700
Electrical	12	5.0		\$112,100	\$44,000	\$156,100
Fire Alarm & Comm		90		\$107,000	9	\$107,000
Equipment/Special	12	20	4	\$110,600	S4	\$110,600
Site	- 82	28	100	2	\$10,300	\$10,300
TOTALS	13	*1	\$114,200	\$585,800	\$943,700	\$1,643,600

5. Building P01 Portable Classroom 0016





Address	6201 41st Street. Sacramento, California 95824	
Constructed/ Renovated	1990's	
Building Size	950 SF	
Number of Stories	1	
System	Description	Condition
Structure	Conventional wood frame structure on raised floor and wood-framed roofs	Fair
Façade	Wood siding with Aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Vinyl Floors: Carpet, VCT Ceilings: Hard tile3	Fair
Elevators	None	
Plumbing	Copper supply and cast-iron waste & venting No hot water Sink	Fair

Building P01 Porta	ble Classroom 0016: Systems Summary	
HVAC	Gas furnace and through wall AC unit Supplemental components: none	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel (not accessible) with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression.	

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	20	1,0	\$200	+1	\$300	\$600
Facade	1.00	%	\$6,200	2	\$48,000	\$54,200
Roofing		- 25		\$37,600		\$37,600
Interiors		98	\$6,600	\$14,800	\$10,500	\$31,900
Plumbing	1.0	2	74	2	\$28,400	\$28,400
Fire Suppression	7:0	15	\$500	3:	\$600	\$1,100
HVAC		36	\$8,600	\$4,100	\$10,300	\$23,000
Electrical			-	\$14,000	\$42,400	\$56,400
Fire Alarm & Comm	- 1	12		\$7,800	7	\$7,800
Equipment/Special	-	8	18	\$11,100		\$11,100
Site	- 6	88		*	9	- 6
TOTALS	25	湿	\$22,100	\$89,400	\$140,500	\$252,100

6. Building P02 Portable Classroom 0017





Building P02 Por	table Classroom 0017: Systems Summary	
Address	6201 41st Street. Sacramento, California 95824	
Constructed/ Renovated	1999	
Building Size	1,700 SF	
Number of Stories	1	
System	Description	Condition
Structure	Conventional wood frame structure on raised floor and wood-framed roofs	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum Floors: VCT Ceilings: Hard tile	Fair
Elevators	None	
Plumbing	Copper supply and cast-iron waste & venting No hot water Toilets and sinks in all restrooms	Fair



Building P02 Porta	ble Classroom 0017: Systems Summary	
HVAC	Individual split system units with gas fired furnaces Supplemental components: none	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel (not accessible) with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression.	

	Immediate	Short Term	Near Term	Med Term	Long Term	
System		(1-3 yr)	(4-5 yr)	(6-10 yr)	(11-20 yr)	TOTAL
Facade	-	52	\$16,700	-	\$80,300	\$97,000
Roofing				\$13,300	\$22,200	\$35,500
Interiors	10	19	\$8,100	\$14,800	\$35,800	\$58,700
Plumbing	+3	98	8	-	\$75,400	\$75,400
Fire Suppression	24	ij <u>s</u>	\$1,000	25	\$1,300	\$2,200
HVAC	20	\$12,600		\$13,300	\$15,200	\$41,100
Electrical	#1	85		\$25,400	\$10,500	\$36,000
Fire Alarm & Comm	+3	59	- 3	\$20,300	38	\$20,300
Equipment/Special	20	01	- 1	\$16,600		\$16,600
TOTALS		\$12,600	\$25,800	\$103,700	\$240,700	\$382,800

7. Building P03 Portable Classroom 0018





A 1.1	COOA AASI Church Congression Colifornia 05004	
Address	6201 41st Street. Sacramento, California 95824	
Constructed/ Renovated	2000's	
Building Size	960 SF	
Number of Stories	1	
System	Description	Condition
Structure	Conventional wood frame structure on raised floor and wood-framed roofs	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Vinyl Floors: Carpet, Vinyl sheeting Ceilings: ACT	Fair
Elevators	None	
Plumbing	Copper supply and cast-iron waste & venting No hot water Toilets and sinks in all restrooms	Fair

Building P03 Porta	ble Classroom 0018: Systems Summary	
HVAC	Individual wall mount heat pump units Supplemental components: none	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel (not accessible) with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression.	

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	1	- 4	\$200	-4	\$300	\$600
Facade	-	-	\$6,700	\$4,800	\$18,000	\$29,500
Roofing	8	- 3		\$29,800		\$29,800
Interiors	28	198	\$10,100	\$8,700	\$29,800	\$48,600
Plumbing	48	54	4	\$12,500	\$48,900	\$61,500
Fire Suppression			\$500		\$600	\$1,100
HVAC		34		\$14,300	\$4,100	\$18,300
Electrical	40	104	9	\$14,800	\$5,900	\$20,700
Fire Alarm & Comm	22	5	12	\$11,300	32	\$11,300
Equipment/Special		-	12	\$4,400		\$4,400
TOTALS	*		\$17,500	\$100,600	\$107,600	\$225,800

8. Building P04 Portable Classrooms 0019 - 0022





Address	6201 41st Street. Sacramento, California 95824	
Constructed/ Renovated	2001	
Building Size	4,200 SF	
Number of Stories	1	
System	Description	Condition
Structure	Conventional wood frame structure on raised floor and wood-framed roofs	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	
Plumbing	Copper supply and cast-iron waste & venting No hot water Sinks	Fair

Building P04 Porta	ble Classrooms 0019 - 0022: Systems Summary	
HVAC	Individual wall mount heat pump units and package units Supplemental components: none	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel (not accessible) with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, damaged exterior siding noted.	

	Immediate	Short Term	Near Term	Med Term	Long Term	
System		(1-3 yr)	(4-5 yr)	(6-10 yr)	(11-20 yr)	TOTAL
Structure	2.	11.41	\$200	2	\$300	\$600
Facade	\$200		\$15,300	- 5	\$80,700	\$96,100
Roofing	8	(50)	2.0	\$131,600	120	\$131,600
Interiors	*	0.4	\$45,300	\$22,400	\$97,300	\$165,100
Plumbing	9	-	120		\$124,700	\$124,700
Fire Suppression		0.55	\$3,800		\$5,100	\$8,900
HVAC		\$42,000	\$16,700		\$43,900	\$102,600
Electrical	-	-	34	\$64,200	3±3	\$64,200
Fire Alarm & Comm	5.	-		\$28,300	127	\$28,300
Equipment/Special		15.75	0.5	\$44,200	9.5	\$44,200
TOTALS	\$200	\$42,000	\$81,300	\$290,700	\$352,000	\$766,300

9. Building P05 Portable Classrooms 0023 - 0024





Building P05 Port	table Classrooms 0023 - 0024: Systems Summary	
Address	6201 41st Street. Sacramento, California 95824	
Constructed/ Renovated	1997	
Building Size	2,000 SF	
Number of Stories	1	
System	Description	Condition
Structure	Conventional wood frame structure on raised floor and wood-framed roofs	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	
Plumbing	Copper supply and cast-iron waste & venting No hot water Sinks	Fair

Building P05 Porta	ble Classrooms 0023 - 0024: Systems Summary	
HVAC	Individual wall mount heat pump unit Supplemental components: none	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel (not accessible) with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression.	

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade			\$9,500		\$32,400	\$42,000
Roofing	20		- 2	\$72,100	- 1	\$72,100
Interiors	50.	27	817,900	\$13,000	\$42,400	\$73,300
Plumbing	85	-	19	ē.	\$67,300	\$67,300
Fire Suppression	\$30		\$2,400	_	\$3,200	\$5,600
HVAC		\$19,800	-	\$8,700	\$8,500	\$37,000
Electrical		*		\$31,400	\$12,400	\$43,800
Fire Alarm & Comm	81	(9)	14	\$23,600	19	\$23,600
Equipment/Special	\$	12	1	\$11,100	72	\$11,100
TOTALS		\$19,800	\$29,800	\$159,900	\$166,200	\$375,800

10. Building P06 Portable Classrooms 0025 - 0026





Building Put Port	table Classrooms 0025 - 0026: Systems Summary	
Address	6201 41st Street. Sacramento, California 95824	
Constructed/ Renovated	1998	
Building Size	2,000 SF	
Number of Stories	1	
System	Description	Condition
Structure	Conventional wood frame structure on raised floor and wood-framed roofs	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	
Plumbing	Copper supply and cast-iron waste & venting No hot water Sinks	Fair

Building P06 Porta	ble Classrooms 0025 - 0026: Systems Summary	
HVAC	Individual wall mount heat pump unit Supplemental components: none	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel (not accessible) with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression.	

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade			\$9,500	\$5,200	\$26,000	\$40,800
Roofing	25	100	12	\$72,100	12	\$72,100
Interiors	55	-	\$2,400	\$23,900	\$19,000	\$45,300
Plumbing	83	54	19	-	\$29,900	\$29,900
Fire Suppression	£0.	- 4	\$1,000		\$1,300	\$2,200
HVAC	-	\$13,200	1	\$16,300	\$8,500	\$38,100
Electrical				\$30,600	\$12,400	\$43,000
Fire Alarm & Comm	87	9	1.4	\$23,600	84	\$23,600
Equipment/Special	20	12	92	\$11,100	<u> </u>	\$11,100
TOTALS		\$13,200	\$12,900	\$182,800	\$97,100	\$306,100

11. Building P07 Portable Classroom 0033





Building P07 Port	table Classroom 0033: Systems Summary	
Address	6201 41st Street. Sacramento, California 95824	
Constructed/ Renovated	2007	
Building Size	1,900 SF	
Number of Stories	1	
System	Description	Condition
Structure	Conventional wood frame structure on raised floor and wood-framed roofs	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	
Plumbing	Copper supply and cast-iron waste & venting No hot water sink	Fair

Building P07 Porta	ble Classroom 0033: Systems Summary	
HVAC	Individual wall mount heat pump unit Supplemental components: none	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel (not accessible) with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression.	

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	24	(3	\$200	<i>3</i>	\$200	\$400
Facade	7.5	-27	\$8,600		\$22,800	831,400
Roofing	•	13	-	\$70,500	3	\$70,500
Interiors	#5	99	\$22,700	\$9,300	\$46,200	\$78,200
Plumbing		91	9		\$27,300	\$27,300
Fire Suppression	20	12	\$1,000		\$1,300	\$2,200
HVAC	+1	89	9	\$27,100	\$8,100	\$35,200
Electrical	<u>\$</u> 0	94	\$700	\$28,800	\$900	\$30,400
Fire Alarm & Comm	22	12	2	\$23,000	20	\$23,000
TOTALS	54	17	\$33,200	\$158,700	\$106,800	\$298,600

12. Building P08 Portable Classrooms 0027 - 0032





Building P08 Por	table Classrooms 0027 - 0032: Systems Summary	
Address	6201 41st Street. Sacramento, California 95824	
Constructed/ Renovated	1999	
Building Size	6,500 SF	
Number of Stories	1	
System	Description	Condition
Structure	Conventional wood frame structure on raised floor and wood-framed roofs	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	
Plumbing	Copper supply and cast-iron waste & venting No hot water Sinks	Fair

Building P08 Porta	ble Classrooms 0027 - 0032: Systems Summary	
HVAC	Individual wall mount heat pump unit Supplemental components: none	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel (not accessible) with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression.	

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	100	\$26,200	\$7,700	\$63,700	\$97,600
Roofing	5	0.50		\$263,200	-	\$263,200
Interiors	8	(Je.)	\$3,600	\$79,000	\$56,600	\$139,200
Plumbing	œ.	0.63	(24)	84	\$15,400	\$15,400
Fire Suppression	2		\$3,300	일	\$4,500	\$7,800
HVAC		\$57,700		\$28,200	\$27,800	\$113,700
Electrical	*	195		\$98,900	\$40,200	\$139,200
Fire Alarm & Comm	92			\$77,600		\$77,600
Equipment/Special	2	12	-	\$99,500	12	\$99,500
TOTALS		\$57,700	\$33,100	\$654,100	\$208,200	\$953,200

13. Building P09 Portable Classroom 0001





Building P09 Port	table Classroom 0001: Systems Summary	
Address	6201 41st Street. Sacramento, California 95824	
Constructed/ Renovated	1990's	
Building Size	900 SF	
Number of Stories	1	
System	Description	Condition
Structure	Conventional wood frame structure on raised floor and wood-framed roofs	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Wood paneling Floors: Carpet, Vinyl sheeting Ceilings: ACT	Fair
Elevators	None	
Plumbing	Copper supply and cast-iron waste & venting No hot water Toilets and sinks in all restrooms	Fair

Building P09 Porta	ble Classroom 0001: Systems Summary	
HVAC	Individual wall mount heat pump unit Supplemental components: none	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel (not accessible) with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression.	

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$100		\$100	\$200
Facade	- 1	4	\$7,400	\$9,200	\$24,100	\$40,700
Roofing				\$28,200	77	\$28,200
Interiors	**	9	\$7,200	\$5,400	\$69,600	\$82,100
Plumbing	24	15.0	8	3	\$34,100	\$34,100
Fire Suppression	- 5	537	\$500		\$600	\$1,100
HVAC	-	\$16,500	1	\$3,800	\$3,800	\$24,100
Electrical	-		19	\$13,700	\$5,600	\$19,200
Fire Alarm & Comm	20	121	2	\$10,700	1/2	\$10,700
Equipment/Special	50		1	\$11,100		\$11,100
TOTALS		\$16,500	\$15,200	\$82,100	\$137,900	\$251,500

14. Building P10 Portable Classroom





Building P10 Por	table Classroom: Systems Summary	
Address	6201 41st Street. Sacramento, California 95824	
Constructed/ Renovated	2007	
Building Size	2,300 SF	
Number of Stories	1	
System	Description	Condition
Structure	Conventional wood frame structure on raised floor and wood-framed roofs	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: Carpet, VCT, vinyl sheeting Ceilings: ACT	Fair
Elevators	None	
Plumbing	Copper supply and cast-iron waste & venting No hot water Toilets and sinks in all restrooms	Fair

Building P10 Porta	ble Classroom: Systems Summary	
HVAC	heat pump units, split system ac units Supplemental components: none	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel (not accessible) with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire supression.	

Building P10 Portable Classroom: Systems 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	£1	- 14	\$11,900	4	\$41,400	\$53,300	
Roofing	50	2	72	8	- 5	37	
Interiors	*:	\$1,100	\$20,300	\$5,600	\$54,100	\$81,000	
Plumbing		100	9		\$17,000	\$17,000	
HVAC	1	\$36,200	8	2	\$67,100	\$103,300	
Electrical	75	-	- 12	\$34,700		\$34,700	
Fire Alarm & Comm	81	8	- 3	\$34,600	8 1	\$34,600	
Equipment/Special	¥	3	>	\$7,800	14	\$7,800	
TOTALS		\$37,300	\$32,200	\$82,700	\$179,600	\$331,700	

15. Site Summary





Site Information		
Lot Size	9.41 acres (estimated)	
Parking Spaces	55 total spaces all in open lots; four of which are accessible	
System	Description	Condition
Pavement/Flatwork	Asphalt parking lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage, chain link fencing with gates, wood fencing Playgrounds, fencing, and site lights	Fair
Landscaping and Topography	Limited landscaping features Irrigation is present No retaining walls Flat throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED, CFL Pole mounted light fixture	Fair
Ancillary Structures	Pre-fabricated storage sheds, restroom building	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site Appendix C.	areas. See
Key Issues and Findings	Concrete sidewalk around Building 002 in poor condition in areas.	

