



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
mfanerson@emgcorp.com

EMG PROJECT #:

136988.19R000-041.322

DATE OF REPORT:

June 10, 2020

ONSITE DATE:

August 22, 2019



Dude
Solutions

TABLE OF CONTENTS

1. Executive Summary	1
Portfolio Overview and Assessment Details	1
Plan Types	2
Portfolio-Level Findings and Deficiencies	3
Facility Condition Index (FCI)	4
Immediate Needs	5
Key Findings	6
2. Building 001 Cafeteria/Kitchen.....	8
3. Building 002 Admin/Classrooms 0001 - 0008	11
4. Building 003 Classrooms Y010-0015.....	14
5. Building P01 Portable Classroom 0016.....	17
6. Building P02 Portable Classroom 0017	20
7. Building P03 Portable Classroom 0018.....	23
8. Building P04 Portable Classrooms 0019 - 0022	26
9. Building P05 Portable Classrooms 0023 - 0024	29
10. Building P06 Portable Classrooms 0025 - 0026	32
11. Building P07 Portable Classroom 0033.....	35
12. Building P08 Portable Classrooms 0027 - 0032	38
13. Building P09 Portable Classroom 0001.....	41
14. Building P10 Portable Classroom.....	44
15. Site Summary.....	47
16. Property Space Use and Observed Areas	49
17. ADA Accessibility	50
18. Purpose and Scope	52
19. Opinions of Probable Costs	54
Methodology	54
Definitions	54
20. Certification.....	56
21. Appendices	57

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

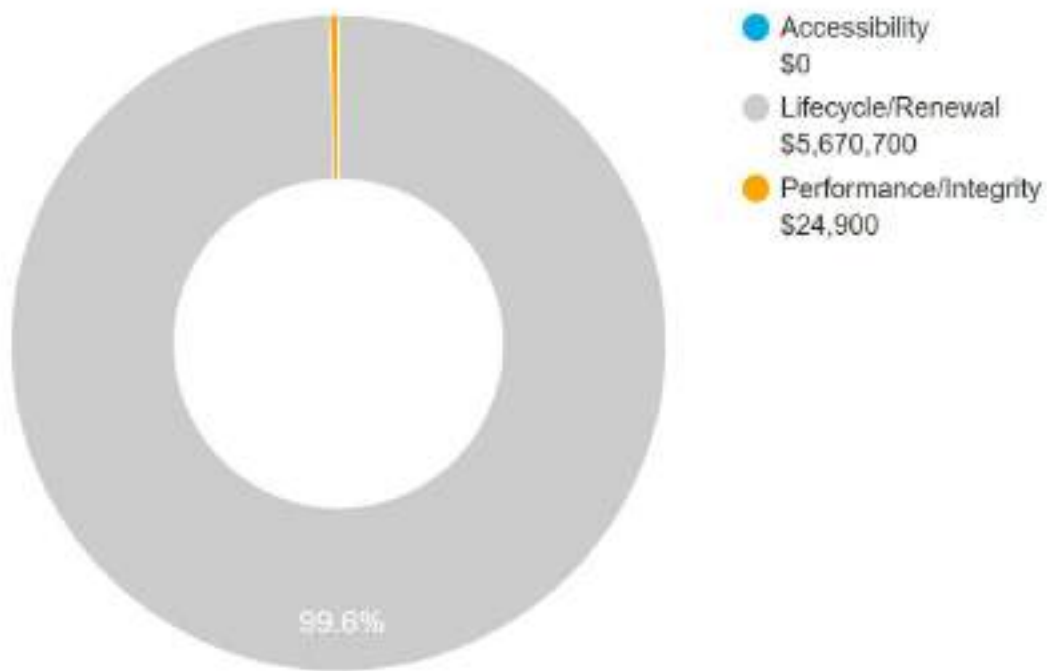
Plan Types

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

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.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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 over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
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	\$4,850,000	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%	3.6%	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%	2.6%	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%	8.6%	14.3%

Immediate Needs

Facility/Building	Total Items	Total Cost
Pacific Elementary School	4	\$20,809
Total	4	\$20,809

Pacific Elementary School

ID	Location	UF Code	Description	Condition	Plan Type	Cost
0373706	Pacific Elementary School / SITE	G2031	Pedestrian Pavement, Sidewalk, Concrete Sections-Small Areas, Replace	Failed	Performance/Integrity	\$5,485
0371757	Pacific Elementary School / SITE	G2041	Fences & Gates, Chain Link, 6' High, Replace	Failed	Performance/Integrity	\$1,440
0373907	Pacific Elementary School / P04 Portable Classrooms 0019 - 0022	B2011	Exterior Wall, Textured Plywood (T1-11), Repair	Failed	Performance/Integrity	\$171
1064714	Pacific Elementary School / 001 Cafeteria/Kitchen	P600X	Engineer, Structural, Superstructure, Evaluate/Report	NA	Performance/Integrity	\$13,713
Total (4 Items)						\$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

\$\$\$\$

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

\$\$\$\$

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

\$\$\$\$

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

\$\$\$\$

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

\$\$\$\$

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

\$\$\$\$

- AssetCALC ID: 1365921

2. Building 001 Cafeteria/Kitchen



Building 001 Cafeteria/Kitchen: Systems Summary

Address	6201 41 st Street. Sacramento, California 95824	
Constructed/ Renovated	1951	
Building Size	9,400 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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 Cafeteria/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 suppression.	

