



FACILITY CONDITION ASSESSMENT

Sacramento City Unified School District
5735 47th Avenue
Sacramento, California 95824

DLR Group
1050 20th Street, Suite 250
Sacramento, California 95866



C.K. MCCLATCHY HIGH SCHOOL
3066 Freeport Boulevard
Sacramento, California 95818

PREPARED BY:

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August 5-7, 2019



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)	5
Immediate Needs	6
Key Findings	7
2. Auditorium, Cafeteria and Classrooms (A01-A06)	11
3. Gymnasium and Pool (B01)	14
4. ROTC (C01)	16
5. Classrooms D1 to D21 (F01)	18
6. Modular Classrooms D22 to D25 (P01)	20
7. Modular Classroom D26 (P02)	22
8. Site	24
9. Property Space Use and Observed Areas	26
10. ADA Accessibility	27
11. Purpose and Scope	28
12. Opinions of Probable Costs	30
Methodology	30
Definitions	30
13. Certification	32
14. Appendices	33

1. Executive Summary

Portfolio Overview and Assessment Details

General Information	
Property Type/s	Educational K-12
Address	3066 Freeport Boulevard, Sacramento, California 95818
Site Developed	Auditorium, Cafeteria & Classrooms (A01-A06): 1936 Gymnasium & Pool (B01): 1936 (estimated) ROTC (C01): 1936 (estimated) Classrooms D1 to D21 (F01): 2004 Modular Classrooms D22 to D25 (P01): 1999 Modular Classroom D26 (P02): 2002
Number of Buildings	Six
Current Occupants	C.K. McClatchy High School
Percent Utilization	100%
Date(s) of Visit	August 5-7, 2019
Management Point of Contact	DLR Group, Mr. Mark Covington 916.446.0206 phone mcovington@dlrgroup.com email
On-site Point of Contact (POC)	Deometrius Robinson, School Plant Operation Manager I
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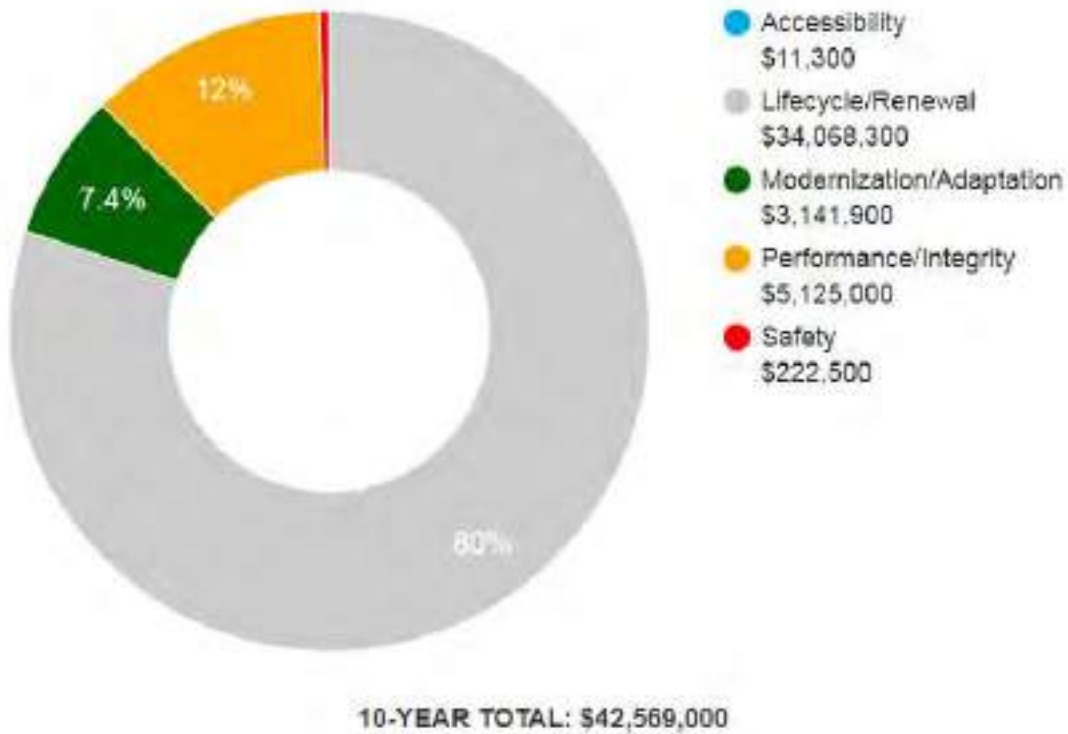
Plan Types

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

Plan Type Descriptions

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)



Portfolio-Level Findings and Deficiencies

Historical Summary

The high school's development originated in 1936. In 2002, the school was officially listed on the National Register of Historic Places. Major renovations throughout the school occurred the early 2000's which included the construction of a two-story classroom building (F01) in 2004. The theater (A04) and adjacent wing of the school (A03) were recently renovated in 2018.

Architectural

The roofing and windows throughout most of the site were reported to have been replaced in the early 2000's and generally appear to be watertight. Aged skylights and debris at roof drains will require attention to prevent future water intrusion issues. Stucco at the F01 classroom building shows signs of extensive water damage beneath the second-floor deck. Interior finishes are nearing the end of their useful lives throughout most of the complex with replacement recommended for the near term. A significant quantity of damaged flooring, interior wall surfaces, and ceiling finishes are recommended for replacement within the first year. Asbestos containing materials are present throughout and is expected to add cost and complexity to certain renovations. ADA upgrades have been completed throughout the years but do not meet current standards.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Building A has one hydraulic elevator that serves floors basement through two. Primary heating and cooling are a mixture of technologies. The oldest system is a two-pipe system that provides hot or cold water to terminal units located in classrooms and radiant heaters in hallways. Heating water is created by a steam to hot water heat exchanger located in the PG&E Room of Building A. Chilled water is provided by two air-cooled chillers located on the roof. Additional primary heating and cooling are provided by packaged rooftop units with natural gas heating. Secondary heating and cooling are provided by ductless split systems. Domestic hot water is also generated in the steam to hot water heat exchanger. Boilers are turned off during the summer. Secondary domestic hot water is created by natural gas and electric hot water heaters placed throughout the facility near restrooms.

Heating and cooling for the Gymnasium and Pool are provided by packaged rooftop AC units with natural gas heating. Domestic hot water is generated by a gas water heater.

The ROTC Building has a natural gas boiler that provides hot water to air handling units spread throughout two attic spaces. Cooling is provided by condensing units located on the roof. Domestic hot water is generated by electric hot water boilers.

Heating and cooling for classrooms D01 to D21 is provided by packaged rooftop units. Domestic hot water is generated by an electric hot water heater located in the janitor's closet.

Heating and cooling for each portable classroom (Buildings P01 and P02) is provided by wall-mounted heat-pumps.

Electrical service is provided to the site by Sacramento Municipal Utility District and is adequate for the requirements of the school. The main electrical service was upgraded during the 2018 renovation to building A.

Plumbing is supplied to all classrooms and portables. Each classroom has a sink with a faucet and a drinking spigot. The facility has many boy's and girl's restrooms and several smaller restrooms for faculty, staff, or individual use.

Fire sprinklers are located throughout the facility. A fire alarm system is present throughout the buildings and portables.

HVAC controls appear to be a local thermostat located in the conditioned spaces. Lighting controls are switches located in classrooms.

Site

Paved asphalt surfaces are heavily deteriorated and require mill and overlay. Seal and striping is anticipated throughout the lifecycle of the pavements. Pavement trip hazards were found in isolated areas throughout the site from lifting and cracked concrete. There are several storage and dugout structures in the field area which appear to be at least 15 years old. In 2018 the field was upgraded with artificial turf football field and a poured-in-place rubber track.

Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. EMG recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings now, the costs for any possible subsequent repairs or improvements are not currently 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
C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms (1936)	\$750	168,275	\$116,706,250	0.3%	0.1%	10.6%	16.7%
C.K. McClatchy High School / Classrooms D1 to D21 (2004)	\$750	21,120	\$15,840,000	0.9%	3.3%	5.8%	16.1%
C.K. McClatchy High School / Gymnasium & Pool (1936)	\$750	40,419	\$30,314,250	0.0%	4.8%	8.9%	21.8%
C.K. McClatchy High School / Modular Classroom D06 (2002)	\$450	1,900	\$864,000	1.0%	3.7%	7.0%	14.5%
C.K. McClatchy High School / Modular Classrooms D22 to D25 (1999)	\$450	3,840	\$1,728,000	2.8%	3.4%	7.9%	17.3%
C.K. McClatchy High School / ROTC (1936)	\$750	21,708	\$16,281,000	0.9%	6.9%	24.2%	30.3%


Immediate Needs

Facility/Building	Total Items	Total Cost
C.K. McClatchy High School	16	\$427,321
Total	16	\$427,321

C.K. McClatchy High School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1348603	C.K. McClatchy High School / Site	Site	G2031	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	Poor	Safety	\$219,408
1348601	C.K. McClatchy High School / Site	Site	G2045	Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	Poor	Performance/Integrity	\$13,713
1345222	C.K. McClatchy High School / ROTC	Roof	B3011	Roof, any type per man-day, Repair	Poor	Performance/Integrity	\$1,508
1345238	C.K. McClatchy High School / ROTC	Hanger - H053	C3021	Interior Floor Finish, Concrete, Repair	Poor	Safety	\$1,646
1345104	C.K. McClatchy High School / ROTC	Office	C3024	Interior Floor Finish, Vinyl Tile (VCT) w/ Asbestos Abatement, Replace	Poor	Safety	\$1,316
1345210	C.K. McClatchy High School / ROTC	Throughout building	C3025	Interior Floor Finish, Carpet Commercial Standard, Replace	Poor	Performance/Integrity	\$2,057
1345199	C.K. McClatchy High School / ROTC	Hanger - H053	D5021	Receptacle, 20 AMP, Install/Replace	NA	Safety	\$137
1344783	C.K. McClatchy High School / Modular Classroom D26	Throughout building	C3024	Interior Floor Finish, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	\$13,164
1344782	C.K. McClatchy High School / Modular Classroom D26	Building exterior	D5022	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	Failed	Performance/Integrity	\$286
1344803	C.K. McClatchy High School / Classrooms D1 to D21	Building Exterior	B2011	Exterior Wall, Stucco, 1-2 Stories, Repair	Poor	Performance/Integrity	\$54,852
1344940	C.K. McClatchy High School / Classrooms D1 to D21	Throughout building	C3012	Interior Wall Finish, Wallpaper, Replace	Poor	Performance/Integrity	\$1,508
1344580	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof	B3011	Roof, any type per man-day, Repair	Poor	Performance/Integrity	\$9,051
1343118	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Boiler room	D3021	Boiler, 2444 MBH, Replace	Failed	Performance/Integrity	\$62,826
1344580	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Fountain Court	F1041	Swimming Pool, Ceramic Tile Finish, Repair/Replace	Failed	Performance/Integrity	\$4,937
1344665	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Throughout building	P000X	Engineer, Plumbing, Sanitary Sewer System, Evaluate/Report	Poor	Performance/Integrity	\$9,599
1347560	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Throughout	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$11,313
Total (16 items)							\$427,321

Key Findings



Receptacle


20 AMP
ROTC Hangar - H053

Uniformat Code: D5021
Recommendation: **Install/Replace in 2019**

Priority Score: **97.0**
Plan Type: Safety
Cost Estimate: \$100

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Missing a GFCI outlet adjacent to the drinking fountain and sink. - AssetCALC ID: 1345199



Pedestrian Pavement in Poor condition.


Sidewalk, Concrete Sections/Small Areas Site

Uniformat Code: G2031
Recommendation: **Replace in 2019**

Priority Score: **95.0**
Plan Type: Safety
Cost Estimate: \$219,400

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Potential trip hazards, isolated areas of lifting and cracked concrete. - AssetCALC ID: 1346603



Interior Floor Finish in Poor condition.


Concrete
ROTC Hangar - H053

Uniformat Code: C3021
Recommendation: **Repair in 2019**

Priority Score: **94.0**
Plan Type: Safety
Cost Estimate: \$1,600

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Repair concrete where auto lift has been removed. Trip hazard. - AssetCALC ID: 1345239



Interior Floor Finish in Poor condition.

Vinyl Tile (VCT) w/ Asbestos Abatement
ROTC Office

Uniformat Code: C3024
Recommendation: **Replace in 2019**

Priority Score: **93.0**
Plan Type: Safety
Cost Estimate: \$1,300

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Assumed asbestos containing tile with exposed areas of damage. - AssetCALC ID: 1345194



Roof in Poor condition.

any type per man-day
ROTC Roof

Uniformat Code: B3011
Recommendation: **Repair in 2019**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,500

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Roof drains are surrounded by debris. - AssetCALC ID: 1345222



Roof in Poor condition.

any type per man-day
Auditorium, Cafeteria & Classrooms Roof

Uniformat Code: B3011
Recommendation: **Repair in 2019**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,100

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Loose membrane in corner above A06, clogged roof drains throughout, corroded coping in isolated areas. - AssetCALC ID: 1344599



Exterior Wall in Poor condition.

Stucco, 1-2 Stories
Classrooms D1 to D21 Building Exterior

Uniformat Code: B2011
Recommendation: **Repair in 2019**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$54,900

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Cracking and damage in isolated areas, evidence of moisture intrusion. - AssetCALC ID: 1344953



Exterior Wall in Poor condition.

Stucco, 1-2 Stories
Classrooms D1 to D21 Building Exterior

Uniformat Code: B2011
Recommendation: **Prep & Fog Coat or Paint in 2020**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$89,500

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Staining/discoloration, damaged paint throughout. - AssetCALC ID: 1344925



Exterior Wall in Poor condition.

Exterior Wood Trim
Gymnasium & Pool Building exterior

Uniformat Code: B2011
Recommendation: **Prep & Paint & Repair in 2020**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,800

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Exterior wood trim has areas of significant rot and damage. Paint at the trim is peeling and weathered. Cost includes a markup for repair or replacement of trim, where required. - AssetCALC ID: 1343603



Light Fixture in Failed condition.

Exterior Flood (any type w/ LED Replacement),
100 W
Modular Classroom D26 Building exterior

Uniformat Code: D5022
Recommendation: **Replace in 2019**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$300

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Damaged fixture. - AssetCALC ID: 1344782



Exit Sign Light Fixture in Poor condition.

LED
Auditorium, Cafeteria & Classrooms
Throughout building

Uniformat Code: D5092
Recommendation: **Replace in 2020**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$37,700

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Exit signs appear exceedingly aged. - AssetCALC ID: 1344645



Exterior Door in Poor condition.

Steel
Auditorium, Cafeteria & Classrooms Building
Exterior - Basements

Uniformat Code: B2032
Recommendation: **Replace in 2020**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

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Deteriorated exterior door. - AssetCALC ID: 1344611



Roof Skylight in Poor condition.

per SF of glazing
Auditorium, Cafeteria & Classrooms Roof

Uniformat Code: B3021
Recommendation: **Replace in 2021**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$68,600

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Deteriorated framing and cracked glass (patched and appears to be watertight). - AssetCALC ID: 1344562



Boiler in Failed condition.

2444 MBH
Auditorium, Cafeteria & Classrooms Boiler room

Uniformat Code: D3021
Recommendation: **Replace in 2019**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$82,800

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Leak resulted in catastrophic failure. Boiler is completely dismantled at this point in time. - AssetCALC ID: 1343118



Parking Lots in Poor condition.