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	13	\$5,700		\$12,100	\$17,900
Interiors	51	10.1	-	\$16,600	\$3,300	\$20,000
Plumbing	- 5			-	\$52,700	\$52,700
Electrical	+:		9	\$400	\$684,800	\$685,200
Landscaping	20		- 1		\$1,529,500	\$1,529,500
Site Development	\$1,400	\$57,900	2	\$203,300	\$987,400	\$1,230,000
Pavement	\$5,500	\$18,200	-	\$21,100	\$243,100	8287,900
TOTALS	\$6,900	\$76,100	\$5,700	\$241,400	\$3,492,900	\$3,823,200

16. Property Space Use and Observed Areas

Unit Allocation

All 55,167 square feet of the property are occupied by Pacific Elementary School. The spaces are a combination of offices, classrooms, gymnasium/cafeteria, kitchen with supporting restrooms, administrative offices, and mechanical and other utility spaces.

Areas Observed

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

Building distribution panels were not accessible.

17. ADA Accessibility

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;
- 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.

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

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

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 1951. The facility was not subsequently renovated. It is unknown if complaints about accessibility issues have been received by the property management. It is unknown if the property has associated pending litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. Although no significant issues were identified, a comprehensive ADA Compliance Survey would reveal specific aspects of the property that are not in full compliance.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

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The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photolog (in the appendix) and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

18. 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	
Excellent	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.
Good	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.
Fair	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.
Poor	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.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	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.

19. Opinions of Probable Costs

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.



20. Certification

DLR Group (the Client) retained EMG to perform this Facility Condition Assessment in connection with the preparation for an architectural master plan of Pacific Elementary School, 6201 41st Street, 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 walkthrough 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: Allen Manning,

> **Prince Carlos** Konnye Zavala Project team

Reviewed by:

Kathleen Sullivan. Technical Report Reviewer for

Kathleen Sulleran

Matthew Anderson, Program Manager mfanderson@emgcorp.com

800.733.0660 x7613



21. Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: Supporting Documents

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

Appendix F: Equipment Inventory List

Appendix A: Photographic Record







#2 FRONT ELEVATION



#3 RIGHT ELEVATION



PLAYFIELDS

#4







#7 STORAGE SHED



#8 PLAY STRUCTURE



#9

#11



ASPHALT SHINGLES AND #10 SKYLIGHT



MODIFIED BITUMINOUS **ROOFING**



PVC/TPO ROOFING #12

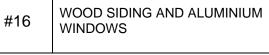


















#19 GAS FIRED WATER HEATER



#20 FIRE ALARM SYSTEM



FIRE ALARM CONTROL PANEL, #21 BASIC/ZONED, REPLACE



#22 FIRE EXTINGUISHER



EXHAUST FAN

#23



FURNACE, GAS #24



#25

AIR CONDITIONER, WINDOW/THRU-WALL



#26

HEAT PUMP, WALL-MOUNTED



#27

PACKAGED UNIT (RTU)



#28

CONDENSING UNIT/HEAT PUMP, SPLIT SYSTEM



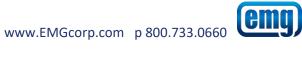
#29

BUILDING/MAIN SWITCHBOARD



#30

DISTRIBUTION PANEL





#31 CLASSROOM, TYPICAL



#32

CLASSROOM, TYPICAL



#33 CLASSROOM, TYPICAL



#34

CLASSROOM, TYPICAL



#35

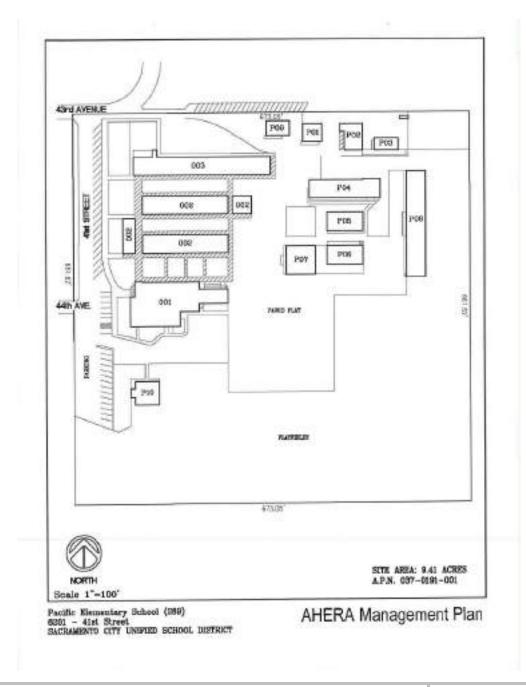
LIBRARY



#36

ENGINEER, STRUCTURAL, SUPERSTRUCTURE, EVALUATE/REPORT. CRACKING NOTED AT 001 BUILIDING (AU

Appendix B: Site Plan



SOURCE: Client



ON-SITE DATE: August 22, 2019

Appendix C: Supporting Documents

ADA CHECKLIST

Date Completed: 8-22-2019

Property Name: Pacific Elementary School

EMG Project Number: 136988.19R000-041.322

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			Х	
2	Have any ADA improvements been made to the property?	Х			
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?	х			
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?			Х	
	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?			х	
	Entrances/Exits	Yes	No	NA	Comments
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	х			
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?			Х	
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?			Х	
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?			Х	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			Х	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			Х	

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			
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?		х		
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?	Х			
11	Are exposed pipes under sink sufficiently insulated against contact?		х		Building 003 restrooms missing insulation

Appendix D: Component Condition Report

Component Condition Report | Pacific Elementary School

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2034	Site	Fair	Sewage Ejector Pump, 1 to 3 HP	1	9	1836041
Fire Suppress	sion					
D4019	Throughout	Fair	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	55,167 SF	18	1831057
Fire Alarm & 0	Comm					
D5038	All buildings	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	55,167 SF	7	1829376
Utilities						
G3011	Site	Fair	Water Line, Copper, 2"	35 LF	7	1836879
G3021	Site	Fair	Sewer Line, PVC, 6"	35 LF	7	1836878

Component Condition Report | Pacific Elementary School / 001 Cafeteria/Kitchen

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Site	Fair	Exterior Stairs, Concrete	300 SF	25	1373857
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	7,900 SF	5	1364671
B2021	Building Exterior	Fair	Window, Steel 12 SF, 1-2 Stories	9	15	1364670
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	15	1373889
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	10	15	1373894
B2021	Building Exterior	Fair	Window, Steel 24 SF, 1-2 Stories	33	15	1373854
B2021	Building Exterior	Fair	Window, Steel 12 SF, 1-2 Stories	15	15	1373687
B2032	Building Exterior	Fair	Exterior Door, Steel	22	20	1373696
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	4,400 SF	10	1384747
B3011	Roof	Fair	Roof, Modified Bituminous	7,800 SF	10	1384743
Interiors						
C1021		Fair	Interior Door, Wood Solid-Core	10	20	1396726
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	32	15	1373691
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	16,000 SF	5	1373672
C3024	Stage	Fair	Interior Floor Finish, Wood Strip, Refinish	500 SF	5	1373660
C3024	Throughout	Fair	Interior Floor Finish, Vinyl Tile (VCT)	8,900 SF	8	1373698
C3031	Lobby	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	8,400 SF	5	1373684
C3032	Staff lounge	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	500 SF	13	1373686
C3032	Kitchen	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	1,500 SF	10	1373666
Plumbing						

Component Condition Report | Pacific Elementary School / 001 Cafeteria/Kitchen

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	3	15	1373704
D2014	Restrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	15	1373683
D2018		Fair	Drinking Fountain, Interior	1	8	1373656
D2023	Kitchen	Fair	Water Heater, Gas, Commercial, 100 GAL (200 MBH)	1	10	1373676
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	8,923 SF	20	1384677
Fire Suppressi	ion					
D4031	Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	1373693
HVAC						
D3032	Roof	Fair	Condensing Unit/Heat Pump, 2 TON	1	7	1364768
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	8,923 SF	15	1364681
D3042	Roof	Fair	Exhaust Fan, 1500 CFM	1	10	1384654
D3042	Roof	Fair	Exhaust Fan, 1500 CFM	1	10	1364646
D3051	Building exterior	Fair	Air Conditioner, 2 TON	1	5	1364716
D3052	Roof	Fair	Packaged Unit (RTU), 12 TON	1	15	1384730
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	19	1384736
D3052	Roof	Fair	Packaged Unit (RTU), 12 TON	1	3	1364721
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	15	1364728
D3052	Roof	Good	Packaged Unit (RTU), 15 TON	1	15	1364723
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	8,923 SF	8	1384787
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	8,923 SF	20	1364690
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	19	10	1373653
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	8,923 SF	10	1384750
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	1	3	1373699
D5092		Fair	Emergency Light, 2-Head w/ Battery	1	5	1373667
Fire Alarm & C	Comm					
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	8,923 SF	10	1373663
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Install	8,923 SF	10	1373692
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	8,923 SF	8	1384717
Equipment/Spe	ecial					
E1023	Site	Fair	Stage Curtain, Medium Weight Velour, Flameproof (per SF)	900 SF	8	1373681
E1093	Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells	1	8	1373661
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Double	1	5	1373674
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Double	1	5	1373670
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	8	1373701
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	8	1373671

Component Condition Report | Pacific Elementary School / 001 Cafeteria/Kitchen

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1093	Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells	1	8	1373655
E1093	Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells	1	8	1373675
E1093	Kitchen	Fair	Commercial Kitchen, LF	1	8	1373678
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 3-Door Reach-In	1	8	1373682
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	8	1373865
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	8	1373697
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser	1	8	1373695
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	8	1373888
E1094	Kitchen	Fair	Residential Appliances, Refrigerator, 14-18 CF	1	8	1373700
E1094	Kitchen	Fair	Residential Appliances, Refrigerator, 14-18 CF	1	8	1373679
Site Developm	ent					
G2047	Site	Fair	Sports Apparatus, Basketball Backstop	2	13	1373664
Follow-up Stud	dies					
P000X	Building exterior	NA	Engineer, Structural, Superstructure, Evaluate/Report	1	0	1384734

Component Condition Report | Pacific Elementary School / 002 Admin/Classrooms 0001 - 0008

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10,500 SF	5	1373710
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	91	15	1373714
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	64	15	1384827
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	24	15	1373729
B2032	Building Exterior	Fair	Exterior Door, Steel	2	20	1373706
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	25	13	1373715
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	19,000 SF	10	1384831
Interiors						
C1021	Office	Fair	Interior Door, Wood Solid-Core	4	20	1373724
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	25	15	1373719
C3012	Office	Fair	Interior Wall Finish, Wallpaper	2,500 SF	8	1373732
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	500 SF	8	1384813
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	10,000 SF	5	1364801
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	600 SF	20	1384604
C3024	Restrooms	Fair	Interior Floor Finish, Vinyl Sheeting	300 SF	8	1373707
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	8,500 SF	8	1384794
C3025	Office	Fair	Interior Floor Finish, Carpet Commercial Standard	2,000 SF	5	1373711

Component Condition Report | Pacific Elementary School / 002 Admin/Classrooms 0001 - 0008

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	600 SF	5	1384857
C3032	Specify Location	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	10,800 SF	13	1384840
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	4	15	1364777
D2012	Restrooms	Fair	Urinal, Standard	5	15	1384805
D2014	Restrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	2	15	1373725
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	9	15	1364830
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	15	1384829
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	8	1373731
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (INCL fixtures)	11,130 SF	20	1384816
Fire Suppressi	on					
D4031	Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	10	5	1373730
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	11,130 SF	15	1384858
D3042	Roof	Fair	Exhaust Fan, 1500 CFM [REF-1C]	1	10	1384828
D3042	Roof	Fair	Exhaust Fan, 1500 CFM [Ref-2C]	1	10	1384814
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	16	1384799
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	16	1384662
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	16	1384645
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	16	1364807
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	16	1384811
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	16	1364812
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	16	1364802
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	16	1364638
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	16	1364778
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	16	1364806
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	11,130 SF	8	1384779
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	11,130 SF	20	1407820
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	25	10	1373726
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	11,130 SF	10	1384826
Fire Alarm & Co	omm					
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	11,130 SF	10	1373712
D5037	Office	Fair	Fire Alarm Control Panel, Addressable	1	10	1384797
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Install	11,130 SF	10	1373708
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	11,130 SF	8	1373728

Component Condition Report | Pacific Elementary School / 002 Admin/Classrooms 0001 - 0008

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment/Spec	cial					
E2012	Specify Location	Fair	Kitchen Cabinetry, Stock Hardwood	200 LF	10	1384787
Site Developmer	nt					
G2041	Site	Fair	Fences & Gates, any Painted Surface, Prep & Paint	2,000 SF	5	1373713

Component Condition Report | Pacific Elementary School / 003 Classrooms Y010-0015

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	7,000 SF	5	1373759
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	4	15	1373757
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	18	15	1373758
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	53	15	1384878
B2032	Building Exterior	Fair	Exterior Door, Steel	6	20	1373754
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	12	13	1373755
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	10,000 SF	10	1384917
Interiors						,
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	1	20	1384941
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	19	15	1384916
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	2	10	1364982
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	1,000 SF	20	1384876
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	12,000 SF	5	1384938
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	500 SF	20	1385015
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	3,000 SF	8	1384929
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	4,000 SF	5	1384949
C3031	Restrooms	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	500 SF	5	1496917
C3032	Specify Location	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	7,107 SF	13	1364923
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	5	15	1384933
D2012	Restrooms	Fair	Urinal, Standard	1	15	1384871
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	15	1384978
D2014	Classroom	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	15	1364967
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	2	7	1373748
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	7,107 SF	20	1384956
Fire Suppress	ion					
D4031	Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	6	5	1373752

Component Condition Report | Pacific Elementary School / 003 Classrooms Y010-0015

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	7,107 SF	15	1385012
D3042	Roof	Fair	Exhaust Fan, 1500 CFM [REF-2F]	1	13	1384900
D3042	Roof	Fair	Exhaust Fan, 1500 CFM [REF-1F]	1	13	1384888
D3052	Roof	Excellent	Packaged Unit (RTU), 5 TON	1	20	1384997
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	19	1385017
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	19	1364913
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	19	1384992
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	19	1384946
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	19	1384990
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	7,107 SF	8	1384915
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	7,107 SF	20	1384868
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	19	10	1373746
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	7,107 SF	10	1384958
Fire Alarm & 0	Comm					
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Install	7,107 SF	10	1373761
D5037	Utility closet	Fair	Fire Alarm Control Panel, Addressable	1	7	1384931
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	7,107 SF	8	1384942
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	7,107 SF	8	1373749
Equipment/Sp	pecial					
E2012	Specify Location	Fair	Kitchen Cabinetry, Stock Hardwood	200 LF	10	1384910
Site Developm	nent					
G2049	Site	Fair	Shed, Wooden Framed, Asphalt Shingles	120 SF	15	1373760

Component Condition Report | Pacific Elementary School / P01 Portable Classroom 0016

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Site	Fair	Exterior Stair/Ramp Rails, Metal, Refinish	100 LF	5	1373803
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,300 SF	5	1373808
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	6	15	1373807
B2021	Site	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	14	15	1373609
B2032	Building Exterior	Fair	Exterior Door, Steel	2	20	1373610
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	1,200 SF	10	1385065

Component Condition Report | Pacific Elementary School / P01 Portable Classroom 0016

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	2	15	1373806
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	1,200 SF	8	1365034
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	400 SF	8	1385024
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	550 SF	5	1385091
C3032	Specify Location	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	950 SF	10	1385043
Plumbing						
D2014	Restrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	1385026
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	950 SF	20	1385039
Fire Suppressi	ion					
D4031	Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	1373804
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	950 SF	15	1385093
D3051	Building exterior	Fair	Air Conditioner, 2 TON	1	5	1385073
D3051	Classrooms	Fair	Furnace, 40 MBH	1	5	1385048
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	950 SF	8	1385045
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	950 SF	20	1397097
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	950 SF	10	1385072
Fire Alarm & C	omm					
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	950 SF	10	1385038
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	950 SF	8	1385064
Equipment/Spe	ecial					
E2012	Specify Location	Fair	Kitchen Cabinetry, Stock Hardwood	20 LF	10	1385040
Pavement						
G2035	Site	Fair	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	100 LF	25	1373801