Building 001 Cafeteria/Kitchen: 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
Structure	-	-	-	-	-	-
Facade	-	-	\$37,700	-	\$277,500	\$315,200
Roofing	-	-	-	\$174,600	-	\$174,600
Interiors	-	-	\$68,000	\$87,000	\$139,600	\$294,600
Plumbing	-	-	-	\$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	-	-	-	\$106,500	-	\$106,500
Equipment/Special	-	-	\$30,200	\$100,400	\$40,600	\$171,200
Site	-	-	-	-	\$38,300	\$38,300
Follow-up Studies	\$13,700	-	-	-	-	\$13,700
TOTALS	\$13,700	\$37,800	\$141,300	\$694,600	\$1,030,200	\$1,917,600

3. Building 002 Admin/Classrooms 0001 - 0008



Building 002 Admin/Classrooms 0001 - 0008: Systems Summary

Address	6201 41 st Street. Sacramento, California 95824	
Constructed/ Renovated	1951	
Building Size	11,400 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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 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 002 Admin/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	

Building 002 Admin/Classrooms 0001 - 0008: 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	-	-	\$50,100	-	\$412,400	\$462,500
Roofing	-	-	-	\$350,200	-	\$350,200
Interiors	-	-	\$49,600	\$89,200	\$197,800	\$336,600
Plumbing	-	-	-	\$6,300	\$483,300	\$489,600
Fire Suppression	-	-	\$4,800	-	\$6,400	\$11,200
HVAC	-	-	-	\$57,200	\$337,200	\$394,300
Electrical	-	-	-	\$173,800	\$496,200	\$669,900
Fire Alarm & Comm	-	-	-	\$140,200	-	\$140,200
Equipment/Special	-	-	-	\$110,600	-	\$110,600
Site	-	-	\$9,500	-	\$12,800	\$22,400
TOTALS	-	-	\$114,000	\$927,500	\$1,946,100	\$2,987,500

4. Building 003 Classrooms Y010-0015



Building 003 Classrooms Y010-0015: Systems Summary

Address	6201 41 st Street. Sacramento, California 95824	
Constructed/ Renovated	1951	
Building Size	6,600 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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 Classrooms 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.	

Building 003 Classrooms Y010-0015: 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	-	-	\$33,400	-	\$174,800	\$208,200
Roofing	-	-	-	\$184,300	-	\$184,300
Interiors	-	-	\$77,900	\$28,800	\$239,600	\$346,300
Plumbing	-	-	-	\$12,100	\$241,300	\$253,400
Fire Suppression	-	-	\$2,900	-	\$3,800	\$6,700
HVAC	-	-	-	\$30,900	\$229,900	\$260,700
Electrical	-	-	-	\$112,100	\$44,000	\$156,100
Fire Alarm & Comm	-	-	-	\$107,000	-	\$107,000
Equipment/Special	-	-	-	\$110,600	-	\$110,600
Site	-	-	-	-	\$10,300	\$10,300
TOTALS	-	-	\$114,200	\$585,800	\$943,700	\$1,643,600

5. Building P01 Portable Classroom 0016



Building P01 Portable Classroom 0016: Systems Summary

Address	6201 41 st Street. Sacramento, California 95824	
Constructed/ Renovated	1990's	
Building Size	950 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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 tile ³	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting No hot water Sink	Fair

Building P01 Portable 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.	

Building P01 Portable Classroom 0016: 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
Structure	-	-	\$200	-	\$300	\$600
Facade	-	-	\$6,200	-	\$48,000	\$54,200
Roofing	-	-	-	\$37,600	-	\$37,600
Interiors	-	-	\$6,600	\$14,800	\$10,500	\$31,900
Plumbing	-	-	-	-	\$28,400	\$28,400
Fire Suppression	-	-	\$500	-	\$600	\$1,100
HVAC	-	-	\$8,600	\$4,100	\$10,300	\$23,000
Electrical	-	-	-	\$14,000	\$42,400	\$56,400
Fire Alarm & Comm	-	-	-	\$7,800	-	\$7,800
Equipment/Special	-	-	-	\$11,100	-	\$11,100
Site	-	-	-	-	-	-
TOTALS	-	-	\$22,100	\$89,400	\$140,500	\$252,100

6. Building P02 Portable Classroom 0017



Building P02 Portable Classroom 0017: Systems Summary

Address	6201 41 st Street. Sacramento, California 95824	
Constructed/ Renovated	1999	
Building Size	1,700 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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 Portable 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.	