Asphalt Pavement
Site

Uniformat Code: G2022
Recommendation: **Mill & Overlay in 2020**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,612,600

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Mill and overlay recommended for cracked and worn surface throughout. - AssetCALC ID: 1346581

2. Auditorium, Cafeteria and Classrooms (A01-A06)



Auditorium, Cafeteria and Classrooms (A01-A06): Systems Summary

Address	3066 Freeport Boulevard; Sacramento, California	
Constructed/ Renovated	1936 / Campus-wide renovation circa 2004 / Theater 2018	
Building Size	158,275 SF	
Number of Stories	Two plus partial basement	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete bearing walls, concrete floors, and wood framed roof	Good
Façade	Painted cast-in-place concrete with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with clay/concrete tiles Tertiary: lean-to construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, painted concrete, wallpaper, ceramic tile, marble tile, acoustical fabric & spray texture Floors: Carpet, VCT, ceramic tile, vinyl asbestos tile, wood strip, epoxy coated, & unfinished Ceilings: Painted gypsum board, ACT, acoustical fabric, hard acoustical tile & unfinished	Fair
Elevators	Hydraulic: One car serving the basement through the second floor	Fair
Plumbing	Copper supply and cast-iron waste & venting Gas boilers with hot water storage tanks, electric hot water heaters, steam to domestic hot water heat exchangers Toilets, urinals, and sinks in all restrooms	--

Auditorium, Cafeteria and Classrooms (A01-A06): Systems Summary

HVAC	Central system with boilers and chillers feeding hydronic radiators and terminal units Individual package rooftop AC units with natural gas heating Supplemental components: ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system (basement only), hydrants, fire extinguishers, hose cabinets & kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboards and panelboards with copper wiring Interior Lighting: T-8 & LED Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	Aged and deteriorated basement exterior doors, roof membrane loose, roof drains require cleaning, cracked and deteriorated skylights, aged and non-compliant handrails, mismatched and damaged ceramic tile walls, damaged interior paint, damaged VCT, damaged wood and ceramic tile flooring, stained carpet, the sanitary sewer system smells in the lower levels of the building through urinals and toilets, cracked and stained historic urinals, broken drinking fountains, failed boiler, building lacks fire sprinkler suppression throughout, aged exit signs, damaged countertops and wooden cabinetry, failed courtyard fountain, missing ADA restroom sink drain protection wraps, elevator call system is not ADA compliant	

Auditorium, Cafeteria and Classrooms (A01-A06): Systems Expenditure Forecast

System Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$540,200	-	-	\$540,200
Facade	-	\$166,700	\$24,100	\$8,100	\$3,860,100	\$4,089,000
Roofing	\$9,100	\$72,700	\$621,700	\$13,600	\$4,218,800	\$4,935,900
Interiors	-	\$1,085,000	\$2,841,900	\$969,200	\$1,078,700	\$6,864,700
Elevators	-	\$4,500	-	-	\$159,100	\$163,600
Plumbing	-	\$81,300	\$2,259,000	\$276,400	\$149,900	\$2,766,600
Fire Suppression	-	\$1,167,500	\$35,800	\$82,900	\$55,700	\$1,351,900
HVAC	\$82,800	\$3,278,600	\$1,563,800	\$111,900	\$1,489,600	\$6,536,800
Electrical	-	\$53,600	\$1,562,200	\$592,500	\$925,500	\$3,134,000
Fire Alarm & Comm	-	-	\$806,100	\$1,356,300	\$348,400	\$2,510,900
Equipment/Special	\$4,900	\$231,400	\$60,300	\$368,000	\$1,727,500	\$2,392,200
Site Development	-	-	-	-	\$138,900	\$138,900
Follow-up Studies	\$9,600	-	-	-	-	\$9,600
Accessibility	\$11,300	-	-	-	-	\$11,300
TOTALS	\$117,700	\$6,171,700	\$10,315,100	\$3,778,900	\$15,062,200	\$35,445,600

3. Gymnasium and Pool (B01)



Gymnasium and Pool (B01): Systems Summary

Address	3066 Freeport Boulevard; Sacramento, California	
Constructed/ Renovated	1936 (estimated) / Renovated circa 2004	
Building Size	40,419 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete bearing walls, concrete floors, and wood framed roof	Good
Façade	Painted cast-in-place concrete with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Lean-to construction with metal finish	Fair
Interiors	Walls: Painted gypsum board & ceramic tile Floors: Carpet, VCT, ceramic tile, unfinished Ceilings: Painted gypsum board and concrete, ACT & hard acoustical tile	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair

Gymnasium and Pool (B01): Systems Summary

HVAC	Individual package rooftop AC units with natural gas heating and rooftop heating ventilators Supplemental components: make-up air unit	Fair
Fire Suppression	Hydrants & fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard and panelboards with copper wiring Interior Lighting: T-8 and CFL Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Swimming pool	Fair
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	Decayed wood exterior trim, damaged lockers, cracked and pitted concrete floor, items stored in front of electrical panels, damaged wooden cabinetry and countertops, building lacks fire sprinkler suppression throughout, missing ADA restroom sink drain protection wraps, no ADA pool lift was observed	

Gymnasium and Pool (B01): Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	\$4,200	\$117,000	-	\$159,300	\$280,500
Roofing	-	-	-	\$1,221,800	\$128,800	\$1,350,600
Interiors	-	\$1,352,000	\$276,900	\$680,200	\$1,015,200	\$3,324,300
Plumbing	-	\$19,600	\$18,100	\$89,900	\$1,124,800	\$1,252,500
Fire Suppression	-	-	\$1,700	-	\$2,200	\$3,900
HVAC	-	-	\$54,800	\$310,700	\$1,138,500	\$1,504,000
Electrical	-	-	\$551,100	\$1,374,700	\$30,500	\$1,956,400
Fire Alarm & Comm	-	-	\$257,000	-	-	\$257,000
Equipment/Special	-	\$114,600	\$4,800	\$11,100	\$929,200	\$1,059,600
Site Development	-	-	-	\$332,600	\$811,800	\$1,144,500
TOTALS	-	\$1,490,400	\$1,281,400	\$4,021,000	\$5,340,300	\$12,133,300

4. ROTC (C01)



ROTC (C01): Systems Summary

Address	3066 Freeport Boulevard; Sacramento, California	
Constructed/ Renovated	1936 (estimated) / Renovated circa 2004	
Building Size	21,708 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Wood framed construction, concrete slab-on-grade, steel and wood framed roofs	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Lean-to construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, wallpaper & FRP Floors: Carpet, VCT, ceramic tile & epoxy coated Ceilings: Painted gypsum board & ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Gas heating hot water boiler and electric domestic hot water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with a boiler, air handlers, and condensing units for cooling Supplemental components: ductless split-systems and make-up air units	Fair

ROTC (C01): Systems Summary

Fire Suppression	Partial wet-pipe sprinkler system; hydrants & fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard and panels with copper wiring Interior Lighting: T-8, T-12, LED, and CFL Emergency: None	Fair
Fire Alarm	Alarm panel, 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	Roof drains require cleaning, sagging lever and knob type door handles, damaged wallpaper, abandoned car lift (hole in floor), damaged asbestos floor tiles, stained carpet, damaged ceiling tiles, damaged restroom sink, corroded make-up air units, building lacks fire sprinkler suppression throughout, unprotected electrical outlet adjacent to sink, non-illuminated exit signs, missing ADA restroom sink drain protection wrap	

ROTC (C01): Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$79,100	\$14,800	-	\$1,045,600	\$1,139,600
Roofing	\$1,500	-	-	\$1,500	\$726,400	\$729,400
Interiors	\$5,000	\$238,900	\$225,800	\$345,700	\$580,900	\$1,396,300
Plumbing	-	\$8,800	\$27,400	\$22,900	\$56,600	\$115,700
Fire Suppression	-	\$130,900	\$2,600	\$13,400	\$47,100	\$194,100
HVAC	-	\$237,700	\$2,364,700	\$420,200	\$263,100	\$3,285,800
Electrical	\$100	\$347,100	\$128,900	\$18,400	\$235,500	\$730,000
Fire Alarm & Comm	-	-	\$138,000	\$66,000	-	\$204,000
Equipment/Special	-	\$108,300	-	\$132,500	-	\$240,700
Utilities	-	-	-	-	\$16,200	\$16,200
TOTALS	\$6,600	\$1,150,800	\$2,902,200	\$1,020,600	\$2,971,400	\$8,051,800

5. Classrooms D1 to D21 (F01)



Classrooms D1 to D21 (F01): Systems Summary

Address	3066 Freeport Boulevard; Sacramento, California	
Constructed/ Renovated	2004	
Building Size	21,120 SF	
Number of Stories	Two	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal deck and steel framed roof	Good
Façade	Stucco with aluminum windows	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Ceramic tile, FRP & wallpaper Floors: VCT & ceramic tile Ceilings: Painted gypsum board & ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric commercial water heater, toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual package rooftop AC units with natural gas heating	Fair

Classrooms D1 to D21 (F01): Systems Summary

Fire Suppression	Wet-pipe sprinkler system; hydrants & fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Alarm panel, 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	Stained and water-damaged stucco, vandalized toilet partitions, damaged wallpaper, damaged and sagging ceiling tiles throughout, missing ADA restroom sink drain protection wrap	

Classrooms D1 to D21 (F01): Systems Expenditure Forecast

System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$54,900	\$92,200	-	-	\$229,400	\$376,500
Roofing	-	-	\$11,400	\$250,000	-	\$269,500
Interiors	\$1,500	\$331,900	\$8,400	\$214,300	\$350,400	\$906,500
Plumbing	-	\$1,000	\$25,700	-	\$161,900	\$188,600
Fire Suppression	-	-	\$10,000	\$59,400	\$13,500	\$81,900
HVAC	-	-	\$356,500	-	-	\$356,500
Electrical	-	\$1,300	\$285,200	-	\$14,200	\$300,700
Fire Alarm & Comm	-	-	\$189,700	\$116,800	-	\$306,500
Equipment/Special	-	\$56,900	-	\$547,200	\$88,700	\$692,900
TOTALS	\$56,400	\$483,300	\$886,900	\$1,194,700	\$858,100	\$3,479,600

6. Modular Classrooms D22 to D25 (P01)



Modular Classrooms D22 to D25 (P01): Systems Summary

Address	3066 Freeport Boulevard; Sacramento, California	
Constructed/ Renovated	1999	
Building Size	3,840 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular construction with steel framed roof	Good
Façade	Painted wood with aluminum windows	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Wallpaper Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and ABS waste & venting No hot water	Fair
HVAC	Individual wall-mounted heat pump units	Good

Modular Classrooms D22 to D25 (P01): Systems Summary

Fire Suppression	Hydrants & fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Damaged wallpaper, heavily stained carpet	

Modular Classrooms D22 to D25 (P01): Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$14,400	-	\$86,100	\$50,500	\$150,900
Roofing	-	-	\$2,100	-	\$141,700	\$143,800
Interiors	-	\$46,600	\$2,500	\$7,700	\$95,200	\$152,100
Plumbing	-	-	-	\$2,000	\$104,600	\$106,600
Fire Suppression	-	-	\$1,900	-	\$2,600	\$4,500
HVAC	-	-	-	\$28,300	\$53,300	\$81,600
Electrical	-	-	\$48,700	\$8,100	\$23,800	\$80,600
Fire Alarm & Comm	-	-	\$24,400	\$11,700	-	\$36,100
Equipment/Special	-	-	-	\$22,900	-	\$22,900
TOTALS	-	\$61,000	\$79,600	\$166,800	\$471,700	\$779,100

7. Modular Classroom D26 (P02)



Modular Classroom D26 (P02): Systems Summary

Address	3066 Freeport Boulevard; Sacramento, California	
Constructed/ Renovated	1800 / 1900	
Building Size	1,920 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular construction with steel framed roof	Good
Façade	Painted wood with aluminum windows	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Wallpaper Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and ABS waste & venting No water heater	Fair
HVAC	Individual wall-mounted heat pump units	Good

Modular Classroom D26 (P02): Systems Summary

Fire Suppression	Hydrants & fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up, exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Damaged VCT, damaged exterior light lens, damaged laminate countertop	

Modular Classroom D26 (P02): Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$8,900	-	\$45,600	\$38,000	\$92,500
Roofing	-	-	\$1,100	-	-	\$1,100
Interiors	\$13,200	-	-	\$7,300	\$25,300	\$45,800
Plumbing	-	-	-	-	\$2,400	\$2,400
Fire Suppression	-	-	\$500	-	\$600	\$1,100
HVAC	-	-	-	-	\$41,900	\$41,900
Electrical	\$300	\$300	\$24,000	-	\$5,000	\$29,600
Fire Alarm & Comm	-	-	\$12,200	\$5,800	-	\$18,000
Equipment/Special	-	\$9,600	-	-	\$900	\$10,400
TOTALS	\$13,500	\$18,800	\$37,800	\$58,700	\$114,100	\$242,800

8. Site



Site: Systems Summary

Address	3066 Freeport Boulevard; Sacramento, California	
Site Area	28.83 acres (estimated)	
Parking Spaces	268 total spaces all in open lots; 12 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Property entrance signage, chain-link fencing Playgrounds and sports courts with bleachers, and fencing Limited park benches Fountain and outdoor swimming pool	Fair
Landscaping and Topography	Limited landscaping features Irrigation present Cast-in-place retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: HPS, metal halide	Fair
Ancillary Structures	Storage sheds and dugouts	Fair
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	

Site: Systems Summary

Key Issues and Findings

Leaking backflow, heavily cracked and worn asphalt, worn seal and striping, sidewalk cracking and trip hazards, damaged benches and bleachers

Site: Systems Expenditure Forecast

System Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	\$50,800	-	-	\$16,800	\$67,600
Site Development	\$13,700	\$186,600	\$156,900	\$246,300	\$4,644,000	\$5,247,600
Landscaping	-	-	-	\$2,827,400	-	\$2,827,400
Pavement	\$219,400	\$1,874,600	-	\$247,600	\$1,619,600	\$3,661,100
TOTALS	\$233,100	\$2,112,000	\$156,900	\$3,321,300	\$6,280,400	\$12,103,700

9. Property Space Use and Observed Areas

Unit Allocation

All 261,112 square feet of the property are occupied by C.K. McClatchy High School. The spaces are mostly a combination of offices, and classrooms with supporting restrooms, and mechanical, and other utility spaces.

Areas Observed

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

Key Spaces Not Observed

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

- Building A01-A06 and B01 Crawl Space, Safety concerns regarding asbestos

10. 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.

The facility was originally constructed in 1936. The facility was not subsequently renovated circa 2004. It is unknown if complaints about accessibility issues have not been received by the property management, or if the property has associated prior or pending litigation related to existing barriers or previously removed barriers.

A comprehensive ADA Compliance Survey will reveal specific aspects of the property that are not in compliance. Since some areas or categories above were identified as having major or moderate associated issues, EMG recommends such a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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.

11. Purpose and Scope

Purpose

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

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

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

Condition Ratings	
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.

12. 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.

13. Certification

DLR Group (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of C.K. McClatchy High School, 3066 Freeport Boulevard, Sacramento, California 95818, 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.

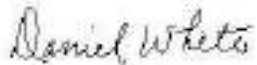
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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.