Component Condition Report | Pacific Elementary School / P02 Portable Classroom 0017

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,700 SF	5	1373643
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,800 SF	5	1373646
B2021	Building Exterior	Fair	Window, Steel 24 SF, 1-2 Stories	5	15	1373639
B2021	Building Exterior	Fair	Window, Steel 12 SF, 1-2 Stories	15	15	1373644
B2032	Building Exterior	Fair	Exterior Door, Steel	3	20	1373640
Roofing						

Component Condition Report | Pacific Elementary School / P02 Portable Classroom 0017

JF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
33011	Roof	Fair	Roof, Asphalt Shingle 20-Year	1,900 SF	10	1365144
33021	Roof	Fair	Roof Skylight, per unit (9-20 SF)	8	15	1386176
nteriors						
C1021		Fair	Interior Door, Wood Solid-Core	4	20	1373841
1023	Throughout building	Fair	Door Hardware System, School (per Door)	7	15	1365150
3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	3,400 SF	5	1365138
3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,700 SF	8	1365142
C3032	Specify Location	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	1,700 SF	13	1385174
Plumbing						
D2011		Fair	Toilet, Commercial Water Closet	2	15	1373851
02011	Restrooms	Fair	Toilet, Commercial Water Closet	2	15	1365132
2014	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	15	1373849
02014	Restrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	1385099
2014	Classrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	1385130
2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	1,700 SF	20	1385145
ire Suppressi	ion					
4031	Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	2	5	1373647
IVAC						
03032	Roof	Fair	Condensing Unit/Heat Pump, 2 TON	1	8	1365147
3032	Roof	Fair	Condensing Unit/Heat Pump, 2 TON [CU-1G]	1	3	1365113
3041	Throughout building	Fair	HVAC System Ductwork, Low Density	1,700 SF	15	1365163
3051	Utility closet	Fair	Furnace, 40 MBH	1	3	1365110
3051	Utility closet	Fair	Furnace, 40 MBH	1	3	1365108
03068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	1,700 SF	8	1385146
Electrical						
5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	1,700 SF	20	1365171
5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	10	1373850
5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	1,700 SF	10	1365115
ire Alarm & C	Comm					
5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	1,700 SF	10	1365102
5037	Throughout building	Fair	Fire Alarm System, Addressable, Install	1,700 SF	10	1373638
5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	1,700 SF	8	1385139
quipment/Spe	ecial					
2012	Specify Location	Fair	Kitchen Cabinetry, Stock Hardwood	30 LF	10	1385148

Component Condition Report | Pacific Elementary School / P03 Portable Classroom 0018

Opropoleent C	Cond itionaRep ort Pacific Elem	ientary School drP03 P	ortab les States on pro no 16 Repair	Quantity	RUL	ID
JF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
31015	Site	Fair	Exterior Stair/Ramp Rails, Wood, Refinish	100 LF	5	1373616
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,400 SF	5	1373627
B2021	Building Exterior	Fair	Window Security Shutter, Rolling, Motor Operated, Up To 12 SF	4	10	1373818
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	3	15	1373825
B2032	Building Exterior	Fair	Exterior Door, Steel	2	20	1373613
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	950 SF	10	1385190
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	3	20	136519
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	5	15	138520
C1031	Restroom	Fair	Toilet Partitions, Wood	2	10	137361
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	1,300 SF	8	1365237
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Sheeting	100 SF	8	136518
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	850 SF	5	138519
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	950 SF	13	138521
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	2	15	1365220
D2011	Restroom	Fair	Toilet, Commercial Water Closet	2	15	1373826
D2014	Utility closet	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	15	138524
D2014		Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	137362
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	138524
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	8	137361
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	8	1365218
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	950 SF	20	1385183
Fire Suppressi	on					
D4031	Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	137362
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	950 SF	15	138524
D3052	Building exterior	Fair	Heat Pump, 3.5 TON	1	10	138519
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	950 SF	8	138519
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	950 SF	20	136519
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	2	10	137362

Component Condition Report | Pacific Elementary School / P03 Portable Classroom 0018

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	950 SF	10	1385178
Fire Alarm & C	Comm					
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	950 SF	10	1385212
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Install	950 SF	10	1373821
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	950 SF	8	1385185
Equipment/Sp	ecial					
E2012	Specify Location	Fair	Kitchen Cabinetry, Stock Hardwood	8 LF	10	1385201

Component Condition Report | Pacific Elementary School / P04 Portable Classrooms 0019 - 0022

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Site	Fair	Exterior Stair/Ramp Rails, Wood, Refinish	100 LF	5	1373580
Facade						
B2011	West side of the building	Failed	Exterior Wall, Textured Plywood (T1-11), Repair	10 SF	0	1373587
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,200 SF	5	1373582
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	26	15	1373589
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	6	15	1373579
B2032	Building Exterior	Fair	Exterior Door, Steel	8	20	1373588
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	4,200 SF	10	1365262
Interiors						
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	8	15	1373585
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	4,500 SF	7	1365290
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	400 SF	8	1365325
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	3,800 SF	5	1365264
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,200 SF	13	1365288
Plumbing						
D2014	Restrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	15	1365268
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	4,200 SF	20	1385318
Fire Suppress	ion					
D4031	Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	8	5	1373583
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	4,200 SF	15	1365278
D3052	Building exterior	Fair	Packaged Unit (RTU), 3 TON	1	3	1365250
D3052	Building exterior	Fair	Packaged Unit (RTU), 3 TON	1	3	1365312

Component Condition Report | Pacific Elementary School / P04 Portable Classrooms 0019 - 0022

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Building exterior	Fair	Heat Pump, 3.5 TON	1	3	1385294
D3052	Building exterior	Fair	Packaged Unit (RTU), 3 TON	1	3	1365309
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	4,200 SF	5	1385298
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	4,200 SF	30	1385305
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	6	10	1373578
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	4,200 SF	10	1397175
Fire Alarm &	Comm					
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	4,200 SF	10	1385295
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Install	4,200 SF	10	1373581
Equipment/Sp	pecial					
E2012	Classroom	Fair	Kitchen Cabinetry, Stock Hardwood	80 LF	10	1385291

Component Condition Report | Pacific Elementary School / P05 Portable Classrooms 0023 - 0024

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,000 SF	5	1373570
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	6	15	1373575
B2032	Building Exterior	Fair	Exterior Door, Steel	5	20	1373573
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	2,300 SF	10	1365336
Interiors						
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	5	15	1373577
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	2,000 SF	8	1385372
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	500 SF	8	1385348
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	1,500 SF	5	1365360
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,000 SF	13	1385356
Plumbing						
D2014		Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	15	1373569
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	2,000 SF	20	1407818
Fire Suppress	sion					
D4031	Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	5	5	1373571
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	2,000 SF	15	1385327
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 2.5 to 3 Ton	1	3	1385357
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 2.5 to 3 Ton	1	3	1365383

Component Condition Report | Pacific Elementary School / P05 Portable Classrooms 0023 - 0024

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 2.5 to 3 Ton	1	3	1385397
D3068	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	2,000 SF	8	1407819
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	2,000 SF	20	1385330
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	5	10	1373572
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	2,000 SF	10	1385394
Fire Alarm & C	Comm					
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	2,000 SF	10	1385343
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Install	2,000 SF	10	1385366
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	2,000 SF	7	1385355
Equipment/Sp	pecial					
E2012	Specify Location	Fair	Kitchen Cabinetry, Stock Hardwood	20 LF	10	1385388

Component Condition Report | Pacific Elementary School / P06 Portable Classrooms 0025 - 0026

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,000 SF	5	1373548
B2021	Building Exterior	Fair	Window Security Shutter, Rolling, Motor Operated, Up to 24 SF	3	10	1373552
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	3	15	1373550
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	3	15	1373549
B2032	Building Exterior	Fair	Exterior Door, Steel	2	20	1373556
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	2,300 SF	10	1385486
Interiors						
C1023	Building exterior	Fair	Door Hardware System, School (per Door)	2	15	1373555
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	2,000 SF	8	1365467
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,800 SF	7	1385464
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	200 SF	5	1385490
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,000 SF	13	1385442
Plumbing						
D2014	Restrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	1365475
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	2,000 SF	20	1385474
Fire Suppress	ion					
D4031	Building exterior	Fair	Fire Extinguisher, Wet Chemical/CO2	2	5	1373553
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	2,000 SF	15	1365481

Component Condition Report | Pacific Elementary School / P06 Portable Classrooms 0025 - 0026

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 2.5 to 3 Ton	1	3	1385445
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 2.5 to 3 Ton	1	3	1385456
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 2.5 to 3 Ton	1	8	1365482
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	2,000 SF	8	1385417
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	2,000 SF	20	1365423
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	3	10	1373554
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	2,000 SF	10	1407817
Fire Alarm & C	Comm					
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	2,000 SF	10	1365493
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Install	2,000 SF	10	1373547
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	2,000 SF	7	1385448
Equipment/Sp	ecial					
E2012	Specify Location	Fair	Kitchen Cabinetry, Stock Hardwood	20 LF	10	1365416

Component Condition Report | Pacific Elementary School / P07 Portable Classroom 0033

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Site	Fair	Exterior Stair/Ramp Rails, Wood, Refinish	75 LF	5	1373565
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,800 SF	5	1373567
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	6	15	1373568
B2032	Building Exterior	Fair	Exterior Door, Steel	2	20	1373561
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	2,250 SF	10	1386546
Interiors						
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	2	15	1373559
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	2,000 SF	7	1365566
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	100 SF	8	1365545
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	1,900 SF	5	1365559
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,000 SF	13	1385532
Plumbing						
D2014		Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	1373563
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	2,000 SF	20	1496918
Fire Suppress	ion					
D4031	Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	2	5	1373564

Component Condition Report | Pacific Elementary School / P07 Portable Classroom 0033

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	1,900 SF	15	1385525
D3052	Building exterior	Fair	Heat Pump, 3.5 TON	1	8	1365500
D3052	Building exterior	Fair	Heat Pump, 3.5 TON	1	8	1365570
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	1,900 SF	7	1385548
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	1,900 SF	33	1365509
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	2	10	1373560
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	1,900 SF	10	1365528
D5092		Fair	Exit Sign Light Fixture, LED	2	5	1373566
Fire Alarm & C	Comm					
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	1,900 SF	10	1365498
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Install	2,000 SF	10	1373557
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	1,900 SF	8	1373558

Component Condition Report | Pacific Elementary School / P08 Portable Classrooms 0027 - 0032

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	5,500 SF	5	1371784
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	14	15	1371762
B2032	Building Exterior	Fair	Exterior Door, Steel	7	10	1371759
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	8,400 SF	10	1385676
Interiors						
C1023	Throughout	Fair	Door Hardware System, School (per Door)	7	15	1371760
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	5,800 SF	8	1385686
C3024	Restrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	6,200 SF	8	1385668
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	300 SF	5	1385656
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	6,500 SF	13	1385857
Plumbing						
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	15	1385698
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	6,500 SF	30	1385678
Fire Suppress	sion					
D4031	Throughout	Fair	Fire Extinguisher, Wet Chemical/CO2	7	5	1371758
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	6,500 SF	15	1385677

Component Condition Report | Pacific Elementary School / P08 Portable Classrooms 0027 - 0032

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Building exterior	Fair	Heat Pump, 3.5 TON	1	3	1365660
D3052	Building exterior	Fair	Heat Pump, 3.5 TON	1	3	1385674
D3052	Building exterior	Fair	Heat Pump, 3.5 TON	1	3	1385673
D3052	Building exterior	Fair	Heat Pump, 3.5 TON	1	3	1385688
D3052	Building exterior	Fair	Heat Pump, 3.5 TON	1	3	1385655
D3052	Building exterior	Fair	Heat Pump, 3.5 TON	1	3	1385684
D3052	Building exterior	Fair	Heat Pump, 3.5 TON	1	3	1365680
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	6,500 SF	8	1385649
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	6,500 SF	20	1385697
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	8	10	1371765
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	6,500 SF	10	1385692
Fire Alarm & Co	omm					
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	6,500 SF	10	1385703
D5037	Throughout	Fair	Fire Alarm System, Addressable, Install	6,500 SF	10	1371786
D5038		Fair	Security/Surveillance System, Cameras and CCTV	6,500 SF	8	1371761
Equipment/Spe	cial					
E2012	Classroom	Fair	Kitchen Cabinetry, Stock Hardwood	180 LF	10	1385721

Component Condition Report | Pacific Elementary School / P09 Portable Classroom 0001

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Site	Fair	Exterior Stair/Ramp Rails, Wood, Refinish	40 LF	5	1373594
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,400 SF	5	1373597
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	7	15	1373598
B2021	Building Exterior	Fair	Window Screen, Aluminum 12 SF	3	5	1373595
B2021	Building Exterior	Fair	Window Security Shutter, Rolling, Motor Operated, Up to 24 SF	4	10	1373591
B2032	Building Exterior	Fair	Exterior Door, Steel	2	10	1373590
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	900 SF	10	1385788
Interiors						
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	2	15	1373593
C3012	Restrooms	Fair	Interior Wall Finish, Wood Paneling	900 SF	15	1365865
C3012	Restrooms	Fair	Interior Wall Finish, Vinyl	400 SF	8	1385789
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Sheeting	300 SF	8	1365845

Component Condition Report | Pacific Elementary School / P09 Portable Classroom 0001

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	600 SF	5	1365760
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	900 SF	13	1386757
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	1	15	1365763
D2014	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	1365851
D2014	Restrooms	Fair	Sink/Lavatory, Pedestal, Vitreous China	1	15	1365856
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	900 SF	20	1365816
Fire Suppressi	ion					
D4031	Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	1373592
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	900 SF	15	1365834
D3052	Building exterior	Fair	Heat Pump, 3.5 TON	1	3	1385790
D3052	Building exterior	Fair	Heat Pump, 3.5 TON	1	3	1385869
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	900 SF	7	1385805
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	900 SF	20	1365810
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	10	1373599
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	900 SF	10	1385813
Fire Alarm & C	Comm					
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	900 SF	10	1365775
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Install	900 SF	10	1365859
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	900 SF	8	1385872
Equipment/Spe	ecial					
E2012	Kitchen	Fair	Kitchen Cabinetry, Stock Hardwood	20 LF	10	1365778

Component Condition Report | Pacific Elementary School / P10 Portable Classroom

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,500 SF	5	1373633
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	2	18	1373830
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	11	15	1373635
B2032	Building Exterior	Fair	Exterior Door, Steel	3	28	1373628
Roofing						
B3011	Roof	Fair	Roof, Metal	3,300 SF	28	1365878
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	2	28	1365939

Component Condition Report | Pacific Elementary School / P10 Portable Classroom

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	3	18	1373631
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	5	18	1385883
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	300 SF	3	1365885
C3024	Specify Location	Fair	Interior Floor Finish, Vinyl Tile (VCT)	500 SF	8	1365922
C3024	Restrooms	Fair	Interior Floor Finish, Vinyl Sheeting	100 SF	8	1385880
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	1,700 SF	5	1385930
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,500 SF	13	1385938
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	1	15	1385921
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	18	1385901
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	18	1385919
D2021	Building exterior	Fair	Backflow Preventer, 2 INCH	1	20	1385895
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	2,300 SF	28	1385929
HVAC						
D3032	Building exterior	Fair	Condensing Unit/Heat Pump, 3.5 TON	1	3	1385925
D3032	Building exterior	Fair	Condensing Unit/Heat Pump, 3.5 TON	1	3	1365889
D3041	Office	Fair	Fan Coil Unit, DX Split, 3.5 to 5 Ton	1	3	1365931
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	2,300 SF	18	1385873
D3041	Office	Fair	Fan Coil Unit, DX Split, 3.5 to 5 Ton	1	3	1365887
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	2,300 SF	3	1365904
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	2,300 SF	28	1385934
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	7	10	1373636
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	2,300 SF	8	1365897
Fire Alarm & C	Comm					
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	2,300 SF	8	1365893
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Install	2,300 SF	8	1373634
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Install	2,300 SF	8	1385905
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	2,300 SF	8	1385938
Equipment/Spe	ecial					
E2012	Specify Location	Fair	Kitchen Cabinetry, Stock Hardwood	15 LF	8	1385928