Building P02 Portable Classroom 0017: 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	-	-	\$16,700	-	\$80,300	\$97,000
Roofing	-	-	-	\$13,300	\$22,200	\$35,500
Interiors	-	-	\$8,100	\$14,800	\$35,800	\$58,700
Plumbing	-	-	-	-	\$75,400	\$75,400
Fire Suppression	-	-	\$1,000	-	\$1,300	\$2,200
HVAC	-	\$12,600	-	\$13,300	\$15,200	\$41,100
Electrical	-	-	-	\$25,400	\$10,500	\$36,000
Fire Alarm & Comm	-	-	-	\$20,300	-	\$20,300
Equipment/Special	-	-	-	\$16,600	-	\$16,600
TOTALS	-	\$12,600	\$25,800	\$103,700	\$240,700	\$382,800

7. Building P03 Portable Classroom 0018



Building P03 Portable Classroom 0018: Systems Summary

Address	6201 41 st Street. Sacramento, California 95824	
Constructed/ Renovated	2000's	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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 Portable 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.	

Building P03 Portable Classroom 0018: 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
Structure	-	-	\$200	-	\$300	\$600
Facade	-	-	\$6,700	\$4,800	\$18,000	\$29,500
Roofing	-	-	-	\$29,800	-	\$29,800
Interiors	-	-	\$10,100	\$8,700	\$29,800	\$48,600
Plumbing	-	-	-	\$12,500	\$48,900	\$61,500
Fire Suppression	-	-	\$500	-	\$600	\$1,100
HVAC	-	-	-	\$14,300	\$4,100	\$18,300
Electrical	-	-	-	\$14,800	\$5,900	\$20,700
Fire Alarm & Comm	-	-	-	\$11,300	-	\$11,300
Equipment/Special	-	-	-	\$4,400	-	\$4,400
TOTALS	-	-	\$17,500	\$100,600	\$107,600	\$225,800

8. Building P04 Portable Classrooms 0019 - 0022



Building P04 Portable Classrooms 0019 - 0022: Systems Summary

Address	6201 41 st Street. Sacramento, California 95824	
Constructed/ Renovated	2001	
Building Size	4,200 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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 Portable 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.	

Building P04 Portable Classrooms 0019 - 0022: 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
Structure	-	-	\$200	-	\$300	\$600
Facade	\$200	-	\$15,300	-	\$80,700	\$96,100
Roofing	-	-	-	\$131,600	-	\$131,600
Interiors	-	-	\$45,300	\$22,400	\$97,300	\$165,100
Plumbing	-	-	-	-	\$124,700	\$124,700
Fire Suppression	-	-	\$3,800	-	\$5,100	\$8,900
HVAC	-	\$42,000	\$16,700	-	\$43,900	\$102,600
Electrical	-	-	-	\$64,200	-	\$64,200
Fire Alarm & Comm	-	-	-	\$28,300	-	\$28,300
Equipment/Special	-	-	-	\$44,200	-	\$44,200
TOTALS	\$200	\$42,000	\$81,300	\$290,700	\$352,000	\$766,300

9. Building P05 Portable Classrooms 0023 - 0024



Building P05 Portable Classrooms 0023 - 0024: Systems Summary

Address	6201 41 st Street. Sacramento, California 95824	
Constructed/ Renovated	1997	
Building Size	2,000 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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 Portable 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.	

Building P05 Portable Classrooms 0023 - 0024: 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	-	-	\$9,500	-	\$32,400	\$42,000
Roofing	-	-	-	\$72,100	-	\$72,100
Interiors	-	-	\$17,900	\$13,000	\$42,400	\$73,300
Plumbing	-	-	-	-	\$67,300	\$67,300
Fire Suppression	-	-	\$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	-	-	-	\$23,600	-	\$23,600
Equipment/Special	-	-	-	\$11,100	-	\$11,100
TOTALS	-	\$19,800	\$29,800	\$159,900	\$166,200	\$375,800

10. Building P06 Portable Classrooms 0025 - 0026



Building P06 Portable Classrooms 0025 - 0026: Systems Summary

Address	6201 41 st Street. Sacramento, California 95824	
Constructed/ Renovated	1998	
Building Size	2,000 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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 Portable 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.	