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14. Appendices

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

Appendix A: Photographic Record



#1	COVER PHOTO
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#2	BUILDING A - FRONT ELEVATION
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#3	BUILDING A - LEFT ELEVATION
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#4	FRONT ENTRANCE OF BUILDING A
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#5	BUILDING B RIGHT ELEVATION
----	----------------------------



#6	BUILDING B REAR ELEVATION 1
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#7	BUILDING B REAR ELEVATION 2
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#8	BUILDING C LEFT ELEVATION
----	---------------------------



#9	BUILDING C RIGHT ELEVATION
----	----------------------------



#10	BUILDING C REAR ELEVATION
-----	---------------------------



#11	BUILDING F FRONT ELEVATION
-----	----------------------------



#12	BUILDING F REAR ELEVATION
-----	---------------------------



#13	BUILDING P01 COVER PHOTO
-----	--------------------------



#14	BUILDING P02 COVER PHOTO
-----	--------------------------



#15	BUILDING P02 RIGHT ELEVATION
-----	------------------------------



#16	BUILDING P02 REAR ELEVATION
-----	-----------------------------



#17	ROOF FRAMING
-----	--------------



#18	ROOF OF BUILDING A
-----	--------------------



#19	BUILDING A SKYLIGHTS SHOWING SIGNS OF CORROSION AND AGE
-----	---



#20	CLOGGED DRAIN
-----	---------------



#21	ROTC (BUILDING C01) ROOF
-----	--------------------------



#22	WINDOW, ALUMINUM DOUBLE-GLAZED
-----	--------------------------------



#23	SCIENCE COURTYARD
-----	-------------------



#24	CAFETERIA COURTYARD
-----	---------------------



#25	BUILDING A HALLWAY
-----	--------------------



#26	CLASSROOM
-----	-----------



#27	NEW CLASSROOM INTERIOR PHOTO
-----	------------------------------



#28	SCIENCE CLASSROOM
-----	-------------------



#29	THEATER INTERIOR PHOTO
-----	------------------------



#30	THEATER CONTROL CENTER
-----	------------------------



#31	LITTLE THEATER
-----	----------------



#32	BUILDING A DRESSING ROOM
-----	--------------------------



#33	COPY ROOM
-----	-----------



#34	LIBRARY BOOK STORAGE
-----	----------------------



#35	CAFETERIA INTERIOR
-----	--------------------



#36	BUILDING A BASEMENT
-----	---------------------



#37	INTERIOR PHOTO
-----	----------------



#38	MUSIC ROOM
-----	------------



#39	KITCHEN
-----	---------



#40	GYMNASIUM
-----	-----------



#41	LOCKER ROOM
-----	-------------



#42	WRESTLING ROOM
-----	----------------



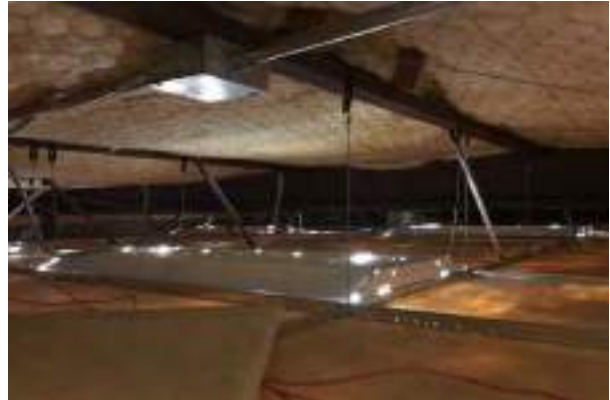
#43	BUILDING C WEIGHT ROOM
-----	------------------------



#44	BUILDING A INTERIOR ATTIC SPACE; INSULATION ON EXTERIOR WALL
-----	--



#45	FALLEN INSULATION FROM BUILDING A ATTIC
-----	---



#46	CEILING CAVITY
-----	----------------



#47	BUILDING C ATTIC SPACE
-----	------------------------



#48	DAMAGED INTERIOR WALL IN BUILDING C ATTIC
-----	---



#49	HYDRAULIC ELEVATOR AND CONTROLLER
-----	-----------------------------------



#50	DRINKING FOUNTAIN
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#51	STAFF RESTROOM
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#52	BOY'S RESTROOM
-----	----------------



#53	BUILDING A PACKAGED UNIT (RTU)
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#54	BUILDING A RADIATOR, HYDRONIC
-----	-------------------------------



#55	BUILDING B FURNACE, GAS
-----	-------------------------



#56	BUILDING B PACKAGED UNIT (RTU)
-----	--------------------------------



#57	AIR-COOLED CHILLER ON BUILDING A ROOF
-----	---------------------------------------



#58	BUILDING C FURNACE, GAS
-----	-------------------------



#59	BUILDING C AIR HANDLER (AHU)
-----	------------------------------



#60	BUILDING A, EXHAUST FAN
-----	-------------------------



#61	BUILDING A, MAIN SWITCHGEAR, 277/480 V
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#62	FIRE ALARM
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#63	DOMESTIC HOT WATER PIPING
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#64	HEATING HOT WATER DISTRIBUTION PIPING
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#65	BUILDING A, BASEMENT FAN-COIL UNIT
-----	------------------------------------



#66	NATURAL GAS METER
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#67	ELECTRIC METER NEAR FOOTBALL FIELD
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#68	ELECTRIC METER
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#69	BOILER CONTROLS
-----	-----------------



#70	BOILER 2
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#71	CONDENSATE RETURN PIPING
-----	--------------------------



#72	STEAM TRAP
-----	------------



#73	FAN COIL TERMINAL UNIT, STEAM PIPING TO COIL
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#74	BOILER ROOM DOMESTIC WATER PIPING
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#75	CHILLED WATER PIPING
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#76	PREFABRICATED/ANCILLARY BUILDING
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#77	BASEBALL FIELD
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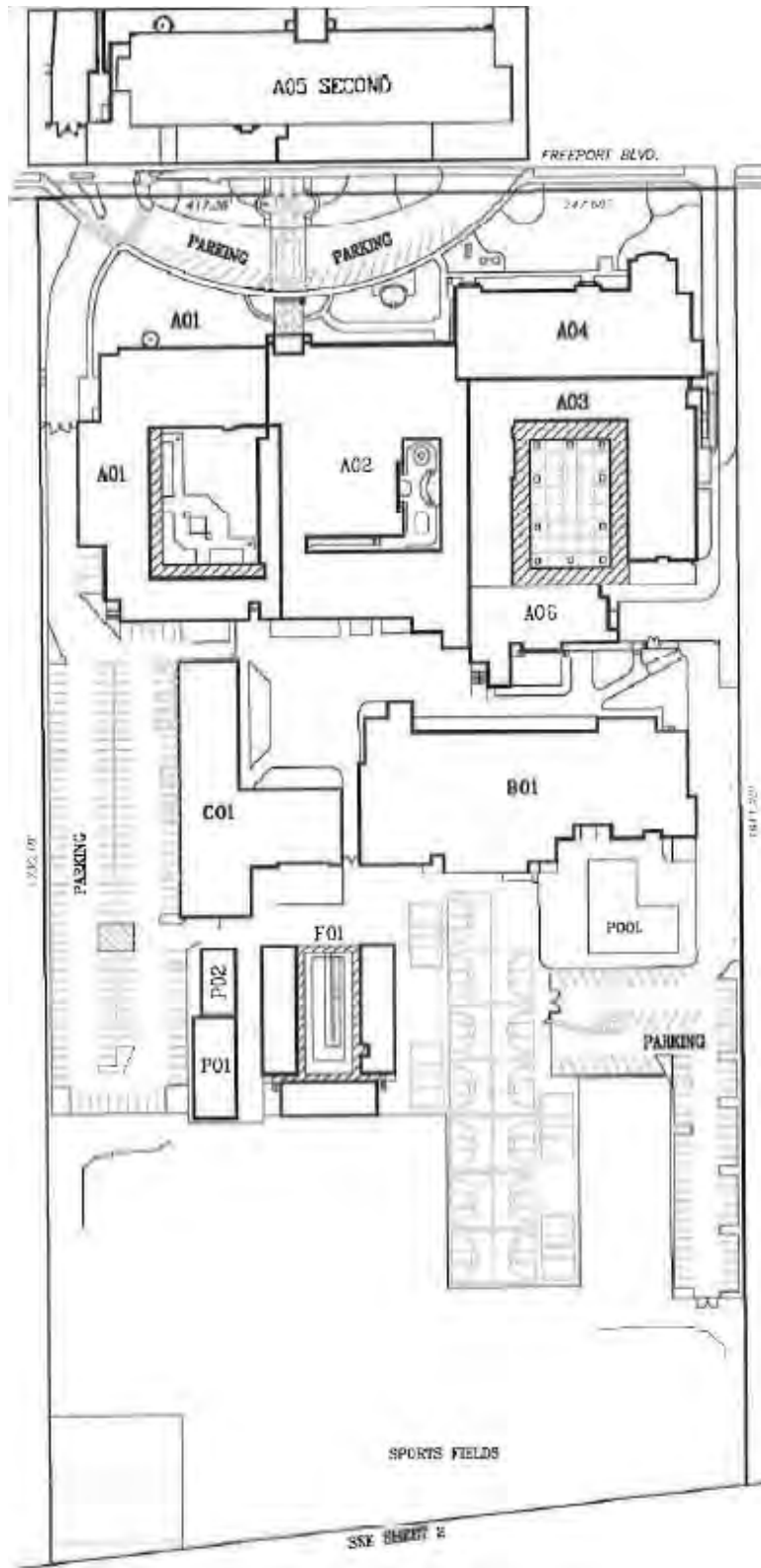
#78	PARKING LOT WITH ALLIGATOR CRACKING
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Appendix B: Site and Floor Plans

PHYSICAL NEEDS ASSESSMENT
SITE PLAN

C.K. MCCLATCHY HIGH SCHOOL

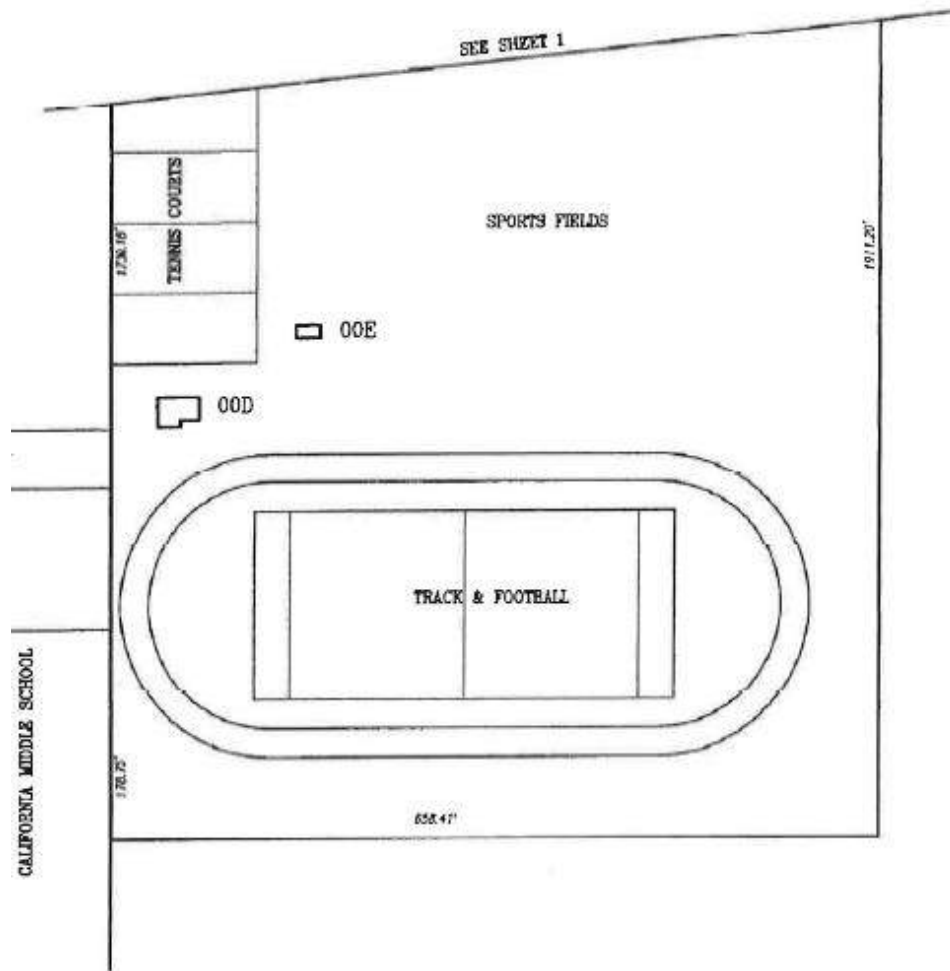
EMG PROJECT NO.: 136988.19R000-057.322



PHYSICAL NEEDS ASSESSMENT
SITE PLAN

C.K. MCCLATCHY HIGH SCHOOL

EMG PROJECT NO.: 136988.19R000-057.322



SOURCE:
Client Supplied: AHERA Management Plan



ON-SITE DATE:
August 5-7, 2019

FACILITY CONDITION ASSESSMENT
AERIAL SITE PLAN

C.K. MCCLATCHY HIGH SCHOOL

EMG PROJECT NO.: 136988.19R000-057.322

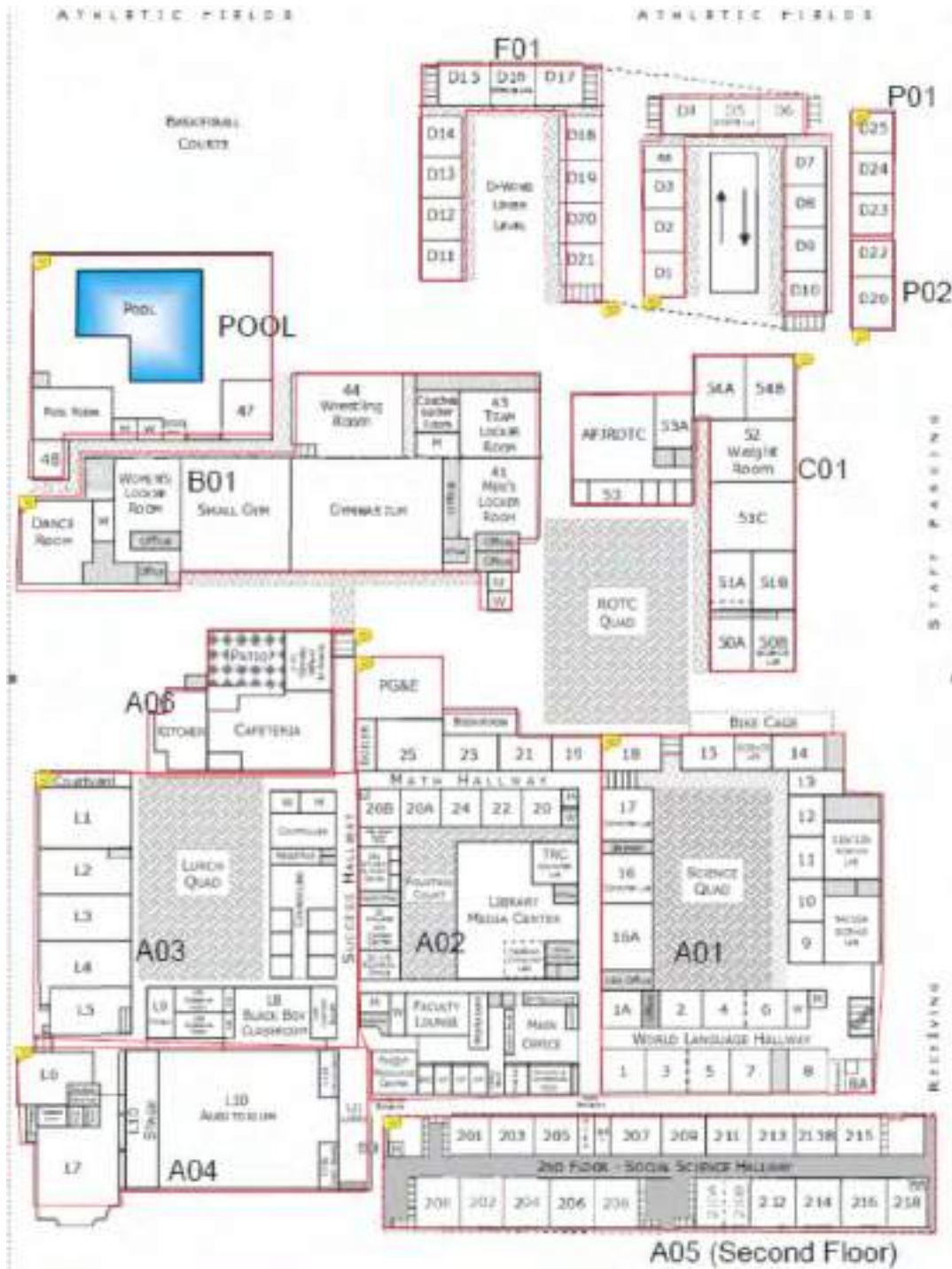


SOURCE:
Google Maps: Imagery ©2019 Google, Map data ©2019 Google



ON-SITE DATE:
August 5-7, 2019

Floor Plan



SOURCE:

Client Supplied



ON-SITE DATE:

August 5-7, 2019

Appendix C: Component Condition Report

Component Condition Report | C.K. McClatchy High School

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5038	All buildings	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	261,112 SF	7	1829441

Component Condition Report | C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1019	Site - A06	Fair	Loading Dock, Concrete	500 SF	4	1344686
Facade						
B2011	Site - A01-A06	Fair	Exterior Wall, Concrete Block (CMU), 1-2 Stories	600 SF	15	1346571
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	41,000 SF	3	1344682
B2011	Building Exterior	Fair	Exterior Wall, Concrete Cast-in-Place, 1-2 Stories	41,000 SF	20	1344603
B2021	Building Exterior	Fair	Window, 12 SF	119	13	1344634
B2021	Building Exterior	Fair	Window, 24 SF	229	13	1344632
B2021	Building Exterior - Basements	Fair	Window, 12 SF	6	3	1344623
B2023	Building Exterior - A03	Good	Storefront, Metal-Framed Windows w/out Door(s)	340 SF	29	1344576
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	12	4	1344657
B2032	Building Exterior - L-Wing - A03 & A04	Good	Exterior Door, Steel	24	39	1344684
B2032	Building Exterior	Fair	Exterior Door, Steel	41	12	1344593
B2032	Building Exterior - Basements	Poor	Exterior Door, Steel	3	1	1344611
B2034	Theater	Good	Overhead/Dock Door, 144 SF	2	29	1344641
B2034	Cafeteria	Fair	Overhead/Dock Door, 144 SF	1	10	1344575
B2034	L-Wing - A03 & A04	Good	Overhead/Dock Door, 144 SF	1	29	1344585
Roofing						
B3011	Roof	Fair	Roof, Clay/Concrete Tile	20,000 SF	4	1344564
B3011	Roof	Good	Roof, Single-Ply TPO/PVC Membrane	110,000 SF	15	1344565
B3011	Roof	Poor	Roof, any type per man-day, Repair	6	0	1344599
B3011	Roof - Cafeteria	Fair	Roof, Metal	2,600 SF	5	1344567
B3011	Roof	Fair	Roof, Metal	10,000 SF	30	1344569
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	600 LF	8	1344654
B3019	Lunch Quad	Fair	Awning, Fabric per SF	3,500 SF	4	1344687
B3021	Roof	Fair	Roof Skylight, per unit (9-20 SF)	20	15	1344563
B3021	Roof	Fair	Roof Skylight, per SF of glazing	1,000 SF	15	1344633
B3021	Roof	Poor	Roof Skylight, per SF of glazing	1,000 SF	2	1344562
B3022	Roof	Good	Roof Hatch, Metal	1	20	1344561