Component Condition Report | Pacific Elementary School / SITE

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Restroom Building	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	5	1371705

Component Condition Report | Pacific Elementary School / SITE

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
32032	Restroom Building	Fair	Exterior Door, Steel	3	20	1371730
nteriors						
1023	Restroom Building	Fair	Door Hardware System, School (per Door)	3	15	1371745
1031	Restroom Building	Fair	Toilet Partitions, Metal	7	10	1371744
3012	Restroom Building	Fair	Interior Wall Finish, Vinyl	1,000 SF	8	1365947
3024	Restroom Building	Fair	Interior Floor Finish, Vinyl Sheeting	110 SF	8	1365953
3032	Restroom Building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	110 SF	13	1365948
lumbing						
2011	Restroom Building	Fair	Toilet, Commercial Water Closet	6	15	1371696
2012	Restroom Building	Fair	Urinal, Standard	3	15	1365940
2014	Restroom Building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	20	1371733
2021	Site	Fair	Backflow Preventer, 4 INCH	1	15	1365951
lectrical						
5012	Site	Fair	Building/Main Switchboard, 2000 AMP	1	19	1365942
5012	Site	Fair	Building/Main Switchboard, 2000 AMP	1	20	1365949
5012	Site	Fair	Building/Main Switchboard, 600 AMP	1	20	1365945
5022	Restroom Building	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	10	1371732
Pavement						
S2012	Site	Fair	Roadways, Asphalt Pavement, Mill & Overlay	27,000 SF	13	1371650
2012	Site	Fair	Roadways, Asphalt Pavement, Seal & Stripe	27,000 SF	3	1371647
2031	Site	Failed	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas	200 SF	0	1373705
32031	Site	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	18,000 SF	25	1407816
ite Developm	ent					
2041	Site	Fair	Fences & Gates, Chain Link, 6' High	2,800 LF	20	1371764
2041	Site	Failed	Fences & Gates, Chain Link, 6' High	50 LF	0	1371757
2041	Site	Poor	Fences & Gates, Wood Board, 6' High	100 LF	2	1371694
2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	10	1371710
2045	Near portables	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	4	13	1371706
2045	Site	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	7	10	137176
2045	Near portables	Fair	Site Furnishings, Picnic Table, Wood or Composite	1	10	1371711
2045	Site	Fair	Site Furnishings, Picnic Table, Wood or Composite	2	10	1373632
2045	Site	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	12	10	1371682
2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	80,000 SF	13	1371681
2047	Near portables	Fair	Play Structure, Medium	1	10	1371696
2047	Site	Fair	Play Structure, Small	1	10	1373751
2047	·		80,000 SF	3	1371679	

Component Condition Report | Pacific Elementary School / SITE

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2047	Site	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	2,600 SF	10	1371692
G2047	Site	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	1,400 SF	10	1373750
G2047	Site	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	2,000 SF	10	1371701
G2047	Site	Fair	Play Structure, Medium	1	10	1371725
G2047	Site	Fair	Sports Apparatus, Basketball Backstop	4	13	1371678
G2048	Site	Fair	Flagpole, Metal	1	15	1371683
G2049	Near portables	Fair	Shed, Wooden Framed, Asphalt Shingles	100 SF	15	1371687
Landscaping						
G2057	Site	Fair	Irrigation System, Replace/Install	217,000 SF	13	1365642

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Appendix E: Replacement Reserves

6/10/2020

Building Subfolder	Uniformat Co		Lifespan (EUL	-	RUL	Quantity		Unit Cost * S		2020 202	1 2022 2023	2024			iency Repair Estima
Pacific Elementary School	D2034	1836041 Sewage Ejector Pump, 1 to 3 HP, Replace	15	6	9	1	EA	\$4,497.83	· ·				\$4,4	98	\$4,4
Pacific Elementary School	D5038	1829376 Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	15	8	7	55167			5245,862				\$245,862		\$245,8
Pacific Elementary School	G3011	1836679 Water Line, Copper, 2", Replace	40	33	7	35	LF		\$8,769				\$8,769		\$8,7
Pacific Elementary School	G3021	1836678 Sewer Line, PVC, 6", Replace	40	33	7	35	LF	\$261.09	\$9,138				\$9,138		\$9,1
Pacific Elementary School 001 Cafeteria/Kitchen	B2011	1364671 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	7900	SF	\$4.11	\$32,500			\$32,500			\$32,
Pacific Elementary School 001 Cafeteria/Kitchen	B3011	1364747 Roof, Asphalt Shingle 20-Year, Replace	20	10	10	4400	SF	\$5.21	\$22,928					\$22,928	\$22,9
Pacific Elementary School 001 Cafeteria/Kitchen	B3011	1364743 Roof, Modified Bituminous, Replace	20	10	10	7800	SF	\$13.71	5106,961					\$106,961	\$106,9
Pacific Elementary School 001 Cafeteria/Kitchen	C3012	1373672 Interior Wall Finish, any surface, Prep & Paint	10	5	5	16000	SF	\$2.06	\$32,911			\$32,911			\$32,9
Pacific Elementary School 001 Cafeteria/Kitchen	C3024	1373660 Interior Floor Finish, Wood Strip, Refinish	10	5	5	500	SF	\$5.49	\$2,743			\$2,743			\$2,7
Pacific Elementary School 001 Cafeteria/Kitchen	C3024	1373698 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	8900	SF	\$6.86	\$61,022				\$61,022		\$61,0
Pacific Elementary School 001 Cafeteria/Kitchen	C3031	1373684 Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	8400	SF	\$2.74	\$23,038			\$23,038			\$23,0
Pacific Elementary School 001 Cafeteria/Kitchen	C3032	1373666 Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	15	10	1500	SF	\$4.80	\$7,199					\$7,199	\$7,
Pacific Elementary School 001 Cafeteria/Kitchen	D2018	1373656 Drinking Fountain, Interior, Replace	15	7	8	1	EA	\$2,605.45	\$2,605				\$2,605		\$2,6
Pacific Elementary School 001 Cafeteria/Kitchen	D2023	1373676 Water Heater, Gas, Commercial, 100 GAL (200 MBH), Replace	20	10	10	1	EA	\$22,763.41	\$22,763					\$22,763	\$22,7
Pacific Elementary School 001 Cafeteria/Kitchen	D3032	1364768 Condensing Unit/Heat Pump, 2 TON, Replace	15	8	7	1	EA	\$4,662.39	\$4,662				\$4,662		\$4,6
Pacific Elementary School 001 Cafeteria/Kitchen	D3042	1364654 Exhaust Fan, 1500 CFM, Replace	20	10	10	1	EA	\$3,291.10	\$3,291					\$3,291	\$3,2
Pacific Elementary School 001 Cafeteria/Kitchen	D3042	1364646 Exhaust Fan, 1500 CFM, Replace	20	10	10	1	EA	\$3,291.10	\$3,291					\$3,291	\$3,:
Pacific Elementary School 001 Cafeteria/Kitchen	D3051	1364716 Air Conditioner, 2 TON, Replace	10	5	5	1	EA	\$3,976.74	\$3,977			\$3,977			\$3,
Pacific Elementary School 001 Cafeteria/Kitchen	D3052	1364721 Packaged Unit (RTU), 12 TON, Replace	20	17	3	1	EA	\$34,282.25	\$34,282		\$34,282				\$34,
Pacific Elementary School 001 Cafeteria/Kitchen	D3068	1364767 BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	7	8	8923	SF	\$3.43	\$30,590				\$30,590		\$30,
Pacific Elementary School 001 Cafeteria/Kitchen	D4031	1373693 Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	\$411.39	\$411			\$411			\$
Pacific Elementary School 001 Cafeteria/Kitchen	D5022	1373653 Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	19	EA	\$287.97	\$5,471					\$5,471	\$5,
Pacific Elementary School 001 Cafeteria/Kitchen	D5029	1364750 Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	8923	SF	\$10.97	\$97,888					\$97,888	\$97
Pacific Elementary School 001 Cafeteria/Kitchen	D5031	1373663 Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	8923	SF	\$2.26	\$20,189					\$20,189	\$20,
Pacific Elementary School 001 Cafeteria/Kitchen	D5037	1373692 Fire Alarm System, Addressable, Install	20	10	10	8923	SF	\$2.74	\$24,472					\$24,472	\$24,
Pacific Elementary School 001 Cafeteria/Kitchen	D5038	1364717 Security/Surveillance System, Cameras and CCTV, Replace	15	7	8	8923	SF	\$4.11	\$36,708				\$36,708		\$36,
Pacific Elementary School 001 Cafeteria/Kitchen	D5092	1373699 Exit Sign Light Fixture, LED, Replace	10	7	3	1	EA	\$301.68	\$302		\$302				\$
Pacific Elementary School 001 Cafeteria/Kitchen	D5092	1373667 Emergency Light, 2-Head w/ Battery, Replace	10	5	5	1	EA	\$301.68	\$302			\$302			\$
Pacific Elementary School 001 Cafeteria/Kitchen	E1023	1373681 Stage Curtain, Medium Weight Velour, Flameproof (per SF), Replace	15	7	8	900	SF	\$19.64				****	\$17,673		\$17,
Pacific Elementary School 001 Cafeteria/Kitchen	E1093	1373674 Commercial Kitchen, Convection Oven, Double, Replace	10	5	5	1	EA	\$13,027.26				\$13,027	*,*		\$13,
Pacific Elementary School 001 Cafeteria/Kitchen	E1093	1373670 Commercial Kitchen, Convection Oven, Double, Replace	10	5	5	1	EA	\$13,027.26				\$13,027			\$13,
Pacific Elementary School 001 Cafeteria/Kitchen	E1093	1373661 Commercial Kitchen, Dairy Cooler/Wells, Replace	15	7	8	1	EA	-	\$4,937			\$10,021	\$4,937		\$4,
Pacific Elementary School 001 Cafeteria/Kitchen	E1093	1373701 Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	7	8	1	EA	+	\$6,994				\$6,994		\$6.
Pacific Elementary School 001 Cafeteria/Kitchen	E1093	1373671 Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	7		1	EA	\$6,993.58					\$6,994		\$6,
·	E1093	, , , , , , , , , , , , , , , , , , , ,	15	7	8	1		\$4,936.64	\$4,937				\$4,937		\$4,
Pacific Elementary School 001 Cafeteria/Kitchen		1373655 Commercial Kitchen, Dairy Cooler/Wells, Replace		7	-	'	EA								
Pacific Elementary School 001 Cafeteria/Kitchen	E1093	1373675 Commercial Kitchen, Dairy Cooler/Wells, Replace	15	7	8	1	EA	\$4,936.64	\$4,937				\$4,937		\$4,9
Pacific Elementary School 001 Cafeteria/Kitchen	E1093	1373678 Commercial Kitchen, LF, Replace	15	-	8	1	EA	\$6,170.81	\$6,171				\$6,171		\$6,
Pacific Elementary School 001 Cafeteria/Kitchen	E1093	1373682 Commercial Kitchen, Freezer, 3-Door Reach-In, Replace	15	'	8	1	EA		\$9,325				\$9,325		\$9,
Pacific Elementary School 001 Cafeteria/Kitchen	E1093	1373665 Commercial Kitchen, Food Warmer, Replace	15		8	1	EA	\$2,331.19					\$2,331		\$2,
Pacific Elementary School 001 Cafeteria/Kitchen	E1093	1373697 Commercial Kitchen, Food Warmer, Replace	15	/	8	1	EA		\$2,331				\$2,331		\$2,
Pacific Elementary School 001 Cafeteria/Kitchen	E1093	1373695 Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser, Replace	15	7	8	1	EA	\$8,639.13	\$8,639				\$8,639		\$8,0
Pacific Elementary School 001 Cafeteria/Kitchen	E1093	1373688 Commercial Kitchen, Food Warmer, Replace	15	7	8	1	EA		\$2,331				\$2,331		\$2,
Pacific Elementary School 001 Cafeteria/Kitchen	E1094	1373700 Residential Appliances, Refrigerator, 14-18 CF, Replace	15	7	8	1	EA	\$822.77	\$823				\$823		\$
Pacific Elementary School 001 Cafeteria/Kitchen	E1094	1373679 Residential Appliances, Refrigerator, 14-18 CF, Replace	15	7	8	1	EA	\$822.77	\$823				\$823		\$8
Pacific Elementary School 001 Cafeteria/Kitchen	P000X	1364734 Engineer, Structural, Superstructure, Evaluate/Report	0	0	0	1	EA	-	\$13,713 \$13,71	13					\$13,
Pacific Elementary School 002 Admin/Classrooms 0001 - 0008	B2011	1373710 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	10500	SF	\$4.11	\$43,196			\$43,196			\$43,
Pacific Elementary School 002 Admin/Classrooms 0001 - 0008	B3011	1364831 Roof, Modified Bituminous, Replace	20	10	10	19000	SF	\$13.71	5260,545					\$260,545	\$260,
Pacific Elementary School 002 Admin/Classrooms 0001 - 0008	C3012	1364801 Interior Wall Finish, any surface, Prep & Paint	10	5	5	10000	SF	\$2.06	\$20,569			\$20,569			\$20,
Pacific Elementary School 002 Admin/Classrooms 0001 - 0008	C3012	1373732 Interior Wall Finish, Wallpaper, Replace	15	7	8	2500	SF	\$3.02	\$7,542				\$7,542		\$7,
Pacific Elementary School 002 Admin/Classrooms 0001 - 0008	C3012	1364813 Interior Wall Finish, Vinyl, Replace	15	7	8	500	SF	\$3.43	\$1,714				\$1,714		\$1,
Pacific Elementary School 002 Admin/Classrooms 0001 - 0008	C3024	1373707 Interior Floor Finish, Vinyl Sheeting, Replace	15	7	8	300	SF	\$9.60	\$2,880				\$2,880		\$2,8
Pacific Elementary School 002 Admin/Classrooms 0001 - 0008	C3024	1364794 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	8500	SF	\$6.86	\$58.280				\$58,280		\$58,2