Building P06 Portable Classrooms 0025 - 0026: 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	-	-	\$9,500	\$5,200	\$26,000	\$40,800
Roofing	-	-	-	\$72,100	-	\$72,100
Interiors	-	-	\$2,400	\$23,900	\$19,000	\$45,300
Plumbing	-	-	-	-	\$29,900	\$29,900
Fire Suppression	-	-	\$1,000	-	\$1,300	\$2,200
HVAC	-	\$13,200	-	\$16,300	\$8,500	\$38,100
Electrical	-	-	-	\$30,600	\$12,400	\$43,000
Fire Alarm & Comm	-	-	-	\$23,600	-	\$23,600
Equipment/Special	-	-	-	\$11,100	-	\$11,100
TOTALS	-	\$13,200	\$12,900	\$182,800	\$97,100	\$306,100

11. Building P07 Portable Classroom 0033



Building P07 Portable Classroom 0033: Systems Summary

Address	6201 41 st Street. Sacramento, California 95824	
Constructed/ Renovated	2007	
Building Size	1,900 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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 Portable 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.	

Building P07 Portable Classroom 0033: 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
Structure	-	-	\$200	-	\$200	\$400
Facade	-	-	\$8,600	-	\$22,800	\$31,400
Roofing	-	-	-	\$70,500	-	\$70,500
Interiors	-	-	\$22,700	\$9,300	\$46,200	\$78,200
Plumbing	-	-	-	-	\$27,300	\$27,300
Fire Suppression	-	-	\$1,000	-	\$1,300	\$2,200
HVAC	-	-	-	\$27,100	\$8,100	\$35,200
Electrical	-	-	\$700	\$28,800	\$900	\$30,400
Fire Alarm & Comm	-	-	-	\$23,000	-	\$23,000
TOTALS	-	-	\$33,200	\$158,700	\$106,800	\$298,600

12. Building P08 Portable Classrooms 0027 - 0032



Building P08 Portable Classrooms 0027 - 0032: Systems Summary

Address	6201 41 st Street. Sacramento, California 95824	
Constructed/ Renovated	1999	
Building Size	6,500 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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 Portable 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.	

Building P08 Portable Classrooms 0027 - 0032: 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	-	-	\$26,200	\$7,700	\$63,700	\$97,600
Roofing	-	-	-	\$263,200	-	\$263,200
Interiors	-	-	\$3,600	\$79,000	\$56,600	\$139,200
Plumbing	-	-	-	-	\$15,400	\$15,400
Fire Suppression	-	-	\$3,300	-	\$4,500	\$7,800
HVAC	-	\$57,700	-	\$28,200	\$27,800	\$113,700
Electrical	-	-	-	\$98,900	\$40,200	\$139,200
Fire Alarm & Comm	-	-	-	\$77,600	-	\$77,600
Equipment/Special	-	-	-	\$99,500	-	\$99,500
TOTALS	-	\$57,700	\$33,100	\$654,100	\$208,200	\$953,200

13. Building P09 Portable Classroom 0001



Building P09 Portable Classroom 0001: Systems Summary

Address	6201 41 st Street. Sacramento, California 95824	
Constructed/ Renovated	1990's	
Building Size	900 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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 Portable 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.	

Building P09 Portable Classroom 0001: 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
Structure	-	-	\$100	-	\$100	\$200
Facade	-	-	\$7,400	\$9,200	\$24,100	\$40,700
Roofing	-	-	-	\$28,200	-	\$28,200
Interiors:	-	-	\$7,200	\$5,400	\$69,600	\$82,100
Plumbing	-	-	-	-	\$34,100	\$34,100
Fire Suppression	-	-	\$500	-	\$600	\$1,100
HVAC	-	\$16,500	-	\$3,800	\$3,800	\$24,100
Electrical	-	-	-	\$13,700	\$5,600	\$19,200
Fire Alarm & Comm	-	-	-	\$10,700	-	\$10,700
Equipment/Special	-	-	-	\$11,100	-	\$11,100
TOTALS	-	\$18,500	\$15,200	\$82,100	\$137,900	\$251,500

14. Building P10 Portable Classroom



Building P10 Portable Classroom: Systems Summary

Address	6201 41 st Street. Sacramento, California 95824	
Constructed/ Renovated	2007	
Building Size	2,300 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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 Portable 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 suppression.	

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	-	-	\$11,900	-	\$41,400	\$53,300
Roofing	-	-	-	-	-	-
Interiors	-	\$1,100	\$20,300	\$5,600	\$54,100	\$81,000
Plumbing	-	-	-	-	\$17,000	\$17,000
HVAC	-	\$36,200	-	-	\$67,100	\$103,300
Electrical	-	-	-	\$34,700	-	\$34,700
Fire Alarm & Comm	-	-	-	\$34,600	-	\$34,600
Equipment/Special	-	-	-	\$7,800	-	\$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	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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 areas. See Appendix C.	
Key Issues and Findings	Concrete sidewalk around Building 002 in poor condition in areas.	