Component Condition Report | C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3022	Roof	Fair	Roof Hatch, Metal	2	6	1344566
Interiors						
C1012	Throughout building	Fair	Movable Partitions, Fabric Office 6' Height	180 LF	6	1344651
C1012	Throughout building	Fair	Movable Partitions, Fabric Office 6' Height	120 LF	6	1344571
C1017	Roof	Fair	Interior Window, 24 SF	16	10	1344670
C1017	Throughout building	Fair	Interior Window, 12 SF	55	15	1344595
C1021	L-Wing - A03 & A04	Good	Interior Door, Wood Solid-Core	40	39	1344680
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	210	8	1344636
C1021	L-Wing - A03 & A04	Good	Interior Door, Steel	10	39	1344667
C1021	Basements	Fair	Interior Door, Wood Solid-Core	20	3	1344659
C1023	Throughout building	Good	Door Hardware System, School (per Door)	74	29	1344675
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	285	4	1344638
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	24	10	1344622
C1033	Throughout building	Fair	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	820	5	1344621
C1033	L-Wing - A03 & A04	Good	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	30	19	1344617
C1033	Building exterior	Fair	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	340	3	1344655
C3012	L-Wing - A03 & A04	Good	Interior Wall Finish, any surface, Prep & Paint	64,000 SF	9	1344681
C3012	Restrooms	Poor	Interior Wall Finish, Ceramic Tile	1,500 SF	1	1344600
C3012	Throughout building	Poor	Interior Wall Finish, any surface, Prep & Paint	245,000 SF	2	1344592
C3012	L-Wing - A03 & A04	Good	Interior Wall Finish, Wallpaper	3,000 SF	14	1344664
C3012	Lobby	Fair	Interior Wall Finish, Marble Tile	1,400 SF	3	1344605
C3012	L-Wing - A03 & A04	Good	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced	6,000 SF	24	1344644
C3021	Theater	Good	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	400 SF	9	1344648
C3021	Kitchen	Good	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	500 SF	8	1344649
C3024	L-Wing - A03 & A04	Good	Interior Floor Finish, Vinyl Tile (VCT)	1,200 SF	14	1344587
C3024	Theater	Good	Interior Floor Finish, Plywood	400 SF	29	1344584
C3024	Throughout building	Poor	Interior Floor Finish, Vinyl Tile (VCT)	1,000 SF	1	1344626
C3024	Basements	Poor	Interior Floor Finish, Vinyl Tile (VCT)	500 SF	1	1344637
C3024	L-Wing - A03 & A04	Good	Interior Floor Finish, Vinyl Sheetting	5,000 SF	14	1344574
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	1,000 SF	10	1344646
C3024	Cafeteria	Poor	Interior Floor Finish, Wood Strip	750 SF	1	1344589
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	13,000 SF	5	1344572
C3024	Restrooms	Poor	Interior Floor Finish, Ceramic Tile	3,000 SF	1	1344674
C3025	L-Wing - A03 & A04	Good	Interior Floor Finish, Carpet Commercial Standard	20,000 SF	9	1344628
C3025	Throughout building	Poor	Interior Floor Finish, Carpet Commercial Standard	5,000 SF	1	1344581

Component Condition Report | C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3031	L-Wing - A03 & A04	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	32,000 SF	9	1344642
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	11,000 SF	5	1344629
C3031	Throughout building	Fair	Interior Ceiling Finish, Textured Spray Coating	85,000 SF	5	1344662
C3032	L-Wing - A03 & A04	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	26,000 SF	24	1344631
C3032	Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	5,000 SF	3	1344668
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	155,000 SF	5	1344616
Elevators						
D1011	Mechanical room	Fair	Elevator, 3000 - 4000 LB, Renovate	1	11	1343108
D1011	Elevator	Fair	Elevator Controls, 1 CAR, Modernize	1	15	1343101
D1019	Elevator	Fair	Elevator Cab Finishes, Standard w/out Stainless Steel Doors	1	3	1344653
Plumbing						
D2011	Restrooms	Good	Toilet, Commercial Water Closet	29	30	1344604
D2012	Restrooms	Poor	Urinal, Standard	6	2	1344652
D2012	Restrooms	Good	Urinal, Standard	4	25	1344647
D2014	Science Labs	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	50	8	1344586
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	22	20	1344673
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	7	8	1344579
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 3-Bowl	2	8	1344679
D2014	Utility closet	Fair	Service Sink, Wall-Hung	4	4	1344672
D2014	L-Wing - A03 & A04	Good	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	9	29	1344627
D2014	Utility closet	Fair	Service Sink, Floor	1	3	1344601
D2018	Throughout building	Fair	Drinking Fountain, Interior	5	6	1344643
D2018	Throughout building	Good	Drinking Fountain, Interior	2	13	1344685
D2018	Throughout building	Poor	Drinking Fountain, Interior	7	1	1344625
D2019	Science Labs	Fair	Emergency Eye Wash	4	5	1344583
D2021	Site - A01-A06	Fair	Backflow Preventer, 6 INCH	1	14	1346586
D2021	Site - A01-A06	Fair	Backflow Preventer, 6 INCH	1	14	1346570
D2021	Site - A04	Fair	Backflow Preventer, 4 INCH	1	15	1344650
D2023	Boiler room	Fair	Water Heater, 120 GAL	1	3	1343077
D2023	Boiler room	Fair	Water Storage Tank, 251 - 500 GAL	1	3	1343007
D2023	Boiler room	Fair	Water Storage Tank, 1710 GAL	1	3	1343085
D2023	Boiler room	Fair	Domestic Circulation/Booster Pump, 3 HP	1	5	1342985
D2023	Boiler room	Fair	Water Storage Tank, 1710 GAL	1	5	1342958
D2029	L-Wing - A03 & A04	Good	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	32,500 SF	39	1344620
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	125,275 SF	5	1344666

Component Condition Report | C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2034	Kitchen	Fair	Grease Trap/Interceptor, Undercounter [No tag/plate found]	1	10	1342725
D2049	Throughout building	Fair	Plumbing System, Rain Water Drainage, Low Density	110,000 SF	10	1344568
D2091	Boiler room	Fair	Air Compressor, 10 HP	1	4	1342970
D2091	Boiler room	Fair	Compressed Air Dryer, 100 CFM	1	8	1343109
D2091	Boiler room	Fair	Air Compressor, 10 HP	1	8	1342991
Fire Suppression						
D4011	Site - A01-A06	Fair	Backflow Preventer, 6 INCH	1	10	1346590
D4011	Site - A01-A06	Fair	Backflow Preventer, 8 INCH	1	10	1346604
D4019	Theater	Good	Fire Riser	1	39	1344677
D4019	Basements	Fair	Sprinkler Heads (per SF)	17,000 SF	10	1344614
D4019	Throughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	160,500 SF	2	1344619
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	75	5	1344613
D4091	Kitchen	Fair	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace [No tag/plate found]	10 LF	11	1342735
HVAC						
D3021	Boiler room	Failed	Boiler, 2444 MBH [Boiler #2]	1	0	1343118
D3021	Boiler room	Fair	Boiler, 2444 MBH [Boiler #1]	1	7	1343034
D3022	Boiler room	Fair	Condensate Return Station, 15 GAL	1	4	1343100
D3022	Boiler room	Fair	Expansion Tank, 101 - 175 GAL	1	5	1343087
D3023	Boiler room	Fair	Heat Exchanger, 41 - 75 GPM	1	3	1343091
D3031	Roof-A02	Fair	Chiller, 176 TON [CH-2]	1	5	1343096
D3031	Roof-A02	Fair	Chiller, 176 TON [CH-1]	1	5	1342995
D3032	Roof-A02	Fair	Ductless Split System, Single Zone, 2.5 to 3 Ton [ACCU-5]	1	6	1343031
D3032	Roof-A02	Fair	Condensing Unit, Split System, 2.5 Ton [ACCU-3]	1	5	1343050
D3032	Roof-A02	Fair	Condensing Unit/Heat Pump, Split System, 2.5 Ton [ACCU-4]	1	5	1343024
D3032	Roof-A03	Good	Ductless Split System, Single Zone, 1.5 to 2 Ton	1	12	1342968
D3032	Roof-A02	Fair	Ductless Split System, Single Zone, 2.5 to 3 Ton [ACCU-1]	1	5	1342993
D3032	Roof-A02	Fair	Condensing Unit, Split System, 2.5 Ton [ACCU-2]	1	5	1342961
D3041	Roof-A01	Fair	Air Handler (AHU), Exterior, 8,001 to 10,000 CFM [AHU-3]	1	3	1343111
D3041	Throughout building	Fair	Fan Coil Unit, 801 - 1200 CFM	50	3	1344612
D3041	Basement	Fair	Fan Coil Unit, 401 - 800 CFM	1	4	1343061
D3041	Roof-A03	Fair	Air Handler (AHU), Exterior, 6,001 to 8,000 CFM [AHU-7]	1	3	1342986
D3041	Roof-A06	Fair	Make-Up Air Unit, 6,001 to 12,000 CFM [MAU-1]	1	3	1343082
D3041	Roof-A01	Fair	Air Handler (AHU), Exterior, 8,001 to 10,000 CFM [AHU-4]	1	3	1343033
D3041	Roof-A06	Fair	Air Handler (AHU), Exterior, 6,001 to 8,000 CFM [AHU-9]	1	3	1342990
D3041	Roof-A03	Fair	Air Handler (AHU), Exterior, 8,001 to 10,000 CFM [AHU-8]	1	3	1343054

Component Condition Report | C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	158,275 SF	24	1377955
D3041	Roof-A01	Fair	Air Handler (AHU), Exterior, 4,001 to 6,000 CFM [AHU-5]	1	3	1343025
D3041	Roof-A01	Fair	Air Handler (AHU), Exterior, 4,001 to 6,000 CFM [AHU-6]	1	3	1342965
D3042	Roof-A01	Fair	Exhaust Fan, 1001 - 2000 CFM	1	4	1343051
D3042	Roof-A01	Fair	Exhaust Fan, 2001 - 5000 CFM	1	4	1343113
D3042	Roof-A01	Fair	Exhaust Fan, 2001 - 5000 CFM	1	4	1343052
D3042	Roof-A02	Fair	Exhaust Fan, 1300 CFM	1	25	1343008
D3042	Roof-A02	Fair	Exhaust Fan, 1001 - 2000 CFM	1	4	1343102
D3042	Roof-A05	Fair	Exhaust Fan, 1001 - 2000 CFM	1	4	1342960
D3042	Roof-A02	Fair	Exhaust Fan, 1001 - 2000 CFM [REF-26]	1	4	1343079
D3042	Roof-A05	Fair	Exhaust Fan, 1001 - 2000 CFM	1	4	1342997
D3042	Boiler room	Fair	Exhaust Fan, 1000 CFM	1	3	1343086
D3042	Roof-A02	Fair	Exhaust Fan, 1001 - 2000 CFM	1	4	1342963
D3042	Roof-A06	Fair	Exhaust Fan, 2001 - 5000 CFM [KEF-1]	1	5	1343011
D3042	Roof-A05	Fair	Exhaust Fan, 1001 - 2000 CFM [REF-2]	1	4	1342962
D3042	Roof-A06	Fair	Exhaust Fan, 2001 - 5000 CFM [KEF-2]	1	4	1342971
D3042	Roof-A01	Fair	Exhaust Fan, 2001 - 5000 CFM	1	4	1343073
D3042	Building exterior	Fair	Exhaust Fan, 1000 CFM	4	4	1344602
D3042	Roof-A03	Good	Exhaust Fan, 1001 - 2000 CFM	1	24	1343055
D3042	Roof-A01	Fair	Exhaust Fan, 2001 - 5000 CFM	1	4	1343036
D3042	Roof-A01	Fair	Exhaust Fan, 1001 - 2000 CFM	1	4	1343071
D3042	Roof-A01	Fair	Exhaust Fan, 1001 - 2000 CFM	1	4	1343000
D3042	Roof-A01	Fair	Exhaust Fan, 100 - 1000 CFM	10	4	1343040
D3045	Roof-A02	Fair	Distribution Pump, 5 HP [CHWP-C2]	1	3	1343104
D3045	Boiler room	Fair	Distribution Pump, 10 HP [CHWP-D1]	1	4	1343015
D3045	Boiler room	Fair	Distribution Pump, 10 HP [CHWP-D2]	1	4	1342983
D3045	Roof-A02	Fair	Distribution Pump, 5 HP [CHWP-1]	1	4	1343028
D3049	Throughout building	Fair	HVAC System Hydronic Piping, 2-Pipe	158,275 SF	3	1343067
D3049	Throughout building	Fair	HVAC System Hydronic Piping, Steam & Hydronic Piping, 2-Pipe	158,275 SF	3	1822067
D3051	Throughout building	Fair	Radiator, Hydronic Baseboard (per LF)	40 LF	3	1344658
D3051	Basement	Fair	Unit Heater, 13 - 36 MBH	1	5	1343123
D3052	Roof-A03	Fair	Packaged Unit (RTU), 5 TON [AC-7]	1	18	1343120
D3052	Roof-A04	Good	Packaged Unit (RTU), 20 TON [AC-1]	1	18	1343089
D3052	Roof-A04	Good	Packaged Unit (RTU), 60 TON [AC-11]	1	18	1343088
D3052	Roof-A04	Good	Packaged Unit (RTU), 4 TON [AC-4]	1	18	1342998

Component Condition Report | C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Roof-A03	Good	Packaged Unit (RTU), 9 TON [AC-2]	1	18	1343062
D3052	Roof-A04	Good	Packaged Unit (RTU), 15 TON [AC-5]	1	18	1343083
D3068	Boiler room	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	158,275 SF	5	1343114
Electrical						
D5012	Electrical room-L7F	Fair	Main Distribution Panel, 600 AMP [LDC]	1	30	1343080
D5012	Boiler room	Fair	Motor Control Center w/ Main Breaker, 600 AMP [MAIN]	1	18	1343022
D5012	Building exterior	Good	Building/Main Switchboard, 2000 AMP [Distribution Switchboard #2]	1	38	1343107
D5012	Building exterior	Fair	Building/Main Switchboard, 2000 AMP [Distribution Switchboard #1]	1	38	1343074
D5012	Building exterior	Good	Building/Main Switchgear, 4000 AMP [Main Switchboard]	1	38	1343046
D5012	Utility closet - M201	Fair	Secondary Transformer, 75 kVA	1	3	1344669
D5012	Boiler room	Fair	Building/Main Switchboard, 1000 AMP	1	28	1343106
D5012	Electrical room - L7F	Good	Main Distribution Panel, 400 AMP [LSE]	1	28	1344656
D5012	Building exterior	Good	Building/Main Switchboard, 1000 AMP [DPB]	1	38	1343098
D5012	Boiler room	Fair	Secondary Transformer, 75 kVA	1	5	1342976
D5012	Electrical room-L7F	Good	Main Distribution Panel, 1000 AMP [HDPC]	1	29	1343072
D5012	Roof-A04	Good	Secondary Transformer, 150 kVA [TLCD]	1	28	1343027
D5012	Electrical room-L7F	Good	Main Distribution Panel, 600 AMP [HCAC]	1	29	1343001
D5012	Roof-A04	Good	Secondary Transformer, 150 kVA [TLSE]	1	28	1343035
D5019	L-Wing - A03 & A04	Good	Electrical Wiring & Switches, High Density/Complexity	32,500 SF	39	1344608
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	125,775 SF	10	1344618
D5022	Building Exterior	Fair	Light Fixture, 250 WATT	34	4	1344635
D5022	Building Exterior	Fair	Light Fixture, 250 WATT	10	4	1344609
D5029	L-Wing - A03 & A04	Good	Lighting System, Interior, Medium Density & Standard Fixtures	32,500 SF	19	1344606
D5029	Theater	Good	Lighting System, Interior, Very High Density or High-End Fixtures	700 SF	19	1344598
D5029	L-Wing - A03 & A04	Good	Lighting System, Interior, Very High Density or High-End Fixtures	800 SF	19	1344590
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	124,275 SF	4	1344661
D5092	L-Wing - A03 & A04	Good	Exit Sign Light Fixture, LED	33	9	1344640
D5092	Electrical room-L7F	Good	Uninterruptible Power Supply (UPS), 7.5 kVA [ELS]	1	14	1343063
D5092	Throughout building	Poor	Exit Sign Light Fixture, LED	125	1	1344645
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	158,275 SF	10	1344573
D5031	Theater	Good	Sound System, 7 Channel	1	14	1344570
D5037	L-Wing - A03 & A04	Good	Fire Alarm System, Standard Addressable, Upgrade/Install	32,500 SF	19	1344660
D5037	Main Office - A02	Fair	Fire Alarm Control Panel, Addressable	1	5	1343090
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	125,775 SF	5	1344624