ruilding Subfolder Pacific Elementary School 002 Admin/Classrooms 0001 - 0008	Uniformat Codel C3025	D Cost Description 1373711 Interior Floor Finish, Carpet Commercial Standard, Replace	Lifespan (EUL	j ⊏Age 5	RUL 5	Quantity 2000		Cost * Subtotal 2019 \$10.28 \$20,569	2020 2021	2022 2	2023 2024 \$20,569	2025 2026 2027 2	028 2029 Deficie	ency Repair Est \$20
Pacific Elementary School 002 Admin/Classrooms 0001 - 0008		1364857 Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	600	SF	\$2.74 \$1,646			\$1,646			\$
Pacific Elementary School 002 Admin/Classrooms 0001 - 0008		1373731 Drinking Fountain, Outside/Site Style, Replace	15	7	Ω	1		,936.64 \$4,937			Ψ1,040	\$4,937		\$4
Pacific Elementary School 002 Admin/Classrooms 0001 - 0008		1364828 Exhaust Fan, 1500 CFM, Replace	20	10	10	1		,291.10 \$3,291				Ψ4,337	\$3,291	\$-
Pacific Elementary School 002 Admin/Classrooms 0001 - 0008		1364814 Exhaust Fan, 1500 CFM, Replace	20	10	10	1		,291.10 \$3,291					\$3,291	\$:
Pacific Elementary School 002 Admin/Classrooms 0001 - 0008		1364779 BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	7	8	11130		\$3.43 \$38,156				\$38,156	ψ5,291	\$38
·		1373730 Fire Extinguisher, Wet Chemical/CO2, Replace	10		5	10		\$411.39 \$4,114			\$4,114	φ36,136		\$30
Pacific Elementary School 002 Admin/Classrooms 0001 - 0008				5	10						Φ4,114		¢7.400	\$
acific Elementary School 002 Admin/Classrooms 0001 - 0008		1373726 Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace		10	10	25		\$287.97 \$7,199					\$7,199	
acific Elementary School 002 Admin/Classrooms 0001 - 0008		1364826 Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	11130		\$10.97 \$122,100					\$122,100	\$12
racific Elementary School 002 Admin/Classrooms 0001 - 0008		1373712 Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	11130		\$2.26 \$25,183					\$25,183	\$2
racific Elementary School 002 Admin/Classrooms 0001 - 0008		1364797 Fire Alarm Control Panel, Addressable, Replace	15	5	10	1		,485.16 \$5,485					\$5,485	
racific Elementary School 002 Admin/Classrooms 0001 - 0008		1373708 Fire Alarm System, Addressable, Install	20	10	10	11130		\$2.74 \$30,525					\$30,525	\$3
acific Elementary School 002 Admin/Classrooms 0001 - 0008		1373728 Security/Surveillance System, Cameras and CCTV, Replace	15	7	8	11130		\$4.11 \$45,787				\$45,787		\$-
racific Elementary School 002 Admin/Classrooms 0001 - 0008		1364787 Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	200		\$411.39 \$82,277					\$82,277	\$8
acific Elementary School 002 Admin/Classrooms 0001 - 0008	G2041	1373713 Fences & Gates, any Painted Surface, Prep & Paint	10	5	5	2000	SF	\$4.11 \$8,228			\$8,228			
acific Elementary School 003 Classrooms Y010-0015	B2011	1373759 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	7000	SF	\$4.11 \$28,797			\$28,797			\$
acific Elementary School 003 Classrooms Y010-0015	B3011	1364917 Roof, Modified Bituminous, Replace	20	10	10	10000	SF	\$13.71 \$137,129					\$137,129	\$1
cific Elementary School 003 Classrooms Y010-0015	C1031	1364982 Toilet Partitions, Plastic/Laminate, Replace	20	10	10	2	EA \$1	,028.47 \$2,057					\$2,057	
acific Elementary School 003 Classrooms Y010-0015	C3012	1364938 Interior Wall Finish, any surface, Prep & Paint	10	5	5	12000	SF	\$2.06 \$24,683			\$24,683			\$
acific Elementary School 003 Classrooms Y010-0015	C3024	1364929 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	3000	SF	\$6.86 \$20,569				\$20,569		;
cific Elementary School 003 Classrooms Y010-0015	C3025	1364949 Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	4000	SF	\$10.28 \$41,139			\$41,139			
cific Elementary School 003 Classrooms Y010-0015	C3031	1496917 Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	500	SF	\$2.74 \$1,371			\$1,371			
cific Elementary School 003 Classrooms Y010-0015	D2018	1373748 Drinking Fountain, Outside/Site Style, Replace	15	8	7	2	EA \$4	,936.64 \$9,873				\$9,873		
cific Elementary School 003 Classrooms Y010-0015	D3068	1364915 BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	7	8	7107	SF	\$3.43 \$24,364				\$24,364		
cific Elementary School 003 Classrooms Y010-0015	D4031	1373752 Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	6	EA \$	\$411.39 \$2,468			\$2,468			
cific Elementary School 003 Classrooms Y010-0015	D5022	1373746 Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	19	EA \$	5287.97 \$5,471					\$5,471	
cific Elementary School 003 Classrooms Y010-0015	D5029	1364958 Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	7107	SF	\$10.97 \$77,966					\$77,966	
cific Elementary School 003 Classrooms Y010-0015	D5037	1364931 Fire Alarm Control Panel, Addressable, Replace	15	8	7	1	EA \$5	,485.16 \$5,485				\$5,485		
cific Elementary School 003 Classrooms Y010-0015		1373761 Fire Alarm System, Addressable, Install	20	10	10	7107	SF	\$2.74 \$19,492					\$19,492	
cific Elementary School 003 Classrooms Y010-0015		1364942 Security/Surveillance System, Cameras and CCTV, Replace	15	7	8	7107	SF	\$4.11 \$29,237				\$29,237		
cific Elementary School 003 Classrooms Y010-0015		1373749 Security/Surveillance System, Cameras and CCTV, Replace	15	7	8	7107	SF	\$4.11 \$29,237				\$29,237		
acific Elementary School 003 Classrooms Y010-0015		1364910 Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	200		\$411.39 \$82,277				ΨΕΘ,ΣΟΓ	\$82,277	
acific Elementary School P01 Portable Classroom 0016		1373603 Exterior Stair/Ramp Rails, Metal, Refinish	10	5	5	100	LF	\$2.05 \$205			\$205		ψ02,277	
cific Elementary School P01 Portable Classroom 0016		1373608 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1300	SF	\$4.11 \$5,348			\$5,348			
•		1365065 Roof, Single-Ply TPO/PVC Membrane, Replace	20	10	10	1200					ψ3,340		\$27,974	
cific Elementary School P01 Portable Classroom 0016		, , ,		7	10			\$23.31 \$27,974				04.44.4	\$27,974	
cific Elementary School P01 Portable Classroom 0016		1365034 Interior Wall Finish, Vinyl, Replace	15	-	8	1200	SF	\$3.43 \$4,114				\$4,114		
cific Elementary School P01 Portable Classroom 0016		1365024 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	-	8	400	SF	\$6.86 \$2,743			4	\$2,743		
cific Elementary School P01 Portable Classroom 0016		1365091 Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	550		\$10.28 \$5,657			\$5,657			
acific Elementary School P01 Portable Classroom 0016		1365043 Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	15	10	950	SF	\$4.80 \$4,560					\$4,560	
cific Elementary School P01 Portable Classroom 0016		1365073 Air Conditioner, 2 TON, Replace	10	5	5	1		,976.74 \$3,977			\$3,977			
cific Elementary School P01 Portable Classroom 0016		1365048 Furnace, 40 MBH, Replace	20	15	5	1		,428.23 \$3,428			\$3,428			
cific Elementary School P01 Portable Classroom 0016		1365045 BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	7	8	950	SF	\$3.43 \$3,257				\$3,257		
cific Elementary School P01 Portable Classroom 0016	D4031	1373604 Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA S	\$411.39 \$411			\$411			
cific Elementary School P01 Portable Classroom 0016	D5029	1365072 Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	950	SF	\$10.97 \$10,422					\$10,422	
cific Elementary School P01 Portable Classroom 0016	D5031	1365038 Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	950	SF	\$2.26 \$2,149					\$2,149	
cific Elementary School P01 Portable Classroom 0016	D5038	1365064 Security/Surveillance System, Cameras and CCTV, Replace	15	7	8	950	SF	\$4.11 \$3,908				\$3,908		
ific Elementary School P01 Portable Classroom 0016	E2012	1365040 Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	20	LF \$	\$411.39 \$8,228					\$8,228	
fic Elementary School P02 Portable Classroom 0017	B2011	1373643 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1700	SF	\$4.11 \$6,994			\$6,994			
ific Elementary School P02 Portable Classroom 0017	B2011	1373646 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1800	SF	\$4.11 \$7,405			\$7,405			
ific Elementary School P02 Portable Classroom 0017	B3011	1365144 Roof, Asphalt Shingle 20-Year, Replace	20	10	10	1900	SF	\$5.21 \$9,901					\$9,901	
cific Elementary School P02 Portable Classroom 0017	C3012	1365138 Interior Wall Finish, any surface, Prep & Paint	10	5	5	3400	SF	\$2.06 \$6,994			\$6,994			
cific Elementary School P02 Portable Classroom 0017	C3024	1365142 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	1700	SF	\$6.86 \$11,656				\$11,656		
cific Elementary School P02 Portable Classroom 0017		1365113 Condensing Unit/Heat Pump, 2 TON, Replace	15	12	3	1	EA \$4	,662.39 \$4,662		\$4,662				
cific Elementary School P02 Portable Classroom 0017		1365147 Condensing Unit/Heat Pump, 2 TON, Replace	15	7	8	1		,662.39 \$4,662				\$4,662		
cific Elementary School P02 Portable Classroom 0017		1365110 Furnace, 40 MBH, Replace	20	17	3	1		,428.23 \$3,428		\$3,428		7 -,		
cific Elementary School P02 Portable Classroom 0017		1365108 Furnace, 40 MBH, Replace	20	17	3	1		,428.23 \$3,428		\$3,428				
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Building	Subfolder	Uniformat Cod	eID Cost Description	Lifespan (EUL)EAge	RUL	Quantity	Unit l	Unit Cost * Subtotal 20	19 2020 2	2021 2022	2023	2024	2025 2026 202	7 2028 2029 D	eficiency Repair Estir
Pacific Elementary School	P02 Portable Classroom 0017	D4031	1373647 Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	2	EA	\$411.39 \$823				\$823			
Pacific Elementary School	P02 Portable Classroom 0017	D5022	1373650 Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	1	EA	\$287.97 \$288						\$288	5
Pacific Elementary School	P02 Portable Classroom 0017	D5029	1365115 Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	1700	SF	\$10.97 \$18,650						\$18,650	\$18
Pacific Elementary School	P02 Portable Classroom 0017	D5031	1365102 Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	1700	SF	\$2.26 \$3,846						\$3,846	\$3
Pacific Elementary School	P02 Portable Classroom 0017	D5037	1373638 Fire Alarm System, Addressable, Install	20	10	10	1700	SF	\$2.74 \$4,662						\$4,662	\$4
Pacific Elementary School	P02 Portable Classroom 0017	D5038	1365139 Security/Surveillance System, Cameras and CCTV, Replace	15	7	8	1700	SF	\$4.11 \$6,994					\$6,994		\$6
Pacific Elementary School	P02 Portable Classroom 0017	E2012	1365148 Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	30	LF	\$411.39 \$12,342						\$12,342	\$12
Pacific Elementary Schoo	ol P03 Portable Classroom 0018	B1015	1373616 Exterior Stair/Ramp Rails, Wood, Refinish	10	5	5	100	LF	\$2.06 \$206				\$206			•
	ol P03 Portable Classroom 0018	B2011	1373627 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1400	SF	\$4.11 \$5,759				\$5,759			\$5
Pacific Elementary Schoo	ol P03 Portable Classroom 0018	B2021	1373618 Window Security Shutter, Rolling, Motor Operated, Up To 12 SF, Replace	20	10	10	4	EA	\$892.02 \$3,568						\$3,568	\$3
·	ol P03 Portable Classroom 0018	B3011	1365190 Roof, Single-Ply TPO/PVC Membrane, Replace	20	10	10	950	SF	\$23.31 \$22,146						\$22,146	\$22
-	ol P03 Portable Classroom 0018	C1031	1373617 Toilet Partitions, Wood, Replace	20	10	10	2	EA	\$685.65 \$1,371						\$1,371	\$1
	ol P03 Portable Classroom 0018	C3012	1365237 Interior Wall Finish, Vinyl, Replace	15	7	8	1300	SF	\$3.43 \$4,457					\$4,45		\$4
	ol P03 Portable Classroom 0018	C3024	1365180 Interior Floor Finish, Vinyl Sheeting, Replace	15	7	8	100	SF	\$9.60 \$960					\$960		
•	pl P03 Portable Classroom 0018	C3025	1365194 Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	850	SF	\$10.28 \$8,742				\$8,742	ų oo		\$8
	DI P03 Portable Classroom 0018	D2018	1373619 Drinking Fountain, Outside/Site Style, Replace	15	7	8	1	EA	\$4,936.64 \$4,937				ψ0,7 42	\$4,93	,	\$4
	ol P03 Portable Classroom 0018	D2018	1365218 Drinking Fountain, Outside/Site Style, Replace	15	7	8	1	EA	\$4,936.64 \$4,937					\$4,93		\$4
	P03 Portable Classroom 0018			20	10	10	1							φ4,93.	\$7,542	\$7
,		D3052 D3068	1365198 Heat Pump, 3.5 TON, Replace		7	10	OE0	EA SF						\$3,25		\$7
	P03 Portable Classroom 0018		1365193 BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	<i>I</i>	5	950						¢444	\$3,25		
·	P03 Portable Classroom 0018	D4031	1373620 Fire Extinguisher, Wet Chemical/CO2, Replace	1	5	_	1	EA	\$411.39 \$411				\$411		A.C.7.0	
,	P03 Portable Classroom 0018	D5022	1373623 Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	2	EA	\$287.97 \$576						\$576	\$40
	P03 Portable Classroom 0018	D5029	1365178 Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	950	SF	\$10.97 \$10,422						\$10,422	\$10
	P03 Portable Classroom 0018	D5031	1365212 Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	950	SF	\$2.26 \$2,149						\$2,149	\$2
	P03 Portable Classroom 0018	D5037	1373621 Fire Alarm System, Addressable, Install	20	10	10	950	SF	\$2.74 \$2,605						\$2,605	\$2
	P03 Portable Classroom 0018	D5038	1365185 Security/Surveillance System, Cameras and CCTV, Replace	15	7	8	950	SF	\$4.11 \$3,908					\$3,908		\$:
	P03 Portable Classroom 0018	E2012	1365201 Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	8	LF	\$411.39 \$3,291						\$3,291	\$3
	P04 Portable Classrooms 0019 - 0022		1373580 Exterior Stair/Ramp Rails, Wood, Refinish	10	5	5	100	LF	\$2.06 \$206				\$206			
-	P04 Portable Classrooms 0019 - 0022		1373587 Exterior Wall, Textured Plywood (T1-11), Repair	0	20	0	10	SF	\$17.14 \$171	\$171						
•	P04 Portable Classrooms 0019 - 0022		1373582 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	3200	SF	\$4.11 \$13,164				513,164			\$13
Pacific Elementary School	P04 Portable Classrooms 0019 - 0022	2 B3011	1365262 Roof, Single-Ply TPO/PVC Membrane, Replace	20	10	10	4200	SF	\$23.31 \$97,910						\$97,910	\$97
Pacific Elementary Schoo	P04 Portable Classrooms 0019 - 0022	2 C3012	1365290 Interior Wall Finish, Vinyl, Replace	15	8	7	4500	SF	\$3.43 \$15,427					\$15,427		\$15
Pacific Elementary Schoo	P04 Portable Classrooms 0019 - 0022	2 C3024	1365325 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	400	SF	\$6.86 \$2,743					\$2,743	3	\$2
Pacific Elementary School	P04 Portable Classrooms 0019 - 0022	2 C3025	1365264 Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	3800	SF	\$10.28 \$39,082				39,082			\$39
Pacific Elementary Schoo	P04 Portable Classrooms 0019 - 0022	D3052	1365250 Packaged Unit (RTU), 3 TON, Replace	20	17	3	1	EA	\$10,284.68 \$10,285		\$10,285					\$10
Pacific Elementary School	P04 Portable Classrooms 0019 - 0022	2 D3052	1365312 Packaged Unit (RTU), 3 TON, Replace	20	17	3	1	EA	\$10,284.68 \$10,285		\$10,285					\$10
Pacific Elementary School	P04 Portable Classrooms 0019 - 0022	D3052	1365294 Heat Pump, 3.5 TON, Replace	20	17	3	1	EA	\$7,542.10 \$7,542		\$7,542					\$7
Pacific Elementary School	P04 Portable Classrooms 0019 - 0022	D3052	1365309 Packaged Unit (RTU), 3 TON, Replace	20	17	3	1	EA	\$10,284.68 \$10,285		\$10,285					\$10
Pacific Elementary School	P04 Portable Classrooms 0019 - 0022	D3068	1365298 BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	10	5	4200	SF	\$3.43 \$14,399				14,399			\$14
Pacific Elementary School	P04 Portable Classrooms 0019 - 0022	D4031	1373583 Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	8	EA	\$411.39 \$3,291				\$3,291			\$3
Pacific Elementary School	P04 Portable Classrooms 0019 - 0022	D5022	1373578 Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	6	EA	\$287.97 \$1,728						\$1,728	\$1
Pacific Elementary School	P04 Portable Classrooms 0019 - 0022	D5029	1397175 Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	4200	SF	\$10.97 \$46,075						\$46,075	\$46
Pacific Elementary School	P04 Portable Classrooms 0019 - 0022	D5031	1365295 Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	4200	SF	\$2.26 \$9,503						\$9,503	\$9
Pacific Elementary School	P04 Portable Classrooms 0019 - 0022	D5037	1373581 Fire Alarm System, Addressable, Install	20	10	10	4200	SF	\$2.74 \$11,519						\$11,519	\$11
Pacific Elementary School	P04 Portable Classrooms 0019 - 0022	2 E2012	1365291 Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	80	LF	\$411.39 \$32,911						\$32,911	\$32
Pacific Elementary School	P05 Portable Classrooms 0023 - 0024	B2011	1373570 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	2000	SF	\$4.11 \$8,228				\$8,228			\$8
Pacific Elementary School	P05 Portable Classrooms 0023 - 0024	B3011	1365336 Roof, Single-Ply TPO/PVC Membrane, Replace	20	10	10	2300	SF	\$23.31 \$53,617						\$53,617	\$53
Pacific Elementary School	P05 Portable Classrooms 0023 - 0024	C3012	1365372 Interior Wall Finish, Vinyl, Replace	15	7	8	2000	SF	\$3.43 \$6,856					\$6,856	3	\$6
Pacific Elementary School	P05 Portable Classrooms 0023 - 0024	C3024	1365348 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	500	SF	\$6.86 \$3,428					\$3,428	3	\$3
Pacific Elementary School	P05 Portable Classrooms 0023 - 0024	4 C3025	1365360 Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	1500	SF	\$10.28 \$15,427				15,427			\$15
Pacific Elementary Schoo	P05 Portable Classrooms 0023 - 0024	D3052	1365357 Heat Pump, Wall-Mounted, 2.5 to 3 Ton, Replace	20	17	3	1	EA	\$6,033.68 \$6,034		\$6,034					\$6
	P05 Portable Classrooms 0023 - 0024		1365383 Heat Pump, Wall-Mounted, 2.5 to 3 Ton, Replace	20	17	3	1	EA	\$6,033.68 \$6,034		\$6,034					\$6
	ol P05 Portable Classrooms 0023 - 0024		1365397 Heat Pump, Wall-Mounted, 2.5 to 3 Ton, Replace	20	17	3	1	EA	\$6,033.68 \$6,034		\$6,034					\$6
-	ol P05 Portable Classrooms 0023 - 0024		1407819 BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	7	8	2000	SF	\$3.43 \$6,856		,-31			\$6,850	3	\$6
	ol P05 Portable Classrooms 0023 - 0024		1373571 Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	5	EA	\$411.39 \$2,057				\$2,057	\$3,000		\$2
-	ol P05 Portable Classrooms 0023 - 0024		1373572 Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	5	EA	\$287.97 \$1,440				,501		\$1,440	Ψ ² \$1
	ol P05 Portable Classrooms 0023 - 0024		1365394 Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	2000	SF	\$10.97 \$21,941						\$1,941	\$21
acine Liementary School	7 1 00 1 01 abie Classicullis 0023 - 0024	- D0028	Lighting System, interior, interior density a Standard Fixtures, Replace	20	10	10	2000	SF.	ψ1∪.31 φ∠1,341						φ∠1,941	₽ZΊ