Site: 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	-	-	\$5,700	-	\$12,100	\$17,900
Interiors	-	-	-	\$16,600	\$3,300	\$20,000
Plumbing	-	-	-	-	\$52,700	\$52,700
Electrical	-	-	-	\$400	\$684,800	\$685,200
Landscaping	-	-	-	-	\$1,529,500	\$1,529,500
Site Development	\$1,400	\$57,900	-	\$203,300	\$967,400	\$1,230,000
Pavement	\$5,500	\$16,200	-	\$21,100	\$243,100	\$287,900
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;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

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

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.

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 walk-through observations during the site visit, and our experience with similar properties.

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

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

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

Prepared by: Allen Manning,
Prince Carlos
Konnye Zavala
Project team

Reviewed by:



Kathleen Sullivan,
Technical Report Reviewer for
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



#1	PACIFIC ELEMENTARY SCHOOL
----	---------------------------



#2	FRONT ELEVATION
----	-----------------



#3	RIGHT ELEVATION
----	-----------------



#4	PLAYFIELDS
----	------------



#5	ASPHALT PARKING LOT
----	---------------------



#6	ASPHALT PAVED PLAY AREAS
----	--------------------------



#7	STORAGE SHED
----	--------------



#8	PLAY STRUCTURE
----	----------------



#9	
----	--



#10	ASPHALT SHINGLES AND SKYLIGHT
-----	-------------------------------



#11	MODIFIED BITUMINOUS ROOFING
-----	-----------------------------



#12	PVC/TPO ROOFING
-----	-----------------



#13	METAL ROOFING
-----	---------------



#14	EXTERIOR DOOR, STEEL
-----	----------------------



#15	STUCCO
-----	--------



#16	WOOD SIDING AND ALUMINIUM WINDOWS
-----	-----------------------------------



#17	STEEL WINDOWS
-----	---------------



#18	BACKFLOW PREVENTER
-----	--------------------



#19	GAS FIRED WATER HEATER
-----	------------------------



#20	FIRE ALARM SYSTEM
-----	-------------------



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



#22	FIRE EXTINGUISHER
-----	-------------------



#23	EXHAUST FAN
-----	-------------



#24	FURNACE, GAS
-----	--------------



#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
-----	---------



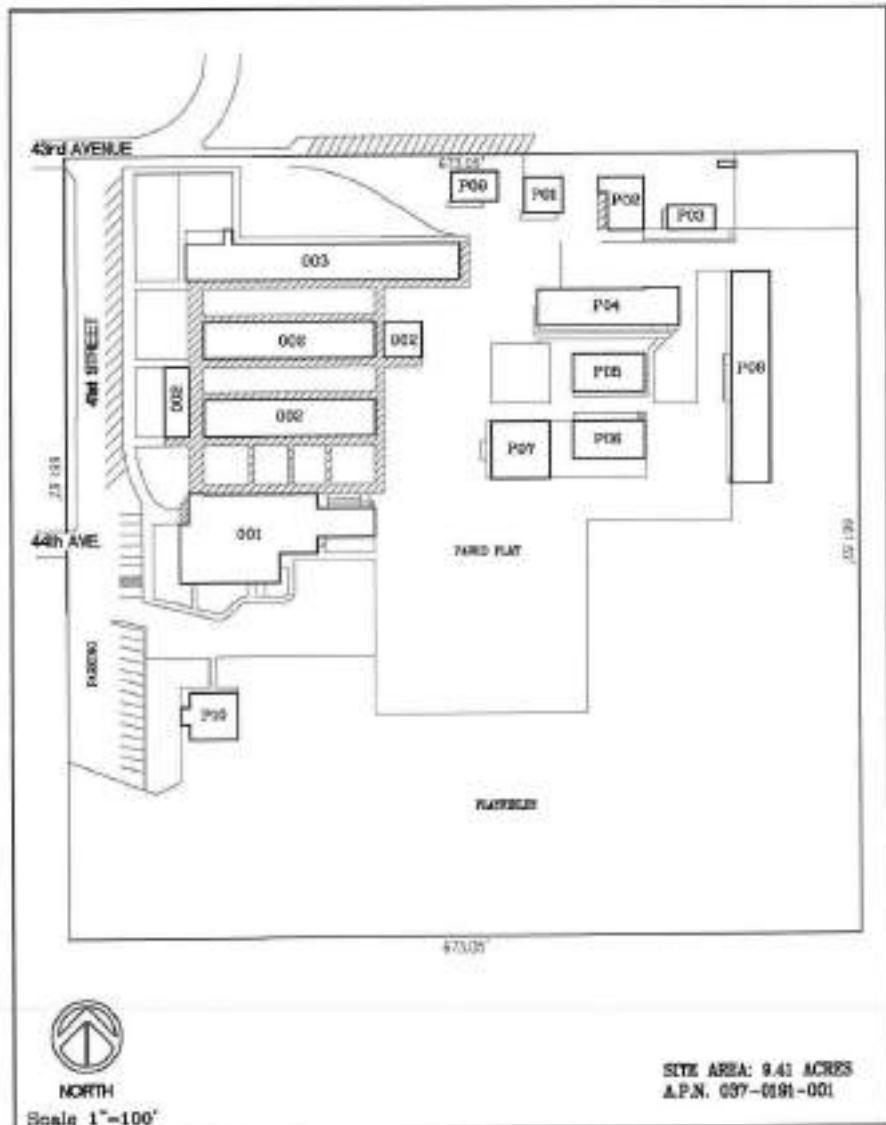
#36	ENGINEER, STRUCTURAL, SUPERSTRUCTURE, EVALUATE/REPORT. CRACKING NOTED AT 001 BUILDING (AU
-----	---