Component Condition Report | C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	158,275 SF	10	1344678
Equipment/Special						
E1011	Classroom - 1A	Fair	Vault Door, 4, 200 LB	1	8	1344663
E1023	Theater	Good	Stage Curtain, Medium Weight Velour, Flameproof (per SF)	400 SF	14	1344578
E1027	Science Lab - O11A	Fair	Laboratory Exhaust Hood, 6 LF	1	5	1344610
E1027	Science Lab - O09A	Fair	Laboratory Exhaust Hood, 6 LF	3	3	1344671
E1027	Science Lab - O12A	Fair	Laboratory Exhaust Hood, 6 LF	1	3	1344630
E1028	Throughout building	Fair	Defibrillator (AED), Cabinet Mounted	4	10	1342967
E1093	Kitchen	Good	Commercial Kitchen, Steam Kettle [No tag/plate found]	1	19	1342721
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Single [3]	1	3	1342744
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer [No tag/plate found]	1	7	1342729
E1093	Kitchen	Fair	Commercial Kitchen, Slicer [No tag/plate found]	1	4	1342731
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Single [1]	1	3	1342723
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer [No tag/plate found]	1	7	1342727
E1093	Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells [Milk Box 1]	1	7	1342736
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Single [2]	1	3	1342724
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Single [4]	1	3	1342718
E1093	Kitchen	Fair	Commercial Kitchen, 10 LF [KH-2]	1	7	1342740
E1093	Kitchen	Fair	Commercial Kitchen, Steamer, Freestanding [No tag/plate found]	1	3	1342738
E1093	Kitchen	Fair	Commercial Kitchen, Mixer, Freestanding [No tag/plate found]	1	8	1342745
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer [No tag/plate found]	1	7	1342747
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	7	1342719
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer [No tag/plate found]	1	7	1342734
E1093	Kitchen	Fair	Commercial Kitchen, 10 LF [KH-1]	1	7	1342733
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Single [No tag/plate found]	1	5	1342742
E1093	Kitchen	Fair	Commercial Kitchen, Icemaker, Freestanding [No tag/plate found]	1	3	1342720
E1093	Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells [No tag/plate found]	1	7	1342732
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Freezer [Illegible]	1	10	1342743
E1093	Kitchen	Fair	Commercial Kitchen, Range/Oven, 6-Burner [No tag/plate found]	1	5	1342722
E1093	Kitchen	Fair	Commercial Kitchen, Griddle [No tag/plate found]	1	5	1342730
E1093	Kitchen	Fair	Commercial Kitchen, Slicer [No tag/plate found]	1	6	1342739
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer [No tag/plate found]	1	7	1342737
E1093	Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells [No tag/plate found]	1	7	1342726
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator [Refrigerator]	1	10	1342741
E1093	Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells [No tag/plate found]	1	7	1342748

Component Condition Report | C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Single [No tag/plate found]	1	5	1342728
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	7	1342746
E2012	Throughout building	Fair	Kitchen Counter, Plastic Laminate, Postformed	200 LF	8	1344683
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	260 LF	8	1344594
E2012	Throughout building	Poor	Kitchen Counter, Plastic Laminate, Postformed	170 LF	2	1344615
E2012	Throughout building	Poor	Kitchen Cabinetry, Stock Hardwood	220 LF	2	1344607
E2012	L-Wing - A03 & A04	Good	Kitchen Cabinetry, Stock Hardwood	80 LF	19	1344597
E2012	Science Labs	Fair	Kitchen Counter, Solid Surface	180 LF	12	1344591
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	180 LF	12	1344639
E2015	Theater	Good	Auditorium Seating, Fixed Metal with Cushion	940	19	1344676
F1041	Fountain Court	Failed	Swimming Pool, Ceramic Tile Finish, Repair/Replace	200 SF	0	1344580

Site Development

G2042	Site - A01-A06	Fair	Retaining Wall, Cast-in-place Concrete (per SF Face)	500 SF	15	1346593
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Follow-up Studies

P000X	Throughout building	Poor	Engineer, Plumbing, Sanitary Sewer System, Evaluate/Report	1	0	1344665
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Accessibility

Z105X	Throughout	NA	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	1347550
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Component Condition Report | C.K. McClatchy High School / Classrooms D1 to D21

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Poor	Exterior Wall, Stucco, 1-2 Stories, Repair	2,000 SF	0	1344953
B2011	Building Exterior	Poor	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	20,400 SF	1	1344925
B2021	Building Exterior	Fair	Window, 12 SF	11	15	1344932
B2021	Building Exterior	Fair	Window, 144 SF	21	15	1344920
B2021	Building Exterior	Fair	Window, 12 SF	1	15	1344934
B2021	Building Exterior	Fair	Window, 24 SF	1	15	1344944
B2032	Building Exterior	Fair	Exterior Door, Steel	27	25	1344938
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	14,000 SF	10	1342711
B3016	Roof	Fair	Gutters & Downspouts, 2	800 LF	5	1344926
Interiors						
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	27	3	1344928
C1031	Restrooms	Poor	Toilet Partitions, Plastic/Laminate	3	1	1344939
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	5	5	1344955

Component Condition Report | C.K. McClatchy High School / Classrooms D1 to D21

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3012	Throughout building	Fair	Interior Wall Finish, Ceramic Tile	1,000 SF	25	1344941
C3012	Throughout building	Poor	Interior Wall Finish, Wallpaper	500 SF	0	1344940
C3012	Restrooms	Fair	Interior Wall Finish, Laminated Paneling (FRP)	700 SF	15	1344945
C3012	Classrooms	Fair	Interior Wall Finish, Wallpaper	59,500 SF	6	1344936
C3021	Building Exterior	Fair	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	4,000 SF	3	1344915
C3024	Throughout building	Fair	Interior Floor Finish, Ceramic Tile	800 SF	25	1344931
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	19,200 SF	3	1344948
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	800 SF	4	1344950
C3032	Classrooms	Poor	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	19,000 SF	2	1344929
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	9	20	1344946
D2012	Restrooms	Fair	Urinal, Waterless	3	20	1344958
D2014	Utility closet	Fair	Service Sink, Floor	1	20	1344935
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	32	15	1344927
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	15	1344954
D2018	Throughout building	Fair	Drinking Fountain, Outside/Site Style	2	4	1344916
D2019	Classrooms	Fair	Emergency Eye Wash & Shower Station	4	5	1344918
D2023	Utility closet	Fair	Water Heater, 16 - 29 GAL	1	3	1343023
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	21,120 SF	25	1344952
Fire Suppression						
D4019	Throughout building	Fair	Sprinkler Heads (per SF)	21,120 SF	10	1344933
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	21	5	1344922
HVAC						
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	4	1342698
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	4	1342702
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	4	1342692
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	4	1342693
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	4	1342708
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	4	1342704
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	4	1342696
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	4	1342699
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	4	1342706
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	4	1342709
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	4	1342697
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	4	1342701

Component Condition Report | C.K. McClatchy High School / Classrooms D1 to D21

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	4	1342710
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	4	1342695
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	4	1342707
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	4	1342694
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	4	1342705
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	4	1342700
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	4	1342691
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	4	1342690
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	4	1342703

Electrical

D5012	Building exterior	Fair	Main Distribution Panel, 400 AMP	1	14	1343037
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	21,120 SF	25	1344943
D5022	Building exterior	Fair	Light Fixture, 250 WATT	6	5	1344956
D5022	Building exterior	Fair	Light Fixture, 100 WATT	48	5	1344951
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	21,120 SF	5	1344924
D5092	Building exterior	Fair	Exit Sign Light Fixture, LED	4	3	1344947

Fire Alarm & Comm

D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	21,120 SF	5	1344937
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	21,120 SF	5	1344949
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	21,120 SF	10	1344957

Equipment/Special

E2012	Classrooms	Fair	Kitchen Counter, Plastic Laminate, Postformed	760 LF	3	1344930
E2012	Classrooms	Fair	Kitchen Counter, Solid Surface	120 LF	25	1344923
E2012	Classrooms	Fair	Kitchen Cabinetry, Stock Hardwood	1,050 LF	8	1344919

Component Condition Report | C.K. McClatchy High School / Gymnasium & Pool

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B101X	Structure	Good	Structural Frame, Concrete, Steel, & Wood	40,419 SF	60	1342813
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Concrete & Stucco, Prep & Paint	17,000 SF	5	1342831
B2011	Building exterior	Poor	Exterior Wall, Exterior Wood Trim, Prep & Paint & Repair	500 SF	1	1343603
B2021	Building Exterior	Fair	Window, Steel, 12 SF (Newer)	19	15	1342820
B2021	Building Exterior	Fair	Window, Steel 12 SF (older/original)	8	5	1342800
B2032	Building Exterior	Fair	Exterior Door, Steel	23	5	1342826

Component Condition Report | C.K. McClatchy High School / Gymnasium & Pool

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3011	Roof	Fair	Roof, Metal	4,000 SF	20	1343598
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	39,000 SF	10	1343597
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	72	10	1342840
C1021	Throughout building	Good	Interior Door, Steel	12	30	1342847
C1021	Throughout building	Fair	Interior Door, Steel	14	10	1342819
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	125	15	1342837
C1031	Locker Rooms & Restrooms	Fair	Toilet Partitions, Metal & Solid Plastic	12	10	1342812
C1033	Locker Rooms	Poor	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	1,670	2	1342843
C3012	Throughout building	Fair	Interior Wall Finish, Quarry Tile	1,200 SF	25	1342824
C3012	Restroom & Locker Rooms	Fair	Interior Wall Finish, Ceramic Tile	4,000 SF	10	1342844
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	86,460 SF	5	1342809
C3021	Throughout building	Poor	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	7,860 SF	2	1342816
C3021	Throughout building	Good	Interior Floor Finish, Concrete w/ Epoxy Coating, Prep & Paint	5,895 SF	7	1342833
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,965 SF	4	1342805
C3024	Gymnasiums	Good	Interior Floor Finish, Maple Sports Floor, Refinish	19,650 SF	8	1342810
C3024	Restroom & Locker Rooms	Fair	Interior Floor Finish, Ceramic Tile	3,930 SF	10	1342827
C3031	Throughout building	Fair	Interior Ceiling Finish, Concrete & Gypsum Board, Prep & Paint	7,860 SF	5	1342825
C3032	Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	4,000 SF	5	1342802
C3032	Offices	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,500 SF	5	1342822
Plumbing						
D2011	Restroom & Locker Rooms	Fair	Toilet, Commercial Water Closet	14	15	1342803
D2012	Restroom & Locker Rooms	Fair	Urinal, Standard	7	15	1342817
D2014	Restroom & Locker Rooms	Fair	Lavatory, Wall-Hung, Vitreous China	16	15	1342836
D2017	Restroom & Locker Rooms	Fair	Shower, Fiberglass, ADA	2	12	1342829
D2017	Building Exterior	Fair	Shower Head w/ Valve	61	10	1342828
D2018	Throughout building	Fair	Drinking Fountain, Metal (Interior & Exterior)	6	5	1342823
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	3	3	1342838
D2019	Pool Equipment room	Fair	Emergency Eye Wash & Shower Station	1	3	1342756
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	40,419 SF	15	1342832
D2043	Pool Equipment room	Fair	Sump Pump, 3 HP [Inaccessible]	1	13	1342754
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	7	5	1342830
HVAC						

Component Condition Report | C.K. McClatchy High School / Gymnasium & Pool

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	40,419 SF	10	1342835
D3042	Roof	Fair	Exhaust Fan, 1001 - 2000 CFM	1	6	1343081
D3042	Wrestling Room - 44	Fair	Exhaust Fan, 2,000-5,000 CFM, Centrifugal [EF-1]	1	15	1342848
D3042	Roof	Fair	Exhaust Fan, 1001 - 2000 CFM [REF-7]	1	4	1343039
D3042	Roof	Fair	Exhaust Fan, 1001 - 2000 CFM [REF-3]	1	19	1342980
D3042	Roof	Fair	Exhaust Fan, 1001 - 2000 CFM [REF-2]	1	19	1343032
D3042	Roof	Fair	Exhaust Fan, 1001 - 2000 CFM	1	4	1343013
D3042	Roof	Fair	Exhaust Fan, 1001 - 2000 CFM [REF-6]	1	4	1343069
D3042	Roof	Fair	Exhaust Fan, 1001 - 2000 CFM [REF-9]	1	19	1343103
D3042	Roof	Fair	Exhaust Fan, 5001 - 8500 CFM [REF-4]	1	20	1343058
D3042	Roof	Fair	Exhaust Fan, 1001 - 2000 CFM [REF-8]	1	19	1343064
D3042	Roof	Fair	Exhaust Fan, 1001 - 2000 CFM [REF-5]	1	10	1343076
D3042	Roof	Fair	Exhaust Fan, 1001 - 2000 CFM [REF-10]	1	10	1343029
D3051	Roof	Fair	Furnace, 800 MBH [HV-2]	1	14	1342989
D3051	Roof	Fair	Furnace, 500 MBH [HV-3]	1	14	1343056
D3051	Roof	Fair	Furnace, 800 MBH [HV-1]	1	15	1343009
D3052	Roof	Fair	Packaged Unit (RTU), 16 TON [AC-4 Bleachers]	1	15	1342988
D3052	Roof	Fair	Packaged Unit (RTU), 18 TON [AHU-1]	1	20	1343122
D3052	Roof	Fair	Packaged Unit (RTU), 30 TON [AC-2]	1	15	1343057
D3052	Roof	Fair	Packaged Unit (RTU), 8 - 10 TON [AC-4]	1	5	1343097
D3052	Roof	Fair	Packaged Unit (RTU), 30 TON [AC-1]	1	15	1343075
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON [AC-2]	1	5	1342966
D3052	Roof	Fair	Packaged Unit (RTU), 30 TON [AC-3]	1	15	1343004
D3052	Roof	Fair	Packaged Unit (RTU), 2 TON [AC-5 Woman's Coaches Office]	1	15	1343020
D3052	Roof	Fair	Packaged Unit (RTU), 2 TON [AC-6]	1	15	1342979
D3052	Roof	Fair	Packaged Unit (RTU), 21 - 25 TON [SCU-1]	1	15	1342982
Electrical						
D5012	Equipment Storage Room	Fair	Secondary Transformer, 15 kVA [No tag/plate found]	1	10	1342808
D5012	Pool Equipment room	Fair	Variable Frequency Drive (VFD), 25 HP, Replace/Install [No tag/plate found]	1	10	1342755
D5012	Pool Equipment room	Fair	Secondary Transformer, 45 kVA [HDPR 2/4/6]	1	5	1342757
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	40,419 SF	10	1342806
D5022	Building Exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement)	7	4	1342818
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	40,419 SF	5	1342841
D5092	Throughout building	Fair	Emergency Light, 2-Head w/ Battery	53	5	1342839
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	12	5	1342842