	Subfolder	Uniformat Cod		Lifespan (EUL			Quantity		Unit Cost * Subtotal 2019	2020 20	2022	2023	2024	2025 2026 2027		ency Repair Estim
Pacific Elementary School	P05 Portable Classrooms 0023 - 0024	D5037	1365366 Fire Alarm System, Addressable, Install	20	10	10	2000	SF	\$2.74 \$5,485						\$5,485	\$5,4
Pacific Elementary School	P05 Portable Classrooms 0023 - 0024	D5038	1365355 Security/Surveillance System, Cameras and CCTV, Replace	15	8	7	2000	SF	\$4.11 \$8,228					\$8,228		\$8,2
Pacific Elementary School	P05 Portable Classrooms 0023 - 0024	E2012	1365388 Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	20	LF	\$411.39 \$8,228						\$8,228	\$8,2
Pacific Elementary School	P06 Portable Classrooms 0025 - 0026	B2011	1373548 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	2000	SF	\$4.11 \$8,228				\$8,228			\$8,2
Pacific Elementary School	P06 Portable Classrooms 0025 - 0026	B2021	1373552 Window Security Shutter, Rolling, Motor Operated, Up to 24 SF, Replace	20	10	10	3	EA	\$1,297.93 \$3,894						\$3,894	\$3,
Pacific Elementary School	P06 Portable Classrooms 0025 - 0026	B3011	1365486 Roof, Single-Ply TPO/PVC Membrane, Replace	20	10	10	2300	SF	\$23.31 \$53,617						\$53,617	\$53,
Pacific Elementary School	P06 Portable Classrooms 0025 - 0026	C3012	1365467 Interior Wall Finish, Vinyl, Replace	15	7	8	2000	SF	\$3.43 \$6,856					\$6,856		\$6,
Pacific Elementary School	P06 Portable Classrooms 0025 - 0026	C3024	1365464 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	8	7	1800	SF	\$6.86 \$12,342					\$12,342		\$12
Pacific Elementary School	P06 Portable Classrooms 0025 - 0026	C3025	1365490 Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	200	SF	\$10.28 \$2,057				\$2,057			\$2
Pacific Elementary School	P06 Portable Classrooms 0025 - 0026	D3052	1365445 Heat Pump, Wall-Mounted, 2.5 to 3 Ton, Replace	20	17	3	1	EA	\$6,033.68 \$6,034		\$6,034					\$6
Pacific Elementary School	P06 Portable Classrooms 0025 - 0026	D3052	1365456 Heat Pump, Wall-Mounted, 2.5 to 3 Ton, Replace	20	17	3	1	EA	\$6,033.68 \$6,034		\$6,034					\$6
Pacific Elementary School	P06 Portable Classrooms 0025 - 0026	D3052	1365482 Heat Pump, Wall-Mounted, 2.5 to 3 Ton, Replace	20	12	8	1	EA	\$6,033.68 \$6,034					\$6,034		\$6,
Pacific Elementary School	P06 Portable Classrooms 0025 - 0026	D3068	1365417 BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	7	8	2000	SF	\$3.43 \$6,856					\$6,856		\$6
Pacific Elementary School	P06 Portable Classrooms 0025 - 0026	D4031	1373553 Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	2	EA	\$411.39 \$823				\$823			\$
Pacific Elementary School	P06 Portable Classrooms 0025 - 0026	D5022	1373554 Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	3	EA	\$287.97 \$864						\$864	
Pacific Elementary School	P06 Portable Classrooms 0025 - 0026	D5029	1407817 Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	2000	SF	\$10.97 \$21,941						\$21,941	\$21
Pacific Elementary School	P06 Portable Classrooms 0025 - 0026	D5031	1365493 Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	2000	SF	\$2.26 \$4,525						\$4,525	\$4
Pacific Elementary School	P06 Portable Classrooms 0025 - 0026	D5037	1373547 Fire Alarm System, Addressable, Install	20	10	10	2000	SF	\$2.74 \$5,485						\$5,485	\$5
Pacific Elementary School	P06 Portable Classrooms 0025 - 0026	D5038	1365448 Security/Surveillance System, Cameras and CCTV, Replace	15	8	7	2000	SF	\$4.11 \$8,228					\$8,228		\$8
Pacific Elementary School	P06 Portable Classrooms 0025 - 0026	E2012	1365416 Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	20	LF	\$411.39 \$8,228						\$8,228	\$8
Pacific Elementary School	P07 Portable Classroom 0033	B1015	1373565 Exterior Stair/Ramp Rails, Wood, Refinish	10	5	5	75	LF	\$2.06 \$155				\$155			;
Pacific Elementary School	P07 Portable Classroom 0033	B2011	1373567 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1800	SF	\$4.11 \$7,405				\$7,405			\$7
Pacific Elementary School	P07 Portable Classroom 0033	B3011	1365546 Roof, Single-Ply TPO/PVC Membrane, Replace	20	10	10	2250	SF	\$23.31 \$52,452						\$52,452	\$52
Pacific Elementary School	P07 Portable Classroom 0033	C3012	1365566 Interior Wall Finish, Vinyl, Replace	15	8	7	2000	SF	\$3.43 \$6,856					\$6,856		\$6
	I P07 Portable Classroom 0033	C3024	1365545 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	100	SF	\$6.86 \$686					\$686		
	I P07 Portable Classroom 0033	C3025	1365559 Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	1900	SF	\$10.28 \$19,541			9	19,541	· ·		\$19
	I P07 Portable Classroom 0033	D3052	1365500 Heat Pump, 3.5 TON, Replace	20	12	8	1	EA	\$7,542.10 \$7,542				,	\$7,542		\$7
	I P07 Portable Classroom 0033	D3052	1365570 Heat Pump, 3.5 TON, Replace	20	12	8	1	EA	\$7,542.10 \$7,542					\$7,542		\$7
	I P07 Portable Classroom 0033	D3068	1365548 BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	8	7	1900	SF	\$3.43 \$6,514					\$6,514		\$6
	I P07 Portable Classroom 0033	D4031	1373564 Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	2	EA	\$411.39 \$823				\$823	Ψ0,011		,
	I P07 Portable Classroom 0033	D5022	1373560 Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	2	EA	\$287.97 \$576				ψυΣυ		\$576	
	I P07 Portable Classroom 0033	D5022	1365528 Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	1900	SF	\$10.97 \$20,844						\$20,844	\$20
	I P07 Portable Classroom 0033	D5029	1365498 Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	1900	SF	\$2.26 \$4,299						\$4,299	\$4
					10	10	2000	SF								
	P07 Portable Classroom 0033 P07 Portable Classroom 0033	D5037	1373557 Fire Alarm System, Addressable, Install	20	7	10			\$2.74 \$5,485					\$7,816	\$5,485	\$5
,		D5038	1373558 Security/Surveillance System, Cameras and CCTV, Replace	15	-	- 8	1900	SF	\$4.11 \$7,816				# 000	\$7,810		\$7
,	P07 Portable Classroom 0033	D5092	1373566 Exit Sign Light Fixture, LED, Replace	10	5	5	2	EA	\$301.68 \$603				\$603			\$
	P08 Portable Classrooms 0027 - 0032		1371764 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	5500	SF	\$4.11 \$22,626			3	22,626			\$22
	P08 Portable Classrooms 0027 - 0032		1371759 Exterior Door, Steel, Replace	40	30	10	/	EA	\$822.77 \$5,759						\$5,759	\$5
	P08 Portable Classrooms 0027 - 0032		1365676 Roof, Single-Ply TPO/PVC Membrane, Replace	20	10	10	8400	SF	\$23.31 \$195,820						\$195,820	\$195
	P08 Portable Classrooms 0027 - 0032		1365686 Interior Wall Finish, Vinyl, Replace	15	7	8	5800	SF	\$3.43 \$19,884					\$19,884		\$19
	P08 Portable Classrooms 0027 - 0032		1365668 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	6200	SF	\$6.86 \$42,510					\$42,510		\$42
	P08 Portable Classrooms 0027 - 0032		1365656 Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	300	SF	\$10.28 \$3,085				\$3,085			\$3
,	P08 Portable Classrooms 0027 - 0032		1365660 Heat Pump, 3.5 TON, Replace	20	17	3	1	EA	\$7,542.10 \$7,542		\$7,542					\$7
	P08 Portable Classrooms 0027 - 0032		1365674 Heat Pump, 3.5 TON, Replace	20	17	3	1	EA	\$7,542.10 \$7,542		\$7,542					\$7
	P08 Portable Classrooms 0027 - 0032		1365673 Heat Pump, 3.5 TON, Replace	20	17	3	1	EA	\$7,542.10 \$7,542		\$7,542					\$7
	P08 Portable Classrooms 0027 - 0032		1365688 Heat Pump, 3.5 TON, Replace	20	17	3	1	EA	\$7,542.10 \$7,542		\$7,542					\$7
Pacific Elementary School	P08 Portable Classrooms 0027 - 0032	D3052	1365655 Heat Pump, 3.5 TON, Replace	20	17	3	1	EA	\$7,542.10 \$7,542		\$7,542					\$7
Pacific Elementary School	P08 Portable Classrooms 0027 - 0032	D3052	Heat Pump, 3.5 TON, Replace	20	17	3	1	EA	\$7,542.10 \$7,542		\$7,542					\$7
Pacific Elementary School	P08 Portable Classrooms 0027 - 0032	D3052	Heat Pump, 3.5 TON, Replace	20	17	3	1	EA	\$7,542.10 \$7,542		\$7,542					\$7
Pacific Elementary School	P08 Portable Classrooms 0027 - 0032	D3068	1365649 BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	7	8	6500	SF	\$3.43 \$22,283					\$22,283		\$22
Pacific Elementary School	P08 Portable Classrooms 0027 - 0032	D4031	1371758 Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	7	EA	\$411.39 \$2,880				\$2,880			\$2
Pacific Elementary School	P08 Portable Classrooms 0027 - 0032	D5022	1371765 Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	8	EA	\$287.97 \$2,304						\$2,304	\$2
Pacific Elementary School	P08 Portable Classrooms 0027 - 0032	D5029	1365692 Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	6500	SF	\$10.97 \$71,307						\$71,307	\$7 1
Pacific Elementary School	P08 Portable Classrooms 0027 - 0032	D5031	1365703 Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	6500	SF	\$2.26 \$14,707						\$14,707	\$14
Pacific Elementary School	P08 Portable Classrooms 0027 - 0032	D5037	1371766 Fire Alarm System, Addressable, Install	20	10	10	6500	SF	\$2.74 \$17,827						\$17,827	\$17
Pacific Elementary School	P08 Portable Classrooms 0027 - 0032	D5038	1371761 Security/Surveillance System, Cameras and CCTV, Replace	15	7	8	6500	SF	\$4.11 \$26,740					\$26,740		\$26
D:6- El	I P08 Portable Classrooms 0027 - 0032	E2012	1365721 Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	180	LF	\$411.39 \$74,050						\$74,050	\$7