Appendix B: Site Plan

SITE PLAN

PACIFIC ELEMENTARY SCHOOL

EMG PROJECT NO: 136988.19R000-041.322



Pacific Elementary School (200)
6361 - 41st Street
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

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

ADA CHECKLIST

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

ADA CHECKLIST

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?	X			
2	Are pull handles push/pull or lever type?	X			
3	Are there audible and visual fire alarm devices in the toilet rooms?	X			
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	X			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" turning diameter)?	X			
6	In unisex toilet rooms, are there safety alarms with pull cords?		X		
7	Are toilet stall doors wheelchair accessible (appear to be at least 32" wide)?	X			
8	Are grab bars provided in toilet stalls?	X			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29" clearance)?	X			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	X			
11	Are exposed pipes under sink sufficiently insulated against contact?		X		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 Suppression						
D4019	Throughout	Fair	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	55,167 SF	18	1831057
Fire Alarm & 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	1836679
G3021	Site	Fair	Sewer Line, PVC, 6"	35 LF	7	1836678

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	1384671
B2021	Building Exterior	Fair	Window, Steel 12 SF, 1-2 Stories	9	15	1384670
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	1373887
B2032	Building Exterior	Fair	Exterior Door, Steel	22	20	1373896
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	1373891
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	16,000 SF	5	1373872
C3024	Stage	Fair	Interior Floor Finish, Wood Strip, Refinish	500 SF	5	1373860
C3024	Throughout	Fair	Interior Floor Finish, Vinyl Tile (VCT)	8,900 SF	8	1373898
C3031	Lobby	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	8,400 SF	5	1373884
C3032	Staff lounge	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	500 SF	13	1373886
C3032	Kitchen	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	1,500 SF	10	1373868
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	1364677
Fire Suppression						
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	1364654
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	1364730
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	19	1364736
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	1364767
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	1364750
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 & 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	1364717
Equipment/Special						
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	1373666
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	1373665
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	8	1373667
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser	1	8	1373695
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	8	1373688
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 Development

G2047	Site	Fair	Sports Apparatus, Basketball Backstop	2	13	1373664
-------	------	------	---------------------------------------	---	----	---------

Follow-up Studies

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	1384801
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	600 SF	20	1384804
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	1384777
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	1384830
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	1384818
Fire Suppression						
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	1384862
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	16	1384845
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	16	1384807
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	16	1384811
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	16	1384812
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	16	1384802
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	16	1384838
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	16	1384778
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	16	1384808
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	1373728
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	11,130 SF	10	1384828
Fire Alarm & Comm						
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/Special						
E2012	Specify Location	Fair	Kitchen Cabinetry, Stock Hardwood	200 LF	10	1364787
Site Development						
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	1364678
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	1364917
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	1	20	1364941
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	19	15	1364916
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	2	10	1364982
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	1,000 SF	20	1364676
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	12,000 SF	5	1364938
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	500 SF	20	1365015
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	3,000 SF	8	1364929
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	4,000 SF	5	1364949
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	1364933
D2012	Restrooms	Fair	Urinal, Standard	1	15	1364671
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	15	1364978
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	1364955
Fire Suppression						
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	1384880
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	1384913
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	19	1384992
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	19	1384948
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	1373748
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	7,107 SF	10	1384958
Fire Alarm & 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/Special						
E2012	Specify Location	Fair	Kitchen Cabinetry, Stock Hardwood	200 LF	10	1384910
Site Development						
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	1373809
B2032	Building Exterior	Fair	Exterior Door, Steel	2	20	1373810
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	1,200 SF	10	1385085