Component Condition Report | C.K. McClatchy High School / Gymnasium & Pool

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5037	Throughout building	Good	Fire Alarm System, Standard Addressable, Upgrade	40,419 SF	5	1342849
Equipment/Special						
E1028	Throughout building	Fair	Defibrillator (AED), Cabinet Mounted	2	5	1342845
E1099	Main Gymnasium	Good	Bleacher, Telescoping Manual	220	15	1342834
E1099	Main Gymnasium	Fair	Bleacher, Wood, Manual, Replace (per Seat)	200	3	1342846
E1099	Main Gymnasium	Good	Bleachers, Fixed Aluminum Benches	750	15	1342814
E2012	Throughout building	Poor	Interior Casework, Wood	50 LF	2	1342815
E2012	Throughout building	Fair	Counter, Laminated Wood	40 LF	2	1342801
F1041	Pool Equipment room	Fair	Circulation Pump, 30 HP [No tag/plate found]	1	15	1342753
F1041	Pool Equipment room	Excellent	Gas Heater, 1500 MBH [No tag/plate found]	1	19	1342758
F1041	Pool Equipment room	Good	Circulation Pump, Swimming Pool, Chemical Feed Pump [No tag/plate found]	1	14	1342751
F1041	Pool	Fair	Swimming Pool, Diving Stand w/ Board 1 Meter High	2	15	1343601
F1041	Pool Equipment room	Good	Chemical Feed System [No tag/plate found]	1	14	1342752
F1041	Pool Equipment Room	Fair	Swimming Pool, Filtration System [No tag/plate found]	1	10	1342759
F1041	Pool	Fair	Swimming Pool, Ceramic Tile Finish	6,560 SF	15	1343600
Site Development						
G2047	Main Gymnasium	Fair	Sports Apparatus, Scoreboard	19	15	1342811
G2047	Gymnasiums	Fair	Sports Apparatus, Basketball Backstop	19	10	1342821

Component Condition Report | C.K. McClatchy High School / Modular Classroom D26

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	1,980 SF	10	1344799
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,980 SF	3	1344792
B2021	Building Exterior	Fair	Window, 24 SF	4	15	1344781
B2021	Building Exterior	Fair	Window, 24 SF	6	13	1344789
B2032	Building Exterior	Fair	Exterior Door, Steel	2	23	1344807
Roofing						
B3011	Roof	Fair	Roof, Metal	2,300 SF	23	1344795
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	80 LF	5	1344790
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	4	23	1344808
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	6	13	1344796
C3012	Throughout building	Fair	Interior Wall Finish, Wallpaper	1,800 SF	10	1344805

Component Condition Report | C.K. McClatchy High School / Modular Classroom D26

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3024	Throughout building	Poor	Interior Floor Finish, Vinyl Tile (VCT)	1,920 SF	0	1344793
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,920 SF	25	1344803
Plumbing						
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	13	1344797
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	1,920 SF	23	1344804
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	1344788
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	1,920 SF	13	1344798
D3052	Building exterior	Good	Heat Pump, 3.5 TON [D26-1]	1	19	1344794
D3052	Building exterior	Good	Heat Pump, 3.5 TON [D26-2]	1	19	1344800
Electrical						
D5012	Interior	Fair	Main Distribution Panel, 200 AMP	1	13	1344791
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	1,920 SF	23	1344801
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	5	1344787
D5022	Building exterior	Failed	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	0	1344782
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	1,920 SF	4	1344783
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	1	3	1344786
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	1,920 SF	10	1344809
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	1,920 SF	5	1344806
Equipment/Special						
E2012	Throughout building	Poor	Kitchen Counter, Plastic Laminate, Postformed	8 LF	1	1344802
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	20 LF	3	1344784

Component Condition Report | C.K. McClatchy High School / Modular Classrooms D22 to D25

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	3,200 SF	10	1344899
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,200 SF	3	1344906
B2021	Building Exterior	Fair	Window, 12 SF	3	15	1344885
B2021	Building Exterior	Fair	Window, 24 SF	5	15	1344887
B2021	Building Exterior	Fair	Window, 24 SF	5	10	1344904
B2021	Building Exterior	Fair	Window, 12 SF	3	10	1344911
B2032	Building Exterior	Fair	Exterior Door, Steel	4	20	1344907

Component Condition Report | C.K. McClatchy High School / Modular Classrooms D22 to D25

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3011	Roof	Fair	Roof, Metal	4,400 SF	20	1344891
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	150 LF	5	1344898
Interiors						
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	4	5	1344896
C3012	Throughout building	Poor	Interior Wall Finish, Wallpaper	1,900 SF	1	1344882
C3012	Throughout building	Fair	Interior Wall Finish, Wallpaper	1,900 SF	10	1344889
C3025	Throughout building	Poor	Interior Floor Finish, Carpet Commercial Standard	3,840 SF	1	1344895
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,840 SF	18	1344892
Plumbing						
D2014	OD25	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	6	1344880
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	3,840 SF	20	1344881
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	4	5	1344913
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	3,840 SF	10	1344897
D3052	Building exterior - D23	Good	Heat Pump, 3.5 TON	1	19	1344900
D3052	Building exterior - D24	Good	Heat Pump, 3.5 TON	1	19	1344893
D3052	Building exterior - D22	Good	Heat Pump, 3.5 TON	1	20	1344894
D3052	Building exterior - D25	Good	Heat Pump, 3.5 TON	1	19	1344909
Electrical						
D5012	Building exterior - D23	Fair	Main Distribution Panel, 125 AMP	1	10	1344905
D5012	Building exterior - D22	Fair	Main Distribution Panel, 125 AMP	1	10	1344902
D5012	Building exterior - D25	Fair	Main Distribution Panel, 125 AMP	1	10	1344888
D5012	Building exterior - D24	Fair	Main Distribution Panel, 125 AMP	1	10	1344908
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	3,840 SF	20	1344890
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	4	5	1344886
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,840 SF	4	1344903
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	3,840 SF	10	1344883
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	3,840 SF	5	1344910
Equipment/Special						
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	40 LF	6	1344901
E2012	Throughout building	Fair	Kitchen Counter, Plastic Laminate, Postformed	40 LF	6	1344884

Component Condition Report | C.K. McClatchy High School / ROTC

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	16,500 SF	20	1345235
B2011	Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	16,500 SF	3	1345189
B2021	Building Exterior	Fair	Window, 12 SF	19	15	1345173
B2021	Building Exterior	Fair	Window, 24 SF	31	15	1345211
B2032	Building Exterior	Fair	Exterior Door, Steel	16	4	1345217
B2034	Building Exterior	Good	Overhead/Dock Door, 144 SF	3	20	1345224
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	20,000 SF	15	1345201
B3011	Roof	Fair	Roof, Metal	4,000 SF	30	1345182
B3011	Roof	Poor	Roof, any type per man-day, Repair	1	0	1345222
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	100 LF	7	1345186
Interiors						
C1017	Throughout building	Fair	Interior Window, 12 SF	6	10	1345175
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	7	30	1345232
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	30	7	1345193
C1023	Throughout building	Poor	Door Hardware System, School (per Door)	15	1	1345180
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	54	8	1345231
C1033	Throughout building	Fair	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	246	4	1345202
C2011	Throughout building	Fair	Interior Stairs, Wood	120 SF	8	1345185
C3012	Throughout building	Poor	Interior Wall Finish, Wallpaper	8,000 SF	1	1345216
C3012	Classroom - 51C	Good	Interior Wall Finish, Laminated Paneling (FRP)	1,000 SF	25	1345215
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	89,000 SF	2	1345192
C3021	Throughout building	Fair	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	7,500 SF	10	1345221
C3021	Hangar - H053	Poor	Interior Floor Finish, Concrete, Repair	40 SF	0	1345239
C3024	Restroom	Fair	Interior Floor Finish, Ceramic Tile	200 SF	4	1345230
C3024	Office	Poor	Interior Floor Finish, Vinyl Tile (VCT) w/ Asbestos Abatement	120 SF	0	1345194
C3024	Gymnasium	Fair	Interior Floor Finish, Rubber Tile	1,500 SF	4	1345181
C3024	Gymnasium	Fair	Interior Floor Finish, Vinyl Tile (VCT)	200 SF	3	1345177
C3024	Throughout building	Good	Interior Floor Finish, Vinyl Tile (VCT)	500 SF	12	1345203
C3025	Throughout building	Poor	Interior Floor Finish, Carpet Commercial Standard	200 SF	0	1345210
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	3,000 SF	5	1345200
C3032	Throughout building	Poor	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,000 SF	1	1345238
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	14,000 SF	10	1345237
Plumbing						

Component Condition Report | C.K. McClatchy High School / ROTC

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2011	Restroom	Good	Toilet, Commercial Water Closet	1	25	1345220
D2012	Restroom	Fair	Urinal, Standard	1	4	1345196
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	4	1345204
D2014	Classroom - 54B	Fair	Service Sink, Laundry	3	5	1345228
D2014	Classroom - 51C	Good	Commercial Kitchen Sink, Stainless Steel, 3-Bowl	1	25	1345233
D2014	Restroom	Poor	Sink/Lavatory, Wall-Hung, Vitreous China	1	1	1345208
D2014	Throughout building	Fair	Trough Style Sink, Solid Surface, Vandalism Resistant	1	3	1345240
D2017	Restroom	Fair	Shower, Ceramic Tile	1	4	1345205
D2018	Hangar - H053	Fair	Drinking Fountain, Interior	1	3	1345225
D2019	N050	Fair	Emergency Eye Wash	1	5	1345242
D2021	Building Exterior	Fair	Backflow Preventer, .75 INCH	1	14	1345236
D2021	Site - C01	Fair	Backflow Preventer, 6 INCH	1	14	1346591
D2021	Building Exterior	Fair	Backflow Preventer, .75 INCH	1	14	1345179
D2023	Utility closet	Fair	Domestic Circulation Pump, .5 HP	1	5	1343078
D2023	Mechanical room	Fair	Domestic Circulation Pump, 1.5 HP	1	5	1343105
D2023	Utility closet	Fair	Water Heater, Electric, Commercial, 80 GAL (12 KW)	1	10	1343110
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	21,708 SF	25	1345174
D2049	Throughout building	Fair	Plumbing System, Rain Water Drainage, Low Density	21,708 SF	15	1345223
Fire Suppression						
D4011	Building Exterior	Fair	Backflow Preventer, 6 INCH	1	14	1345183
D4011	Building Exterior	Fair	Backflow Preventer, 6 INCH	1	14	1345219
D4019	Throughout building	Fair	Sprinkler Heads (per SF)	5,000 SF	9	1345207
D4019	Throughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	18,000 SF	2	1345190
D4019	Building Exterior	Fair	Fire Riser	1	24	1345241
D4031	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	11	5	1345176
HVAC						
D3022	Mechanical room	Fair	Expansion Tank, 61 - 100 GAL	1	3	1343049
D3032	Roof	Fair	Condensing Unit, Split System, 5 Ton [ACCU-3A]	1	3	1343115
D3032	Roof	Fair	Condensing Unit, Split System, 5 Ton [ACCU-4]	1	3	1343092
D3032	Roof	Fair	Condensing Unit, Split System, 5 Ton [ACCU-7]	1	3	1342981
D3032	Roof	Fair	Condensing Unit, Split System, 5 Ton [ACCU-8]	1	3	1343048
D3032	Roof	Fair	Condensing Unit, Split System, 5 Ton [ACCU-3B]	1	3	1343043
D3032	Roof	Fair	Condensing Unit, Split System, 5 Ton [ACCU-6]	1	3	1342987
D3032	Roof	Fair	Condensing Unit, Split System, 5 Ton [ACCU-1]	1	3	1342964
D3032	Roof	Fair	Condensing Unit, Split System, 5 Ton [ACCU-5]	1	3	1343060

Component Condition Report | C.K. McClatchy High School / ROTC

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3041	Mechanical room	Fair	Air Handler (AHU), 3000 CFM [AHU-2]	1	8	1343021
D3041	Mechanical room	Fair	Air Handler (AHU), 1201 - 2400 CFM [AHU-6]	1	8	1343026
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	21,708 SF	10	1345198
D3041	Roof	Poor	Make-Up Air Unit, 2000 - 6000 CFM	1	1	1343005
D3041	Utility closet	Fair	Air Handler (AHU), 2000 CFM [AHU-4]	1	8	1343093
D3041	Mechanical room	Fair	Air Handler (AHU), 1201 - 2400 CFM [AHU-8]	1	8	1343012
D3041	Roof	Poor	Make-Up Air Unit, 2000 - 6000 CFM	1	1	1343066
D3041	Mechanical room	Fair	Air Handler (AHU), 1201 - 2400 CFM [AHU-7]	1	8	1343068
D3041	Mechanical room	Fair	Air Handler (AHU), 2000 CFM [AHU-1]	1	8	1343018
D3041	Mechanical room	Fair	Air Handler (AHU), 1201 - 2400 CFM [AHU-5]	1	8	1342969
D3041	Mechanical room	Fair	Air Handler (AHU), 1600 CFM [AHU-3A]	1	8	1343121
D3041	Roof	Fair	Make-Up Air Unit, 6,001 to 12,000 CFM	1	4	1342999
D3041	Mechanical room	Fair	Air Handler (AHU), 1600 CFM [AHU-3B]	1	8	1342975
D3042	Roof	Fair	Exhaust Fan, 2001 - 5000 CFM [OAI-1]	1	25	1342984
D3042	Roof	Fair	Exhaust Fan, 1001 - 2000 CFM [EAH-3]	1	8	1343065
D3042	Roof	Fair	Exhaust Fan, 1001 - 2000 CFM	1	25	1342978
D3042	Roof	Fair	Exhaust Fan, 100 - 1000 CFM [EAH-2]	1	8	1342992
D3042	Roof	Fair	Exhaust Fan, 1001 - 2000 CFM [EAH-6]	1	8	1343116
D3042	Roof	Fair	Exhaust Fan, 1001 - 2000 CFM	1	4	1343099
D3042	Roof	Fair	Exhaust Fan, 100 - 1000 CFM	8	4	1342972
D3042	Roof	Fair	Exhaust Fan, 100 - 1000 CFM	1	2	1342974
D3042	Roof	Fair	Exhaust Fan, 1001 - 2000 CFM [EAH-8]	1	4	1343047
D3042	Roof	Fair	Exhaust Fan, 100 - 1000 CFM	1	25	1343059
D3042	Roof	Fair	Exhaust Fan, 100 - 1000 CFM	1	4	1343016
D3042	Roof	Fair	Exhaust Fan, 1001 - 2000 CFM	1	4	1343095
D3042	Roof	Fair	Exhaust Fan, 1001 - 2000 CFM	1	4	1343003
D3042	Roof	Fair	Exhaust Fan, 1001 - 2000 CFM	1	4	1342994
D3049	ROTC (C01)	Fair	HVAC System Hydronic Piping, 4-Pipe	173,512 SF	4	1342977
D3051	Hangar - H053	Fair	Furnace, 175 MBH [GUH1]	1	4	1345214
D3051	Hangar - H053	Fair	Furnace, 175 MBH [GUH1]	1	4	1345197
D3052	Roof	Fair	Packaged Unit (RTU), 6 TON	1	3	1342996
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	3	1343070
D3068	Mechanical room	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	21,708 SF	4	1343119
Electrical						
D5012	Mechanical room	Fair	Secondary Transformer, 75 kVA [TSW]	1	3	1343084

Component Condition Report | C.K. McClatchy High School / ROTC

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Building exterior	Fair	Building/Main Switchboard, 1000 AMP	1	3	1343042
D5012	Building exterior	Fair	Secondary Transformer, 500 kVA	1	14	1343017
D5012	Mechanical room	Fair	Secondary Transformer, 75 kVA [TAC]	1	10	1343044
D5012	Building exterior	Fair	Building/Main Switchboard, 1000 AMP	1	4	1343010
D5012	Mechanical room	Fair	Secondary Transformer, 225 kVA [TS]	1	4	1342959
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	21,708 SF	15	1345213
D5021	Hangar - H053	NA	Receptacle, 20 AMP, Install/Replace	1	0	1345199
D5022	Building Exterior	Fair	Light Fixture, 250 WATT	8	4	1345218
D5029	Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	2,000 SF	18	1345229
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	21,000 SF	3	1345234
D5092	Throughout building	Poor	Exit Sign Light Fixture, LED	8	1	1345195
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	21,708 SF	10	1345187
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	21,708 SF	5	1345212
Equipment/Special						
E2012	LOCATION DESC	Fair	Kitchen Cabinetry, Stock Hardwood	175 LF	3	1345226
E2012	LOCATION DESC	Fair	Kitchen Cabinetry, Stock Hardwood	225 LF	8	1345188
E2012	Gymnasium	Fair	Kitchen Cabinetry, Stock Hardwood	20 LF	3	1345178
E2012	LOCATION DESC	Fair	Kitchen Counter, Solid Surface	125 LF	3	1345191
E2012	LOCATION DESC	Fair	Kitchen Counter, Plastic Laminate, Postformed	175 LF	8	1345184
Utilities						
G3011	Building Exterior	Fair	Post Indicator Valve, Replace/Install	2	14	1345206