Building Subfolder	Uniformat CodeID Cost Description	Lifespan (EUL			Quantity		Unit Cost * Sub		2020 202	1 2022	2023	024 202	25 2026 202	27 2028 202	9Deficiency Repair Estin
Pacific Elementary School P09 Portable Classroom 000	B1015 1373594 Exterior Stair/Ramp Rails, Wood, Refinish	10	5	5	40	LF	\$2.06	\$82				\$82			
Pacific Elementary School P09 Portable Classroom 000	B2011 1373597 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Pain	t 10	5	5	1400	SF	\$4.11	\$5,759			\$5	759			\$5,
Pacific Elementary School P09 Portable Classroom 000	B2021 1373595 Window Screen, Aluminum 12 SF, Replace	10	5	5	3	EA	\$205.69	\$617				617			\$
Pacific Elementary School P09 Portable Classroom 000	B2021 1373591 Window Security Shutter, Rolling, Motor Operated, Up to 24	SF, Replace 20	10	10	4	EA	\$1,297.93	\$5,192						\$5,192	2 \$5,
Pacific Elementary School P09 Portable Classroom 000	B2032 1373590 Exterior Door, Steel, Replace	40	30	10	2	EA	\$822.77	\$1,646						\$1,646	§ 1 ,
Pacific Elementary School P09 Portable Classroom 000	B3011 1365788 Roof, Single-Ply TPO/PVC Membrane, Replace	20	10	10	900	SF	\$23.31 \$2	20,981						\$20,98	1 \$20,
Pacific Elementary School P09 Portable Classroom 000	11 C3012 1365789 Interior Wall Finish, Vinyl, Replace	15	7	8	400	SF	\$3.43	\$1,371					\$1,371	1	\$1,
Pacific Elementary School P09 Portable Classroom 000	C3024 1365845 Interior Floor Finish, Vinyl Sheeting, Replace	15	7	8	300	SF	\$9.60	\$2,880					\$2,880	0	\$2,
Pacific Elementary School P09 Portable Classroom 000	C3025 1365760 Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	600	SF	\$10.28	\$6,171			\$6	171			\$6,
Pacific Elementary School P09 Portable Classroom 000	D3052 1365790 Heat Pump, 3.5 TON, Replace	20	17	3	1	EA	\$7,542.10	\$7,542		\$7,542					\$7,
Pacific Elementary School P09 Portable Classroom 000	D3052 1365869 Heat Pump, 3.5 TON, Replace	20	17	3	1	EA	\$7,542.10	\$7,542		\$7,542					\$7,
Pacific Elementary School P09 Portable Classroom 000	D3068 1365805 BAS/HVAC Controls, Basic System or Legacy Upgrades, Ins	stall 15	8	7	900	SF	\$3.43	\$3,085					\$3,085		\$3,
Pacific Elementary School P09 Portable Classroom 000	D4031 1373592 Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	\$411.39	\$411				411			\$
Pacific Elementary School P09 Portable Classroom 000	D5022 1373599 Light Fixture, Exterior Flood (any type w/ LED Replacement)), 100 W, Replace 20	10	10	1	EA	\$287.97	\$288						\$288	\$
Pacific Elementary School P09 Portable Classroom 000	D5029 1365813 Lighting System, Interior, Medium Density & Standard Fixtur	res, Replace 20	10	10	900	SF	\$10.97	\$9,873						\$9,873	3 \$9,
Pacific Elementary School P09 Portable Classroom 000	D5031 1365775 Public Address/Announcement (PA) System, Facility Wide, F	Replace 20	10	10	900	SF	\$2.26	\$2,036						\$2,036	ŝ \$2 ,
Pacific Elementary School P09 Portable Classroom 000	D5037 1365859 Fire Alarm System, Addressable, Install	20	10	10	900	SF	\$2.74	\$2,468						\$2,468	\$2,
Pacific Elementary School P09 Portable Classroom 000	D5038 1365872 Security/Surveillance System, Cameras and CCTV, Replace	15	7	8	900	SF	\$4.11	\$3,702					\$3,702	2	\$3,
Pacific Elementary School P09 Portable Classroom 000	11 E2012 1365778 Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	20	LF	\$411.39	\$8,228						\$8,228	8 \$8,
Pacific Elementary School P10 Portable Classroom	B2011 1373633 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Pain	t 10	5	5	2500	SF	\$4.11 \$	10,285			\$10	285			\$10,
Pacific Elementary School P10 Portable Classroom	C3012 1365885 Interior Wall Finish, Vinyl, Replace	15	12	3	300	SF		\$1,028		\$1,028					\$1
Pacific Elementary School P10 Portable Classroom	C3024 1365922 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	500	SF	· ·	\$3,428					\$3,428	8	\$3,
Pacific Elementary School P10 Portable Classroom	C3024 1365880 Interior Floor Finish, Vinyl Sheeting, Replace	15	7	8	100	SF	\$9.60	\$960					\$960		4
Pacific Elementary School P10 Portable Classroom	C3025 1365930 Interior Floor Finish, Carpet Commercial Standard, Replace		5	5	1700	SF	\$10.28 \$				\$17	184			\$17
Pacific Elementary School P10 Portable Classroom	D3032 1365925 Condensing Unit/Heat Pump, 3.5 TON, Replace	15	12	3	1	EA		\$6,308		\$6,308					\$6
Pacific Elementary School P10 Portable Classroom	D3032 1365889 Condensing Unit/Heat Pump, 3.5 TON, Replace	15	12	3	1	EA		\$6,308		\$6,308					\$6
Pacific Elementary School P10 Portable Classroom	D3041 1365931 Fan Coil Unit, DX Split, 3.5 to 5 Ton, Replace	15	12	3	1	EA		\$6,308		\$6,308					\$6
Pacific Elementary School P10 Portable Classroom	D3041 1365887 Fan Coil Unit, DX Split, 3.5 to 5 Ton, Replace	15	12	3	1	EA		\$6,308		\$6,308					\$6
Pacific Elementary School P10 Portable Classroom	D3068 1365904 BAS/HVAC Controls, Basic System or Legacy Upgrades, Ins		12	3	2300	SF		\$7,885		\$7,885					\$7
Pacific Elementary School P10 Portable Classroom	D5022 1373636 Light Fixture, Exterior Flood (any type w/ LED Replacement)		10	10	7	EA		\$2,016		Ψ7,003				\$2,016	
Pacific Elementary School P10 Portable Classroom			12	0	2300	SF	\$10.97 \$2						\$25,232		\$25
· ·				0		SF									\$5
Pacific Elementary School P10 Portable Classroom	D5031 1365893 Public Address/Announcement (PA) System, Facility Wide, F		12	8	2300			\$5,204					\$5,204		
Pacific Elementary School P10 Portable Classroom	D5037 1373634 Fire Alarm System, Addressable, Install	20	12	8	2300	SF		\$6,308					\$6,308		\$6
Pacific Elementary School P10 Portable Classroom	D5037 1365905 Fire Alarm System, Addressable, Install	20	12	8	2300	SF		\$6,308					\$6,308		\$6,
Pacific Elementary School P10 Portable Classroom	D5038 1365938 Security/Surveillance System, Cameras and CCTV, Replace		7	8	2300	SF		\$9,462					\$9,462		\$9
Pacific Elementary School P10 Portable Classroom	E2012 1365928 Kitchen Cabinetry, Stock Hardwood, Replace	20	12	8	15	LF		\$6,171					\$6,171	1	\$6
Pacific Elementary School SITE	B2011 1371705 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Pain		5	5	1200	SF		\$4,937			\$4	937			\$4
Pacific Elementary School SITE	C1031 1371744 Toilet Partitions, Metal, Replace	20	10	10	7	EA		\$8,159						\$8,159	
Pacific Elementary School SITE	C3012 1365947 Interior Wall Finish, Vinyl, Replace	15	7	8	1000	SF		\$3,428					\$3,428		\$3
Pacific Elementary School SITE	C3024 1365953 Interior Floor Finish, Vinyl Sheeting, Replace	15	7	8	110	SF		\$1,056					\$1,056		\$1
Pacific Elementary School SITE	D5022 1371732 Light Fixture, Exterior Flood (any type w/ LED Replacement)		10	10	1	EA	\$287.97	\$288						\$288	
Pacific Elementary School SITE	G2012 1371647 Roadways, Asphalt Pavement, Seal & Stripe	5	2	3	27000		\$0.62 \$			\$16,661			\$16,661	1	\$33
Pacific Elementary School SITE	G2031 1373705 Pedestrian Pavement, Sidewalk, Concrete Sections/Small A	reas, Replace 50	50	0	200	SF	\$27.43	\$5,485 \$5,485							\$5
Pacific Elementary School SITE	G2041 1371757 Fences & Gates, Chain Link, 6' High, Replace	40	40	0	50	LF	\$28.80	\$1,440 \$1,440							\$1
Pacific Elementary School SITE	G2041 1371694 Fences & Gates, Wood Board, 6' High, Replace	25	23	2	100	LF	\$38.40	\$3,840	\$3,840)					\$3
Pacific Elementary School SITE	G2044 1371710 Signage, Property, Monument/Pylon, Replace/Install	20	10	10	1	EA	\$13,027.26 \$	13,027						\$13,02	7 \$13
Pacific Elementary School SITE	G2045 1371753 Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	10	10	7	EA	\$685.65	\$4,800						\$4,800	\$4
Pacific Elementary School SITE	G2045 1371711 Site Furnishings, Picnic Table, Wood or Composite, Replace	20	10	10	1	EA	\$959.90	\$960						\$960	\$
Pacific Elementary School SITE	G2045 1373632 Site Furnishings, Picnic Table, Wood or Composite, Replace	20	10	10	2	EA	\$959.90	\$1,920						\$1,920	\$1,
Pacific Elementary School SITE	G2045 1371682 Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	10	10	12	EA	\$685.65	\$8,228						\$8,228	\$8,
Pacific Elementary School SITE	G2047 1371679 Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	2	3	80000	SF	\$0.62 \$4	49,257		\$49,257			\$49,257	7	\$98
Pacific Elementary School SITE	G2047 1371698 Play Structure, Medium, Replace	20	10	10	1	EA	\$27,425.80 \$2	27,426						\$27,426	\$27
Pacific Elementary School SITE	G2047 1373751 Play Structure, Small, Replace	20	10	10	1	EA	\$13,712.90 \$	13,713						\$13,713	3 \$13
Pacific Elementary School SITE	G2047 1371692 Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Repl	lace 20	10	10	2600	SF	\$1.23	\$3,191						\$3,19	1 \$3
Pacific Elementary School SITE	G2047 1373756 Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Repl	lace 20	10	10	1400	SF	\$1.23	\$1,718						\$1,718	8 \$1
Pacific Elementary School SITE	G2047 1371701 Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Repl	lace 20	10	10	2000	SF	\$1.23	\$2,455						\$2,455	5 \$2
Pacific Elementary School SITE	G2047 1371725 Play Structure, Medium, Replace	20	10	10	1	ΕΛ	\$27,425.80 \$2	27 426						\$27,426	

Building	Subfolder	Uniformat CodeID	Cost Description	Lifespan (EUL)EAge	RUL Quantity	nit Unit Cost * Subtotal	2019	2020 2021	2022	2023	2024 2	25 202	6 2027	2028	2029 Deficie	ency Repair Estimate
Totals, Unescalated							\$20,809	\$0 \$3,840 \$2	282,609	\$0 \$58	4,901	\$0 \$344,47	\$854,552	\$4,498 \$2,3	60,340	\$4,456,018
Totals, Escalated (3.0	% inflation, compounded annually	r)					\$20,809	\$0 \$4,073 \$3	808,815	\$0 \$67	8,060	\$0 \$423,65	\$1,082,521	\$5,869 \$3,1	2,099	\$5,695,901