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	1385034
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 Suppression						
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 & Comm						
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/Special						
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	1373843
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,800 SF	5	1373846
B2021	Building Exterior	Fair	Window, Steel 24 SF, 1-2 Stories	5	15	1373839
B2021	Building Exterior	Fair	Window, Steel 12 SF, 1-2 Stories	15	15	1373844
B2032	Building Exterior	Fair	Exterior Door, Steel	3	20	1373840
Roofing						

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

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	1,900 SF	10	1385144
B3021	Roof	Fair	Roof Skylight, per unit (9-20 SF)	8	15	1385175
Interiors						
C1021		Fair	Interior Door, Wood Solid-Core	4	20	1373841
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	7	15	1385150
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	3,400 SF	5	1385138
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,700 SF	8	1385142
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
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	2	15	1385132
D2014	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	15	1373849
D2014	Restrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	1385099
D2014	Classrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	1385130
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	1,700 SF	20	1385145
Fire Suppression						
D4031	Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	2	5	1373847
HVAC						
D3032	Roof	Fair	Condensing Unit/Heat Pump, 2 TON	1	8	1385147
D3032	Roof	Fair	Condensing Unit/Heat Pump, 2 TON [CU-1G]	1	3	1385113
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	1,700 SF	15	1385163
D3051	Utility closet	Fair	Furnace, 40 MBH	1	3	1385110
D3051	Utility closet	Fair	Furnace, 40 MBH	1	3	1385108
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	1,700 SF	8	1385146
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	1,700 SF	20	1385171
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	10	1373850
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	1,700 SF	10	1385115
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	1,700 SF	10	1385102
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Install	1,700 SF	10	1373838
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	1,700 SF	8	1385139
Equipment/Special						
E2012	Specify Location	Fair	Kitchen Cabinetry, Stock Hardwood	30 LF	10	1385148

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

Project: Condition Report Pacific Elementary School / P03 Portable Classroom Repair				Quantity	RUL	ID
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	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	1373618
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	3	15	1373625
B2032	Building Exterior	Fair	Exterior Door, Steel	2	20	1373613
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	950 SF	10	1365190
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	3	20	1365199
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	5	15	1365209
C1031	Restroom	Fair	Toilet Partitions, Wood	2	10	1373617
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	1365180
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	850 SF	5	1365194
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	950 SF	13	1365218
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	2	15	1365220
D2011	Restroom	Fair	Toilet, Commercial Water Closet	2	15	1373626
D2014	Utility closet	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	15	1365249
D2014		Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	1373624
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	1365240
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	8	1373619
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	1365183
Fire Suppression						
D4031	Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	1373620
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	950 SF	15	1365247
D3052	Building exterior	Fair	Heat Pump, 3.5 TON	1	10	1365198
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	950 SF	8	1365193
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	950 SF	20	1365191
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	2	10	1373623

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	1365178
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	950 SF	10	1365212
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Install	950 SF	10	1373621
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	950 SF	8	1365185
Equipment/Special						
E2012	Specify Location	Fair	Kitchen Cabinetry, Stock Hardwood	8 LF	10	1365201

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	1365266
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	4,200 SF	20	1365318
Fire Suppression						
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	1365294
D3052	Building exterior	Fair	Packaged Unit (RTU), 3 TON	1	3	1365300
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	4,200 SF	5	1365298
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	4,200 SF	30	1365305
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	1367175
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	4,200 SF	10	1365295
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Install	4,200 SF	10	1373581
Equipment/Special						
E2012	Classroom	Fair	Kitchen Cabinetry, Stock Hardwood	80 LF	10	1365291

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	1365372
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	500 SF	8	1365348
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	1365356
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 Suppression						
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	1365327
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 2.5 to 3 Ton	1	3	1365357
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 & 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	1385388
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	2,000 SF	7	1385355
Equipment/Special						
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	1373558
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	1385467
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	1385475
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	2,000 SF	20	1385474
Fire Suppression						
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	1385481

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	1385482
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	1385423
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 & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	2,000 SF	10	1385493
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/Special						
E2012	Specify Location	Fair	Kitchen Cabinetry, Stock Hardwood	20 LF	10	1385416

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	1385546
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	1385566
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	100 SF	8	1385545
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	1,900 SF	5	1385559
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 Suppression						
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	1385500
D3052	Building exterior	Fair	Heat Pump, 3.5 TON	1	8	1385570
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	1385509
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	1385528
D5092		Fair	Exit Sign Light Fixture, LED	2	5	1373566
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	1,900 SF	10	1385498
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	1371764
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	1385657
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 Suppression						
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	1385660
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	1385680
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	1385607
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 & Comm						
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	1371766
D5038		Fair	Security/Surveillance System, Cameras and CCTV	6,500 SF	8	1371761
Equipment/Special						
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	1385865
C3012	Restrooms	Fair	Interior Wall Finish, Vinyl	400 SF	8	1385789
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Sheeting	300 SF	8	1385845