Component Condition Report | C.K. McClatchy High School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2018	Site	Fair	Drinking Fountain, Outside/Site Style	2	3	1346576
D2021	Site	Poor	Backflow Preventer, 6 INCH	1	2	1342973
D2021	Site	Poor	Backflow Preventer, 6 INCH	1	1	1343038
D2023	Site	Fair	Domestic Circulation/Booster Pump, 30 HP	1	25	1343053
D2023	Site	Fair	Domestic Circulation/Booster Pump, 7.5 HP	1	2	1343041
Pavement						
G2022	Site	Poor	Parking Lots, Asphalt Pavement, Mill & Overlay	336,000 SF	1	1346581
G2022	Site	Poor	Parking Lots, Asphalt Pavement, Seal & Stripe	336,000 SF	1	1346596
G2031	Site	Poor	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas	8,000 SF	0	1346603

Component Condition Report | C.K. McClatchy High School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	52,000 SF	15	1346575
G2031	Site	Good	Pedestrian Pavement, Sidewalk, Concrete Large Areas	20,000 SF	49	1346587
Site Development						
G2041	Site	Good	Fences & Gates, Chain Link, 4' High	2,900 LF	39	1346577
G2041	Site	Good	Fences & Gates, Chain Link, 8' High	230 LF	38	1346598
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	4,800 LF	3	1346605
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	1,100 LF	20	1346595
G2044	Site	Good	Signage, Property, Monument/Pylon, Replace/Install	1	18	1346589
G2045	Site	Poor	Site Furnishings, Park Bench, Metal/Wood/Plastic	20	0	1346601
G2047	Site	Fair	Sports Apparatus, Basketball Backstop	14	12	1346578
G2047	Site - Tennis Courts	Good	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	39,000 SF	4	1346583
G2047	Site - Tennis Courts	Good	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	39,000 SF	22	1346602
G2047	Site	Poor	Sports Apparatus, Bleachers, Steel Frame w/ Aluminum Seats, Replace (per Seat)	168	1	1346573
G2047	Site	Good	Play Surfaces, Artificial Turf, 1/2" Pile, 5/16" Pad	77,200 SF	19	1346588
G2047	Site	Fair	Sports Apparatus, Scoreboard	1	12	1346599
G2047	Site	Fair	Sports Apparatus, Bleachers, Steel Frame w/ Aluminum Seats, Replace (per Seat)	144	8	1346572
G2047	Site	Good	Play Surfaces & Sports Courts, Poured-in-place Rubber	22,100 SF	19	1346594
G2048	Site	Fair	Flagpole, Metal	1	4	1346584
G2049	Site	Fair	Shed, Wooden Framed, Asphalt Shingles	350 SF	8	1346585
G2049	Site	Fair	Prefabricated/Ancillary Building or Structure, All Components	350 SF	20	1346597
G2049	Site	Fair	Prefabricated/Ancillary Building or Structure, All Components	1,500 SF	18	1346600
G2049	Site	Fair	Shed, Wooden Framed, Asphalt Shingles	200 SF	8	1346580
G2049	Site	Fair	Shed, Wooden Framed, Asphalt Shingles	100 SF	5	1346579
G2049	Site	Fair	Shed, Wooden Framed, Asphalt Shingles	200 SF	8	1346574
Landscaping						
G2057	Site	Fair	Irrigation System, Replace/Install	479,000 SF	7	1346582

Appendix D: Replacement Reserves

Replacement Reserves Report

6/17/2020

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate	
C.K. McClatchy High School		D5038	1829441	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	15	8	7	261112	SF	\$4.46	\$1,163,696								\$1,163,696				\$1,163,696	
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	B1019	1344686	Loading Dock, Concrete, Replace	75	71	4	500	SF	\$959.90	\$479,952				\$479,952									\$479,952
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	B2011	1344682	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	41000	SF	\$4.11	\$168,669			\$168,669										\$168,669
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	B2021	1344623	Window, 12 SF, Replace	30	27	3	6	EA	\$1,508.42	\$9,051			\$9,051										\$9,051
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	B2031	1344657	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	26	4	12	EA	\$1,782.68	\$21,392				\$21,392									\$21,392
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	B2032	1344611	Exterior Door, Steel, Replace	40	39	1	3	EA	\$822.77	\$2,468		\$2,468											\$2,468
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	B2034	1344575	Overhead/Dock Door, 144 SF, Replace	30	20	10	1	EA	\$6,033.68	\$6,034											\$6,034		\$6,034
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	B3011	1344599	Roof, any type per man-day, Repair	0	0	0	6	EA	\$1,508.42	\$9,051	\$9,051												\$9,051
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	B3011	1344564	Roof, Clay/Concrete Tile, Replace	50	46	4	20000	SF	\$23.31	\$466,239				\$466,239									\$466,239
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	B3011	1344567	Roof, Metal, Replace	40	35	5	2600	SF	\$17.83	\$46,350					\$46,350								\$46,350
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	B3016	1344654	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	12	8	600	LF	\$12.34	\$7,405									\$7,405				\$7,405
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	B3019	1344687	Awning, Fabric per SF, Replace	10	6	4	3500	SF	\$10.97	\$38,396				\$38,396									\$38,396
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	B3021	1344562	Roof Skylight, per SF of glazing, Replace	30	28	2	1000	SF	\$68.56	\$68,565			\$68,565										\$68,565
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	B3022	1344566	Roof Hatch, Metal, Replace	30	24	6	2	EA	\$1,782.68	\$3,565							\$3,565						\$3,565
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C1012	1344651	Movable Partitions, Fabric Office 6' Height, Replace	25	19	6	180	LF	\$107.23	\$19,301						\$19,301							\$19,301
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C1012	1344571	Movable Partitions, Fabric Office 6' Height, Replace	25	19	6	120	LF	\$140.69	\$16,883						\$16,883							\$16,883
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C1017	1344670	Interior Window, 24 SF, Replace	40	30	10	16	EA	\$685.65	\$10,970										\$10,970			\$10,970
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C1021	1344659	Interior Door, Wood Solid-Core, Replace	40	37	3	20	EA	\$959.90	\$19,198			\$19,198										\$19,198
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C1021	1344636	Interior Door, Wood Solid-Core, Replace	40	32	8	210	EA	\$959.90	\$201,580									\$201,580				\$201,580
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C1023	1344638	Door Hardware System, School (per Door), Replace	30	26	4	285	EA	\$548.52	\$156,327				\$156,327									\$156,327
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C1031	1344622	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	24	EA	\$1,028.47	\$24,683											\$24,683		\$24,683
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C1033	1344655	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H, Replace	20	17	3	340	EA	\$685.65	\$233,119				\$233,119									\$233,119
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C1033	1344621	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	820	EA	\$685.65	\$562,229					\$562,229								\$562,229
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C3012	1344600	Interior Wall Finish, Ceramic Tile, Replace	40	39	1	1500	SF	\$24.68	\$37,025		\$37,025											\$37,025
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C3012	1344592	Interior Wall Finish, any surface, Prep & Paint	10	8	2	245000	SF	\$2.06	\$503,949			\$503,949										\$503,949
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C3012	1344605	Interior Wall Finish, Marble Tile, Replace	50	47	3	1400	SF	\$35.65	\$49,915				\$49,915									\$49,915
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C3012	1344681	Interior Wall Finish, any surface, Prep & Paint	10	1	9	64000	SF	\$2.06	\$131,644										\$131,644			\$131,644
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C3021	1344649	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	10	2	8	500	SF	\$16.46	\$8,228									\$8,228				\$8,228
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C3021	1344648	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	10	1	9	400	SF	\$16.46	\$6,582										\$6,582			\$6,582
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C3024	1344626	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	14	1	1000	SF	\$6.86	\$6,856		\$6,856											\$6,856
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C3024	1344637	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	14	1	500	SF	\$6.86	\$3,428		\$3,428											\$3,428
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C3024	1344589	Interior Floor Finish, Wood Strip, Replace	30	29	1	750	SF	\$20.57	\$15,427		\$15,427											\$15,427
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C3024	1344674	Interior Floor Finish, Ceramic Tile, Replace	40	39	1	3000	SF	\$24.68	\$74,050		\$74,050											\$74,050
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C3024	1344572	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	13000	SF	\$6.86	\$89,134					\$89,134								\$89,134
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C3024	1344646	Interior Floor Finish, Ceramic Tile, Replace	40	30	10	1000	SF	\$24.68	\$24,683											\$24,683		\$24,683
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C3025	1344581	Interior Floor Finish, Carpet Commercial Standard, Replace	10	9	1	5000	SF	\$10.28	\$51,423		\$51,423											\$51,423
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C3025	1344628	Interior Floor Finish, Carpet Commercial Standard, Replace	10	1	9	20000	SF	\$10.28	\$205,694										\$205,694			\$205,694
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C3031	1344629	Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	11000	SF	\$2.74	\$30,168					\$30,168								\$30,168
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C3031	1344662	Interior Ceiling Finish, Textured Spray Coating, Replace	20	15	5	85000	SF	\$10.28	\$874,197					\$874,197								\$874,197
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C3031	1344642	Interior Ceiling Finish, any flat surface, Prep & Paint	10	1	9	32000	SF	\$2.74	\$87,763										\$87,763			\$87,763
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C3032	1344668	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	22	3	5000	SF	\$4.80	\$23,998				\$23,998									\$23,998
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	C3032	1344616	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	20	5	155000	SF	\$4.80	\$743,925					\$743,925								\$743,925
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D1019	1344653	Elevator Cab Finishes, Standard w/out Stainless Steel Doors, Replace	10	7	3	1	EA	\$4,113.87	\$4,114				\$4,114									\$4,114
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D2012	1344652	Urinal, Standard, Replace	30	28	2	6	EA	\$1,508.42	\$9,051			\$9,051										\$9,051
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D2014	1344601	Service Sink, Floor, Replace	35	32	3	1	EA	\$1,097.03	\$1,097				\$1,097									\$1,097
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D2014	1344672	Service Sink, Wall-Hung, Replace	35	31	4	4	EA	\$1,919.81	\$7,679					\$7,679								\$7,679
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D2014	1344586	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	22	8	50	EA	\$1,508.42	\$75,421										\$75,421			\$75,421
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D2014	1344579	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	22	8	7	EA	\$1,645.55	\$11,519										\$11,519			\$11,519
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D2014	1344679	Commercial Kitchen Sink, Stainless Steel, 3-Bowl, Replace	30	22	8	2	EA	\$3,428.23	\$6,856										\$6,856			\$6,856
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D2018	1344625	Drinking Fountain, Interior, Replace	15	14	1	7	EA	\$2,605.45	\$18,238		\$18,238											\$18,238
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D2018	1344643	Drinking Fountain, Interior, Replace	15	9	6	5	EA	\$2,605.45	\$13,027							\$13,027						\$13,027

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate	
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D2019	1344583	Emergency Eye Wash, , Replace	20	EA	15	5	4	\$2,056.94	\$8,228						\$8,228						\$8,228	
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D2023	1343077	Water Heater, 120 GAL, Replace	20	EA	17	3	1	\$25,368.87	\$25,369				\$25,369									\$25,369
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D2023	1343007	Water Storage Tank, 251 - 500 GAL, Replace	30	EA	27	3	1	\$6,856.45	\$6,856				\$6,856									\$6,856
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D2023	1343085	Water Storage Tank, 1710 GAL, Replace	30	EA	27	3	1	\$15,084.19	\$15,084				\$15,084									\$15,084
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D2023	1342985	Domestic Circulation/Booster Pump, 3 HP, Replace	15	EA	10	5	1	\$6,993.58	\$6,994						\$6,994							\$6,994
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D2023	1342958	Water Storage Tank, 1710 GAL, Replace	30	EA	25	5	1	\$15,084.19	\$15,084						\$15,084							\$15,084
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D2029	1344666	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	SF	35	5	125275	\$15.08	\$1,889,672						\$1,889,672							\$1,889,672
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D2034	1342725	Grease Trap/Interceptor, Undercounter, Replace	20	EA	10	10	1	\$2,468.32	\$2,468												\$2,468	\$2,468
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D2049	1344568	Plumbing System, Rain Water Drainage, Low Density, Replace	40	SF	30	10	110000	\$0.69	\$75,421												\$75,421	\$75,421
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D2091	1342970	Air Compressor, 10 HP, Replace	20	EA	16	4	1	\$21,803.51	\$21,804				\$21,804									\$21,804
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D2091	1343109	Compressed Air Dryer, 100 CFM, Replace	20	EA	12	8	1	\$7,679.22	\$7,679											\$7,679		\$7,679
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D2091	1342991	Air Compressor, 10 HP, Replace	20	EA	12	8	1	\$21,803.51	\$21,804											\$21,804		\$21,804
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3021	1343118	Boiler, 2444 MBH, Replace	30	EA	30	0	1	\$82,825.92	\$82,826	\$82,826												\$82,826
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3021	1343034	Boiler, 2444 MBH, Replace	30	EA	23	7	1	\$82,825.92	\$82,826											\$82,826		\$82,826
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3022	1343100	Condensate Return Station, 15 GAL, Replace	25	EA	21	4	1	\$11,793.09	\$11,793					\$11,793								\$11,793
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3022	1343087	Expansion Tank, 101 - 175 GAL, Replace	40	EA	35	5	1	\$6,033.68	\$6,034						\$6,034							\$6,034
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3023	1343091	Heat Exchanger, 41 - 75 GPM, Replace	35	EA	32	3	1	\$24,683.22	\$24,683				\$24,683									\$24,683
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3031	1343096	Chiller, 176 TON, Replace	25	EA	20	5	1	\$329,109.60	\$329,110						\$329,110							\$329,110
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3031	1342995	Chiller, 176 TON, Replace	25	EA	20	5	1	\$329,109.60	\$329,110						\$329,110							\$329,110
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3032	1343050	Condensing Unit, Split System, 2.5 Ton, Replace	15	EA	10	5	1	\$5,210.90	\$5,211						\$5,211							\$5,211
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3032	1343024	Condensing Unit/Heat Pump, Split System, 2.5 Ton, Replace	15	EA	10	5	1	\$5,210.90	\$5,211						\$5,211							\$5,211
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3032	1342993	Ductless Split System, Single Zone, 2.5 to 3 Ton, Replace	15	EA	10	5	1	\$8,364.87	\$8,365						\$8,365							\$8,365
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3032	1342961	Condensing Unit, Split System, 2.5 Ton, Replace	15	EA	10	5	1	\$5,210.90	\$5,211						\$5,211							\$5,211
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3032	1343031	Ductless Split System, Single Zone, 2.5 to 3 Ton, Replace	15	EA	9	6	1	\$8,364.87	\$8,365							\$8,365						\$8,365
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3041	1343111	Air Handler (AHU), Exterior, 8,001 to 10,000 CFM, Replace	20	EA	17	3	1	\$80,631.85	\$80,632				\$80,632									\$80,632
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3041	1344612	Fan Coil Unit, 801 - 1200 CFM, Replace	20	EA	17	3	50	\$4,936.64	\$246,832				\$246,832									\$246,832
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3041	1342986	Air Handler (AHU), Exterior, 6,001 to 8,000 CFM, Replace	20	EA	17	3	1	\$65,821.92	\$65,822				\$65,822									\$65,822
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3041	1343082	Make-Up Air Unit, 6,001 to 12,000 CFM, Replace	20	EA	17	3	1	\$65,821.92	\$65,822				\$65,822									\$65,822
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3041	1343033	Air Handler (AHU), Exterior, 8,001 to 10,000 CFM, Replace	20	EA	17	3	1	\$80,631.85	\$80,632				\$80,632									\$80,632
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3041	1342990	Air Handler (AHU), Exterior, 6,001 to 8,000 CFM, Replace	20	EA	17	3	1	\$65,821.92	\$65,822				\$65,822									\$65,822
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3041	1343054	Air Handler (AHU), Exterior, 8,001 to 10,000 CFM, Replace	20	EA	17	3	1	\$80,631.85	\$80,632				\$80,632									\$80,632
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3041	1343025	Air Handler (AHU), Exterior, 4,001 to 6,000 CFM, Replace	20	EA	17	3	1	\$51,011.99	\$51,012				\$51,012									\$51,012
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3041	1342965	Air Handler (AHU), Exterior, 4,001 to 6,000 CFM, Replace	20	EA	17	3	1	\$51,011.99	\$51,012				\$51,012									\$51,012
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3041	1343061	Fan Coil Unit, 401 - 800 CFM, Replace	20	EA	16	4	1	\$3,291.10	\$3,291					\$3,291								\$3,291
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3042	1343086	Exhaust Fan, 1000 CFM, Replace	20	EA	17	3	1	\$685.65	\$686				\$686									\$686
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3042	1343051	Exhaust Fan, 1001 - 2000 CFM, Replace	25	EA	21	4	1	\$4,113.87	\$4,114					\$4,114								\$4,114
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3042	1343113	Exhaust Fan, 2001 - 5000 CFM, Replace	25	EA	21	4	1	\$4,113.87	\$4,114					\$4,114								\$4,114
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3042	1343052	Exhaust Fan, 2001 - 5000 CFM, Replace	25	EA	21	4	1	\$4,113.87	\$4,114					\$4,114								\$4,114
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3042	1343102	Exhaust Fan, 1001 - 2000 CFM, Replace	25	EA	21	4	1	\$3,291.10	\$3,291					\$3,291								\$3,291
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3042	1342960	Exhaust Fan, 1001 - 2000 CFM, Replace	25	EA	21	4	1	\$3,291.10	\$3,291					\$3,291								\$3,291
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3042	1343079	Exhaust Fan, 1001 - 2000 CFM, Replace	25	EA	21	4	1	\$3,291.10	\$3,291					\$3,291								\$3,291
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3042	1342997	Exhaust Fan, 1001 - 2000 CFM, Replace	25	EA	21	4	1	\$3,291.10	\$3,291					\$3,291								\$3,291
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3042	1342963	Exhaust Fan, 1001 - 2000 CFM, Replace	25	EA	21	4	1	\$3,291.10	\$3,291					\$3,291								\$3,291
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3042	1342962	Exhaust Fan, 1001 - 2000 CFM, Replace	25	EA	21	4	1	\$3,291.10	\$3,291					\$3,291								\$3,291
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3042	1342971	Exhaust Fan, 2001 - 5000 CFM, Replace	25	EA	21	4	1	\$4,113.87	\$4,114					\$4,114								\$4,114
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3042	1343073	Exhaust Fan, 2001 - 5000 CFM, Replace	25	EA	21	4	1	\$4,113.87	\$4,114					\$4,114								\$4,114
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3042	1344602	Exhaust Fan, 1000 CFM, Replace	20	EA	16	4	4	\$685.65	\$2,743					\$2,743								\$2,743
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3042	1343036	Exhaust Fan, 2001 - 5000 CFM, Replace	25	EA	21	4	1	\$4,113.87	\$4,114					\$4,114								\$4,114
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3042	1343071	Exhaust Fan, 1001 - 2000 CFM, Replace	25	EA	21	4	1	\$3,291.10	\$3,291					\$3,291								\$3,291
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3042	1343000	Exhaust Fan, 1001 - 2000 CFM, Replace	25	EA	21	4	1	\$3,291.10	\$3,291					\$3,291								\$3,291
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3042	1343040	Exhaust Fan, 100 - 1000 CFM, Replace	25	EA	21	4	10	\$1,919.81	\$19,198					\$19,198								\$19,198
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3042	1343011	Exhaust Fan, 2001 - 5000 CFM, Replace	25	EA	20	5	1	\$4,113.87	\$4,114						\$4,114							\$4,114
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3045	1343104	Distribution Pump, 5 HP, Replace	25	EA	22	3	1	\$8,364.87	\$8,365				\$8,365									\$8,365
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3045	1343015	Distribution Pump, 10 HP, Replace	25	EA	21	4	1	\$9,324.77	\$9,325					\$9,325								\$9,325
C.K. McClatchy High School	Auditorium, Cafeteria & Classrooms	D3045	1342983	Distribution Pump, 10 HP, Replace	25	EA	21	4	1															