Appendix F: Equipment Inventory List

D20 PLUMBING											
Index ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Seria l	Dataplate Yr	Barcode	Qty
1 1365895	D2021	Backflow Preventer	2 INCH	Pacific Elementary School / P10 Portable Classroom	Building exterior	Inaccessible	Inaccessible	Inaccessible		00253265	
2 1365951	D2021	Backflow Preventer	4 INCH	Pacific Elementary School / SITE	Site	Inaccessible	Inaccessible	Inaccessible		00253280	
3 1373676	D2023	Water Heater	GAL	Pacific Elementary School / 001 Cafeteria/Kitchen	Kitchen	A. O. Smith	BTC 154 880	MJ91-0207982-880		00258851	
4 1836041	D2034	Sewage Ejector Pump		Pacific Elementary School	Site						
D30 HVAC											
Index ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1 1364768	D3032		2 TON	Pacific Elementary School / 001 Cafeteria/Kitchen					Dataplate 11	00031350	Qty
		Condensing Unit/Heat Pump		•	Roof	Heatcraft	Illegible	Illegible			
2 1365147	D3032	Condensing Unit/Heat Pump	2 TON	Pacific Elementary School / P02 Portable Classroom 0017	Roof	Bryant	CNX024000AFAA	2299E03104		00253102	
3 1365925	D3032	Condensing Unit/Heat Pump	3.5 TON	Pacific Elementary School / P10 Portable Classroom	Building exterior	Trane	2TWR3042A1000AA	62928TE4F	2007	00031272	
4 1365889	D3032	Condensing Unit/Heat Pump	3.5 TON	Pacific Elementary School / P10 Portable Classroom	Building exterior	Trane	2TWR3042A1000AA	62928TM2F	2007	00031273	
5 1365113	D3032	Condensing Unit/Heat Pump [CU-1G]	2 TON	Pacific Elementary School / P02 Portable Classroom 0017	Roof	Bryant	597CNX024	1799E26701		00253102*	
6 1365931	D3041	Fan Coil Unit	3.5 ton	Pacific Elementary School / P10 Portable Classroom	Office	Trane	Inaccessible	Inaccessible	2007		
7 1365887	D3041	Fan Coil Unit	1100 CFM	Pacific Elementary School / P10 Portable Classroom	Office	Trane	Inaccessible	Inaccessible	2007		
8 1364654	D3042	Exhaust Fan	1500 CFM	Pacific Elementary School / 001 Cafeteria/Kitchen	Roof	Penn Ventilator Company	FX8B	No tag/plate found		00031349	
9 1364646	D3042	Exhaust Fan	1500 CFM	Pacific Elementary School / 001 Cafeteria/Kitchen	Roof	Penn Ventilator Company	FX12BHFT	No tag/plate found*		00031348	
10 1364828	D3042	Exhaust Fan [REF-1C]	1500 CFM	Pacific Elementary School / 002 Admin/Classrooms 0001 - 0008	Roof	Penn Ventilator Company	FX8B	Illegible		00031333	
11 1364866	D3042	Exhaust Fan [REF-1F]	1500 CFM	Pacific Elementary School / 003 Classrooms Y010-0015	Roof	Illegible	FX-8B	No tag/plate found		00253105	
12 1364814	D3042	Exhaust Fan [Ref-2C]	1500 CFM	Pacific Elementary School / 002 Admin/Classrooms 0001 - 0008	Roof	Penn Ventilator Company	FX8B	Illegible		00031334	
						• •	FX-8B			00031334	
	D3042	Exhaust Fan [REF-2F]	1500 CFM	Pacific Elementary School / 003 Classrooms Y010-0015	Roof	Illegible		No tag/plate found			
14 1365073	D3051	Air Conditioner	2 TON	Pacific Elementary School / P01 Portable Classroom 0016	Building exterior	No tag/plate found	No tag/plate found	No tag/plate found		00031271	
15 1364716	D3051	Air Conditioner	2 TON	Pacific Elementary School / 001 Cafeteria/Kitchen	Building exterior	Friedrich	No tag/plate found	No tag/plate found		00031274	
16 1365110	D3051	Furnace	40 MBH	Pacific Elementary School / P02 Portable Classroom 0017	Utility closet	Bryant	350MAV036040	1999A01300	1999	00253264	
17 1365048	D3051	Furnace	40 MBH	Pacific Elementary School / P01 Portable Classroom 0016	Classrooms	Tuckaire	USB 2780	860		00031261	
18 1365108	D3051	Furnace	40 MBH	Pacific Elementary School / P02 Portable Classroom 0017	Utility closet	Bryant	Inaccessible	Inaccessible	1999	00253381	
19 1365198	D3052	Heat Pump	3.5 TON	Pacific Elementary School / P03 Portable Classroom 0018	Building exterior	Bard	Illegible	122105A08CD004		00031270	
20 1365660	D3052	Heat Pump	3.5 TON	Pacific Elementary School / P08 Portable Classrooms 0027 - 0032	Building exterior	Bard	WH421-A10VX4	126H991358603-2		00031300	
21 1365674	D3052	Heat Pump	3.5 TON	Pacific Elementary School / P08 Portable Classrooms 0027 - 0032	Building exterior	Bard	WH421-A10VX4	126H991358599-2		00031303	
22 1365294	D3052	Heat Pump	3.5 TON	Pacific Elementary School / P04 Portable Classrooms 0019 - 0022	Building exterior	Sun Mfg	Illegible	Illegible		00031269	
23 1365673	D3052	Heat Pump	3.5 TON	Pacific Elementary School / P08 Portable Classrooms 0027 - 0032	Building exterior	Bard	WH421-A10VX4	126H991358323-2		00031304	
24 1365688	D3052	Heat Pump	3.5 TON	Pacific Elementary School / P08 Portable Classrooms 0027 - 0032	Building exterior	Bard	WH421-A10VX4	126H991358311-2		00031302	
25 1365790	D3052	Heat Pump	3.5 TON	·	-	Bard				00031302	
		·		Pacific Elementary School / P09 Portable Classroom 0001	Building exterior		Illegible	Illegible			
26 1365655	D3052	Heat Pump	3.5 TON	Pacific Elementary School / P08 Portable Classrooms 0027 - 0032	Building exterior	Bard	WH421-A10VX4	126H991358589-2		00031301	
27 1365500	D3052	Heat Pump	3.5 TON	Pacific Elementary School / P07 Portable Classroom 0033	Building exterior	Bard	WH421A05XX4	126B072301247-02	2007	00031284	
28 1365684	D3052	Heat Pump	3.5 TON	Pacific Elementary School / P08 Portable Classrooms 0027 - 0032	Building exterior	Bard	WH421-A10VX4	126H991089224-2		00031305	
29 1365570	D3052	Heat Pump	3.5 TON	Pacific Elementary School / P07 Portable Classroom 0033	Building exterior	Bard	WH421-A05XX4	126B072301243 - 02	2007	00031285	
30 1365680	D3052	Heat Pump	3.5 TON	Pacific Elementary School / P08 Portable Classrooms 0027 - 0032	Building exterior	Bard	WH421-A10VX4	126H991372161-2		00031299	
31 1365869	D3052	Heat Pump	3.5 TON	Pacific Elementary School / P09 Portable Classroom 0001	Building exterior	Bard	Illegible	Illegible		00253276	
32 1365445	D3052	Heat Pump	3 TON	Pacific Elementary School / P06 Portable Classrooms 0025 - 0026	Building exterior	Bard	WH361-A05XX4	125B981201242-02		00253104	
33 1365456	D3052	Heat Pump	3 TON	Pacific Elementary School / P06 Portable Classrooms 0025 - 0026	Building exterior	Bard	WH361-A05XX4	125B981201229-02		00253103	
34 1365357	D3052	Heat Pump	3 TON	Pacific Elementary School / P05 Portable Classrooms 0023 - 0024	Building exterior	Bard	WH361-A05XX4	125D971095430-02		00031289	
35 1365482	D3052	Heat Pump	3 TON	Pacific Elementary School / P06 Portable Classrooms 0025 - 0026	Building exterior	Bard	WH361-A05XX4	125D072331309-02	2007	00031283	
36 1365383	D3052	Heat Pump	3 TON	Pacific Elementary School / P05 Portable Classrooms 0023 - 0024	Building exterior	Bard	WH361-A05XX4	125D9711095443 - 02	1997	00031290	
37 1365397	D3052	Heat Pump	3 TON	Pacific Elementary School / P05 Portable Classrooms 0023 - 0024	Building exterior	Bard	WH361-A05XX4	125D971095416-02		00031286	
38 1364730	D3052	Packaged Unit (RTU)	12 TON	Pacific Elementary School / 001 Cafeteria/Kitchen	Roof	Unitary Products Group	ZPCG4A240502X2	SW1F9031603		00031200	
39 1364721	D3052		12 TON	Pacific Elementary School / 001 Cafeteria/Kitchen	Roof	BDP	581BPV120180AFAA	2499G30980		00031343	
		Packaged Unit (RTU)							2014		
40 1364723	D3052	Packaged Unit (RTU)	15 TON	Pacific Elementary School / 001 Cafeteria/Kitchen	Roof	Bryant	580JP12D180A2A0ADA	4014P91747	2014	00031346	
41 1365250	D3052	Packaged Unit (RTU)	3 TON	Pacific Elementary School / P04 Portable Classrooms 0019 - 0022	Building exterior	Carrier	48GS-036060301	3701G12152	2001	00031268	
42 1365312	D3052	Packaged Unit (RTU)	3 TON	Pacific Elementary School / P04 Portable Classrooms 0019 - 0022	Building exterior	Carrier	48GS-036060301	3701G14513		00031288	
43 1365309	D3052	Packaged Unit (RTU)	3 TON	Pacific Elementary School / P04 Portable Classrooms 0019 - 0022	Building exterior	Carrier	48GS-036060301	3701G12156		00031287	
44 1364728	D3052	Packaged Unit (RTU)	5 TON	Pacific Elementary School / 001 Cafeteria/Kitchen	Roof	Unitary Products Group	ZZQG05D2B1AC1A324A2	SN1G9087044	2014	00031347	
45 1364736	D3052	Packaged Unit (RTU)	5 TON	Pacific Elementary School / 001 Cafeteria/Kitchen	Roof	Unitary Products Group	ZQG05D2B1AC1A324A2	SN1G9087046	2018	00031343	
46 1364799	D3052	Packaged Unit (RTU)	5 TON	Pacific Elementary School / 002 Admin/Classrooms 0001 - 0008	Roof	Unitary Products Group	ZZQG05D2B1AC1A324A2	SN1G9087052	2015	00031329	
47 1364862	D3052	Packaged Unit (RTU)	5 TON	Pacific Elementary School / 002 Admin/Classrooms 0001 - 0008	Roof	Unitary Products Group	ZZQG05D2B1AC1A324A2	SN1G9087049	2015	00031314	
48 1364997	D3052	Packaged Unit (RTU)	5 TON	Pacific Elementary School / 003 Classrooms Y010-0015	Roof	Unitary Products Group	ZZQG05D2B1AC1A324A2	SN1G9087041	2019	00253107	
49 1364845	D3052	Packaged Unit (RTU)	5 TON	Pacific Elementary School / 002 Admin/Classrooms 0001 - 0008	Roof	Unitary Products Group	ZZQG05D2B1AC1A324A2	SN1G9087051	2015	00031331	
50 1364807	D3052	Packaged Unit (RTU)	5 TON	Pacific Elementary School / 002 Admin/Classrooms 0001 - 0008	Roof	Unitary Products Group	ZZQG05D2B1AC1A324A2	SN1G9087036	2015	00031330	
51 1364811	D3052	Packaged Unit (RTU)	5 TON				ZZQG05D2B1AC1A324A2	SN1G9087047	2015	00031330	
				Pacific Elementary School / 002 Admin/Classrooms 0001 - 0008	Roof	Unitary Products Group			2010		
52 1365017	D3052	Packaged Unit (RTU)	5 TON	Pacific Elementary School / 003 Classrooms Y010-0015	Roof	Unitary Products Group	ZZQG05D2B1AC1A324A2	SN1G9087038	05:-	00031320	
53 1364812	D3052	Packaged Unit (RTU)	5 TON	Pacific Elementary School / 002 Admin/Classrooms 0001 - 0008	Roof	Unitary Products Group	ZZQG05D2B1AC1A324A2	SN1G9087037	2015	00031332	
54 1364802	D3052	Packaged Unit (RTU)	5 TON	Pacific Elementary School / 002 Admin/Classrooms 0001 - 0008	Roof	Unitary Products Group	ZZQG05D2B1AC1A324A2	SN1G9087039	2015	00031313	
55 1364838	D3052	Packaged Unit (RTU)	5 TON	Pacific Elementary School / 002 Admin/Classrooms 0001 - 0008	Roof	Unitary Products Group	ZZQG05D2B1AC1A324A2	SN1G9087040	2015	00031335	
56 1364913	D3052	Packaged Unit (RTU)	5 TON	Pacific Elementary School / 003 Classrooms Y010-0015	Roof	Unitary Products Group	ZZQG05D2B1AC1A324A2	SN1G9087045		00031319	
57 1364992	D3052	Packaged Unit (RTU)	5 TON	Pacific Elementary School / 003 Classrooms Y010-0015	Roof	Unitary Products Group	ZZQG05D2B1AC1A324A2	SN1G9087042		00031317	
58 1364778	D3052	Packaged Unit (RTU)	5 TON	Pacific Elementary School / 002 Admin/Classrooms 0001 - 0008	Roof	Unitary Products Group	ZZQG05D2B1AC1A324A2	SN1G9087053	2015	00031315	

59	1364946	D3052	Packaged Unit (RTU)	5 TON	Pacific Elementary School / 003 Classrooms Y010-0015	Roof	Unitary Products Group	ZZQG05D2B1AC1A324A2	SN1G9087048		00253108	
60	1364990	D3052	Packaged Unit (RTU)	5 TON	Pacific Elementary School / 003 Classrooms Y010-0015	Roof	Unitary Products Group	ZZQG05D2B1AC1A324A2	SN1G9087043		00031318	
61	1364806	D3052	Packaged Unit (RTU)	5 TON	Pacific Elementary School / 002 Admin/Classrooms 0001 - 0008	Roof	Unitary Products Group	ZZQG05D2B1AC1A324A2	SN1G9087050	2015	00031328	
D40 F	IRE PROTEC	CTION										
ndex	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	1373693	D4031	Fire Extinguisher		Pacific Elementary School / 001 Cafeteria/Kitchen	Classrooms						
	1373571	D4031	Fire Extinguisher		Pacific Elementary School / P05 Portable Classrooms 0023 - 0024	Classrooms						5
3	1373592	D4031	Fire Extinguisher		Pacific Elementary School / P09 Portable Classroom 0001	Classrooms						
ļ	1373564	D4031	Fire Extinguisher		Pacific Elementary School / P07 Portable Classroom 0033	Classrooms						2
5	1371758	D4031	Fire Extinguisher		Pacific Elementary School / P08 Portable Classrooms 0027 - 0032	Throughout						7
6	1373583	D4031	Fire Extinguisher		Pacific Elementary School / P04 Portable Classrooms 0019 - 0022	Classrooms						8
7	1373647	D4031	Fire Extinguisher		Pacific Elementary School / P02 Portable Classroom 0017	Classrooms						2
8	1373730	D4031	Fire Extinguisher		Pacific Elementary School / 002 Admin/Classrooms 0001 - 0008	Classrooms						10
9	1373604	D4031	Fire Extinguisher		Pacific Elementary School / P01 Portable Classroom 0016	Classrooms						
10	1373620	D4031	Fire Extinguisher		Pacific Elementary School / P03 Portable Classroom 0018	Classrooms						
11	1373553	D4031	Fire Extinguisher		Pacific Elementary School / P06 Portable Classrooms 0025 - 0026	Building exterior						2
12	1373752	D4031	Fire Extinguisher		Pacific Elementary School / 003 Classrooms Y010-0015	Classrooms						6
	LECTRICAL											
Index		UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1365942	D5012	Building/Main Switchboard	2000 AMP	Pacific Elementary School / SITE	Site	Cutler-Hammer	HSF18633	422633	1998	00253278	
2	1365949	D5012	Building/Main Switchboard	2000 AMP	Pacific Elementary School / SITE	Site	Cutler-Hammer	HSF18633	616536	1999	00253277	
3	1365945	D5012	Building/Main Switchboard	600 AMP	Pacific Elementary School / SITE	Site	General Electric	47728940-WE	No tag/plate found		00031298	
4	1373636	D5022	Light Fixture		Pacific Elementary School / P10 Portable Classroom	Building exterior						7
5	1371765	D5022	Light Fixture		Pacific Elementary School / P08 Portable Classrooms 0027 - 0032	Building exterior						8
6	1373578	D5022	Light Fixture		Pacific Elementary School / P04 Portable Classrooms 0019 - 0022	Building exterior						6
7	1373572	D5022	Light Fixture		Pacific Elementary School / P05 Portable Classrooms 0023 - 0024	Building exterior						5
8	1373623	D5022	Light Fixture		Pacific Elementary School / P03 Portable Classroom 0018	Building exterior						2
9	1373653	D5022	Light Fixture		Pacific Elementary School / 001 Cafeteria/Kitchen	Building exterior						19
10	1371732	D5022	Light Fixture		Pacific Elementary School / SITE	Restroom Building						
11	1373599	D5022	Light Fixture		Pacific Elementary School / P09 Portable Classroom 0001	Building exterior						
12	1373746	D5022	Light Fixture		Pacific Elementary School / 003 Classrooms Y010-0015	Building exterior						19
13	1373560	D5022	Light Fixture		Pacific Elementary School / P07 Portable Classroom 0033	Building exterior						2
14	1373554	D5022	Light Fixture		Pacific Elementary School / P06 Portable Classrooms 0025 - 0026	Building exterior						3
15	1373726	D5022	Light Fixture		Pacific Elementary School / 002 Admin/Classrooms 0001 - 0008	Building exterior						25
16	1373650	D5022	Light Fixture		Pacific Elementary School / P02 Portable Classroom 0017	Building exterior	11	MO OCCOUNT DO	No. Contribute Co. and		00050070	
17	1364931	D5037	Fire Alarm Control Panel		Pacific Elementary School / 003 Classrooms Y010-0015	Utility closet	Honeywell	MS-96000ULDS	No tag/plate found	0044	00253279	
18	1364797	D5037	Fire Alarm Control Panel		Pacific Elementary School / 002 Admin/Classrooms 0001 - 0008	Office	Honeywell Fire-Lite	ECC-50/100	No tag/plate found	2014	00253384	
19 20	1373667 1373699	D5092 D5092	Emergency Light		Pacific Elementary School / 001 Cafeteria/Kitchen	Throughout building						
			Exit Sign Light Fixture		Pacific Elementary School / 001 Cafeteria/Kitchen	Throughout building						
21	1373566	D5092	Exit Sign Light Fixture		Pacific Elementary School / P07 Portable Classroom 0033							2
E10 E	QUIPMENT											
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1373674	E1093	Commercial Convection Oven, Double		Pacific Elementary School / 001 Cafeteria/Kitchen	Kitchen	US Range	No tag/plate found	0401C40046		00258843	
2	1373670	E1093	Commercial Convection Oven, Double		Pacific Elementary School / 001 Cafeteria/Kitchen	Kitchen	Garland	No tag/plate found	1403230000625		00258842	
3	1373661	E1093	Commercial Dairy Cooler/Wells		Pacific Elementary School / 001 Cafeteria/Kitchen	Kitchen	Beverage-Air	SM58M-W	11802698		00258855	
4	1373655	E1093	Commercial Dairy Cooler/Wells		Pacific Elementary School / 001 Cafeteria/Kitchen	Kitchen	Beverage-Air	SM58N-W	11457406		00258854	
5	1373675	E1093	Commercial Dairy Cooler/Wells		Pacific Elementary School / 001 Cafeteria/Kitchen	Kitchen	Beverage-Air	SM58N-W	10007095		00258840	
6	1373665	E1093	Commercial Food Warmer		Pacific Elementary School / 001 Cafeteria/Kitchen	Kitchen		Illegible	H-137-SUA-12D		00258841	
7	1373697	E1093	Commercial Food Warmer		Pacific Elementary School / 001 Cafeteria/Kitchen	Kitchen	CresCor	H-137UA12D	HBH-J000469603-3		00258846	
8	1373688	E1093	Commercial Food Warmer		Pacific Elementary School / 001 Cafeteria/Kitchen	Kitchen	CresCor	H-137-SUA-120	No tag/plate found		00258845	
9	1373701	E1093	Commercial Freezer, 2-Door Reach-In		Pacific Elementary School / 001 Cafeteria/Kitchen	Kitchen	True	T-49	1-3953554		00258847	
10	1373671	E1093	Commercial Freezer, 2-Door Reach-In		Pacific Elementary School / 001 Cafeteria/Kitchen	Kitchen	True	T-49F	1-2786853		00258848	
11	1373682	E1093	Commercial Freezer, 3-Door Reach-In		Pacific Elementary School / 001 Cafeteria/Kitchen	Kitchen		TS-72F	8486779		00258849	
12	1373678	E1093	Commercial LF	LF	Pacific Elementary School / 001 Cafeteria/Kitchen	Kitchen		No tag/plate found	No tag/plate found		00258844	
13	1373695	E1093	Commercial Walk-In Refrigerator/Freezer, Condenser		Pacific Elementary School / 001 Cafeteria/Kitchen	Kitchen	Heatcraft	LCA672AEWMC2B	T09D04232		00258850	
14	1373700	E1094	Residential Refrigerator, 14-18 CF		Pacific Elementary School / 001 Cafeteria/Kitchen	Kitchen	General Electric	CTX418DABKRWW	AV534417		00258853	
15	1373679	E1094	Residential Refrigerator, 14-18 CF		Pacific Elementary School / 001 Cafeteria/Kitchen	Kitchen	General Electric	TBX18JABQRWW	RV511101		00258852	