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	1365757
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 Suppression						
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	1365790
D3052	Building exterior	Fair	Heat Pump, 3.5 TON	1	3	1365869
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	900 SF	7	1365805
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	1373569
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	900 SF	10	1365813
Fire Alarm & 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	1365872
Equipment/Special						
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	1373630
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	1365883
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	1365880
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	1,700 SF	5	1365930
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,500 SF	13	1365936
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	1	15	1365921
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	18	1365901
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	18	1365919
D2021	Building exterior	Fair	Backflow Preventer, 2 INCH	1	20	1365895
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	2,300 SF	28	1365929
HVAC						
D3032	Building exterior	Fair	Condensing Unit/Heat Pump, 3.5 TON	1	3	1365925
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	1365873
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	1365934
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 & 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	1365905
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	2,300 SF	8	1365938
Equipment/Special						
E2012	Specify Location	Fair	Kitchen Cabinetry, Stock Hardwood	15 LF	8	1365928

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
B2032	Restroom Building	Fair	Exterior Door, Steel	3	20	1371730
Interiors						
C1023	Restroom Building	Fair	Door Hardware System, School (per Door)	3	15	1371745
C1031	Restroom Building	Fair	Toilet Partitions, Metal	7	10	1371744
C3012	Restroom Building	Fair	Interior Wall Finish, Vinyl	1,000 SF	8	1365947
C3024	Restroom Building	Fair	Interior Floor Finish, Vinyl Sheeting	110 SF	8	1365953
C3032	Restroom Building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	110 SF	13	1365948
Plumbing						
D2011	Restroom Building	Fair	Toilet, Commercial Water Closet	6	15	1371698
D2012	Restroom Building	Fair	Urinal, Standard	3	15	1365946
D2014	Restroom Building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	20	1371733
D2021	Site	Fair	Backflow Preventer, 4 INCH	1	15	1365951
Electrical						
D5012	Site	Fair	Building/Main Switchboard, 2000 AMP	1	19	1365942
D5012	Site	Fair	Building/Main Switchboard, 2000 AMP	1	20	1365949
D5012	Site	Fair	Building/Main Switchboard, 600 AMP	1	20	1365945
D5022	Restroom Building	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	10	1371732
Pavement						
G2012	Site	Fair	Roadways, Asphalt Pavement, Mill & Overlay	27,000 SF	13	1371658
G2012	Site	Fair	Roadways, Asphalt Pavement, Seal & Stripe	27,000 SF	3	1371647
G2031	Site	Failed	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas	200 SF	0	1373705
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	18,000 SF	25	1407816
Site Development						
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	2,800 LF	20	1371754
G2041	Site	Failed	Fences & Gates, Chain Link, 6' High	50 LF	0	1371757
G2041	Site	Poor	Fences & Gates, Wood Board, 6' High	100 LF	2	1371694
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	10	1371710
G2045	Near portables	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	4	13	1371708
G2045	Site	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	7	10	1371753
G2045	Near portables	Fair	Site Furnishings, Picnic Table, Wood or Composite	1	10	1371711
G2045	Site	Fair	Site Furnishings, Picnic Table, Wood or Composite	2	10	1373632
G2045	Site	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	12	10	1371682
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	80,000 SF	13	1371681
G2047	Near portables	Fair	Play Structure, Medium	1	10	1371698
G2047	Site	Fair	Play Structure, Small	1	10	1373751
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	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

Appendix E: Replacement Reserves

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate	
Totals, Unescalated												\$20,809	\$0	\$3,840	\$282,609	\$0	\$584,901	\$0	\$344,470	\$854,552	\$4,498	\$2,360,340		\$4,456,018
Totals, Escalated (3.0% inflation, compounded annually)												\$20,809	\$0	\$4,073	\$308,815	\$0	\$678,060	\$0	\$423,654	\$1,082,521	\$5,869	\$3,172,099		\$5,695,901

Appendix F: Equipment Inventory List

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 FIRE PROTECTION

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1373693	D4031	Fire Extinguisher		Pacific Elementary School / 001 Cafeteria/Kitchen	Classrooms						
2	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						
4	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

D50 ELECTRICAL

Index	ID	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						
17	1364931	D5037	Fire Alarm Control Panel		Pacific Elementary School / 003 Classrooms Y010-0015	Utility closet	Honeywell	MS-96000ULDS	No tag/plate found		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	1373667	D5092	Emergency Light		Pacific Elementary School / 001 Cafeteria/Kitchen							
20	1373699	D5092	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 EQUIPMENT

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	CTX418DABKRWWW	AV534417		00258853	
15	1373679	E1094	Residential Refrigerator, 14-18 CF		Pacific Elementary School / 001 Cafeteria/Kitchen	Kitchen	General Electric	TBX18JABQRWWW	RV511101		00258852	