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate		
C.K. McClatchy High School	Gymnasium & Pool	B2021	1342800	Window, Steel 12 SF (older/original), Replace	30	25	5	8	EA	\$1,508.42	\$12,067						\$12,067						\$12,067		
C.K. McClatchy High School	Gymnasium & Pool	B2032	1342826	Exterior Door, Steel, Replace	40	35	5	23	EA	\$822.77	\$18,924						\$18,924							\$18,924	
C.K. McClatchy High School	Gymnasium & Pool	B3011	1343597	Roof, Single-Ply TPO/PVC Membrane, Replace	20	10	10	39000	SF	\$23.31	\$909,165											\$909,165		\$909,165	
C.K. McClatchy High School	Gymnasium & Pool	C1021	1342840	Interior Door, Wood Solid-Core, Replace	40	30	10	72	EA	\$959.90	\$69,113												\$69,113	\$69,113	
C.K. McClatchy High School	Gymnasium & Pool	C1021	1342819	Interior Door, Steel, Replace	40	30	10	14	EA	\$822.77	\$11,519												\$11,519	\$11,519	
C.K. McClatchy High School	Gymnasium & Pool	C1031	1342812	Toilet Partitions, Metal & Solid Plastic, Replace	20	10	10	12	EA	\$1,165.60	\$13,987												\$13,987	\$13,987	
C.K. McClatchy High School	Gymnasium & Pool	C1033	1342843	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H, Replace	20	18	2	1670	EA	\$685.65	\$1,145,027			\$1,145,027										\$1,145,027	
C.K. McClatchy High School	Gymnasium & Pool	C3012	1342809	Interior Wall Finish, any surface, Prep & Paint	10	5	5	86460	SF	\$2.06	\$177,843						\$177,843							\$177,843	
C.K. McClatchy High School	Gymnasium & Pool	C3012	1342844	Interior Wall Finish, Ceramic Tile, Replace	40	30	10	4000	SF	\$24.68	\$98,733												\$98,733	\$98,733	
C.K. McClatchy High School	Gymnasium & Pool	C3021	1342816	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	10	8	2	7860	SF	\$16.46	\$129,340			\$129,340										\$129,340	
C.K. McClatchy High School	Gymnasium & Pool	C3021	1342833	Interior Floor Finish, Concrete w/ Epoxy Coating, Prep & Paint	10	3	7	5895	SF	\$16.46	\$97,005								\$97,005					\$97,005	
C.K. McClatchy High School	Gymnasium & Pool	C3024	1342805	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	1965	SF	\$6.86	\$13,473					\$13,473								\$13,473	
C.K. McClatchy High School	Gymnasium & Pool	C3024	1342810	Interior Floor Finish, Maple Sports Floor, Refinish	10	2	8	19650	SF	\$6.86	\$134,729									\$134,729				\$134,729	
C.K. McClatchy High School	Gymnasium & Pool	C3024	1342827	Interior Floor Finish, Ceramic Tile, Replace	40	30	10	3930	SF	\$24.68	\$97,005												\$97,005	\$97,005	
C.K. McClatchy High School	Gymnasium & Pool	C3031	1342825	Interior Ceiling Finish, Concrete & Gypsum Board, Prep & Paint	10	5	5	7860	SF	\$2.74	\$21,557						\$21,557							\$21,557	
C.K. McClatchy High School	Gymnasium & Pool	C3032	1342802	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	20	5	4000	SF	\$4.80	\$19,198						\$19,198							\$19,198	
C.K. McClatchy High School	Gymnasium & Pool	C3032	1342822	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	20	5	1500	SF	\$4.80	\$7,199						\$7,199							\$7,199	
C.K. McClatchy High School	Gymnasium & Pool	D2017	1342828	Shower Head w/ Valve, Replace	30	20	10	61	EA	\$1,097.03	\$66,919												\$66,919	\$66,919	
C.K. McClatchy High School	Gymnasium & Pool	D2018	1342838	Drinking Fountain, Outside/Site Style, Replace	15	12	3	3	EA	\$4,936.64	\$14,810				\$14,810									\$14,810	
C.K. McClatchy High School	Gymnasium & Pool	D2018	1342823	Drinking Fountain, Metal (Interior & Exterior), Replace	15	10	5	6	EA	\$2,605.45	\$15,633						\$15,633							\$15,633	
C.K. McClatchy High School	Gymnasium & Pool	D2019	1342756	Emergency Eye Wash & Shower Station, , Replace	20	17	3	1	EA	\$3,153.97	\$3,154				\$3,154									\$3,154	
C.K. McClatchy High School	Gymnasium & Pool	D3041	1342835	HVAC System Ductwork, Medium Density, Replace	30	20	10	40419	SF	\$5.49	\$221,705												\$221,705	\$221,705	
C.K. McClatchy High School	Gymnasium & Pool	D3042	1343039	Exhaust Fan, 1001 - 2000 CFM, Replace	25	21	4	1	EA	\$3,291.10	\$3,291					\$3,291								\$3,291	
C.K. McClatchy High School	Gymnasium & Pool	D3042	1343013	Exhaust Fan, 1001 - 2000 CFM, Replace	25	21	4	1	EA	\$3,291.10	\$3,291					\$3,291								\$3,291	
C.K. McClatchy High School	Gymnasium & Pool	D3042	1343069	Exhaust Fan, 1001 - 2000 CFM, Replace	25	21	4	1	EA	\$3,291.10	\$3,291					\$3,291								\$3,291	
C.K. McClatchy High School	Gymnasium & Pool	D3042	1343081	Exhaust Fan, 1001 - 2000 CFM, Replace	25	19	6	1	EA	\$3,291.10	\$3,291						\$3,291							\$3,291	
C.K. McClatchy High School	Gymnasium & Pool	D3042	1343076	Exhaust Fan, 1001 - 2000 CFM, Replace	25	15	10	1	EA	\$3,291.10	\$3,291												\$3,291	\$3,291	
C.K. McClatchy High School	Gymnasium & Pool	D3042	1343029	Exhaust Fan, 1001 - 2000 CFM, Replace	25	15	10	1	EA	\$3,291.10	\$3,291												\$3,291	\$3,291	
C.K. McClatchy High School	Gymnasium & Pool	D3052	1343097	Packaged Unit (RTU), 8 - 10 TON, Replace	20	15	5	1	EA	\$27,425.80	\$27,426						\$27,426							\$27,426	
C.K. McClatchy High School	Gymnasium & Pool	D3052	1342966	Packaged Unit (RTU), 3 TON, Replace	20	15	5	1	EA	\$10,284.68	\$10,285						\$10,285							\$10,285	
C.K. McClatchy High School	Gymnasium & Pool	D4031	1342830	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	7	EA	\$205.69	\$1,440						\$1,440							\$1,440	
C.K. McClatchy High School	Gymnasium & Pool	D5012	1342757	Secondary Transformer, 45 kVA, Replace	30	25	5	1	EA	\$10,421.80	\$10,422						\$10,422							\$10,422	
C.K. McClatchy High School	Gymnasium & Pool	D5012	1342808	Secondary Transformer, 15 kVA, Replace	30	20	10	1	EA	\$8,227.74	\$8,228												\$8,228	\$8,228	
C.K. McClatchy High School	Gymnasium & Pool	D5012	1342755	Variable Frequency Drive (VFD), 25 HP, Replace/Install	20	10	10	1	EA	\$17,004.00	\$17,004												\$17,004	\$17,004	
C.K. McClatchy High School	Gymnasium & Pool	D5019	1342806	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	30	10	40419	SF	\$24.68	\$997,671												\$997,671	\$997,671	
C.K. McClatchy High School	Gymnasium & Pool	D5022	1342818	Light Fixture, Exterior Flood (any type w/ LED Replacement), Replace	20	16	4	7	EA	\$287.97	\$2,016					\$2,016								\$2,016	
C.K. McClatchy High School	Gymnasium & Pool	D5029	1342841	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	15	5	40419	SF	\$10.97	\$443,409						\$443,409							\$443,409	
C.K. McClatchy High School	Gymnasium & Pool	D5037	1342849	Fire Alarm System, Standard Addressable, Upgrade	20	15	5	40419	SF	\$5.49	\$221,705						\$221,705							\$221,705	
C.K. McClatchy High School	Gymnasium & Pool	D5092	1342839	Emergency Light, 2-Head w/ Battery, Replace	10	5	5	53	EA	\$301.68	\$15,989						\$15,989							\$15,989	
C.K. McClatchy High School	Gymnasium & Pool	D5092	1342842	Exit Sign Light Fixture, LED, Replace	10	5	5	12	EA	\$301.68	\$3,620						\$3,620							\$3,620	
C.K. McClatchy High School	Gymnasium & Pool	E1028	1342845	Defibrillator (AED), Cabinet Mounted, Replace	10	5	5	2	EA	\$2,056.94	\$4,114						\$4,114							\$4,114	
C.K. McClatchy High School	Gymnasium & Pool	E1099	1342846	Bleacher, Wood, Manual, Replace (per Seat)	20	17	3	200	EA	\$411.39	\$82,277				\$82,277									\$82,277	
C.K. McClatchy High School	Gymnasium & Pool	E2012	1342815	Interior Casework, Wood, Replace	20	18	2	50	LF	\$411.39	\$20,569			\$20,569											\$20,569
C.K. McClatchy High School	Gymnasium & Pool	E2012	1342801	Counter, Laminated Wood, Replace	15	13	2	40	LF	\$68.56	\$2,743			\$2,743											\$2,743
C.K. McClatchy High School	Gymnasium & Pool	F1041	1342759	Swimming Pool, Filtration System, Replace	15	5	10	1	EA	\$8,227.74	\$8,228												\$8,228	\$8,228	
C.K. McClatchy High School	Gymnasium & Pool	G2047	1342821	Sports Apparatus, Basketball Backstop, Replace	25	15	10	19	EA	\$13,027.26	\$247,518												\$247,518	\$247,518	
C.K. McClatchy High School	Modular Classroom D26	B2011	1344792	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1980	SF	\$4.11	\$8,145				\$8,145									\$8,145	
C.K. McClatchy High School	Modular Classroom D26	B2011	1344799	Exterior Wall, Textured Plywood (T1-11), Replace	20	10	10	1980	SF	\$17.14	\$33,939												\$33,939	\$33,939	
C.K. McClatchy High School	Modular Classroom D26	B3016	1344790	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	80	LF	\$12.34	\$987						\$987							\$987	
C.K. McClatchy High School	Modular Classroom D26	C3012	1344805	Interior Wall Finish, Wallpaper, Replace	15	5	10	1800	SF	\$3.02	\$5,430												\$5,430	\$5,430	
C.K. McClatchy High School	Modular Classroom D26	C3024	1344793	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	15	0	1920	SF	\$6.86	\$13,164	\$13,164												\$13,164	
C.K. McClatchy High School	Modular Classroom D26	D4031	1344788	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	\$411.39	\$411						\$411							\$411	
C.K. McClatchy High School	Modular Classroom D26	D5022	1344782	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	20	0	1	EA	\$287.97	\$288	\$288												\$288	
C.K. McClatchy High School	Modular Classroom D26	D5022	1344787	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	15	5	1	EA	\$287.97	\$288						\$288							\$288	
C.K. McClatchy High School	Modular Classroom D26	D5029	1344783	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	16	4	1920	SF	\$10.97	\$21,063					\$21,063								\$21,063	
C.K. McClatchy High School	Modular Classroom D26	D5031	1344809	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	1920	SF	\$2.26	\$4,344												\$4,344	\$4,344	

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate	
C.K. McClatchy High School	ROTC	D2023	1343078	Domestic Circulation Pump, .5 HP, Replace	15		10	5	1	EA	\$3,565.35	\$3,565						\$3,565						\$3,565	
C.K. McClatchy High School	ROTC	D2023	1343105	Domestic Circulation Pump, 1.5 HP, Replace	15		10	5	1	EA	\$6,307.93	\$6,308						\$6,308							\$6,308
C.K. McClatchy High School	ROTC	D2023	1343110	Water Heater, Electric, Commercial, 80 GAL (12 KW), Replace	20		10	10	1	EA	\$17,004.00	\$17,004										\$17,004			\$17,004
C.K. McClatchy High School	ROTC	D3022	1343049	Expansion Tank, 61 - 100 GAL, Replace	40		37	3	1	EA	\$4,854.37	\$4,854				\$4,854									\$4,854
C.K. McClatchy High School	ROTC	D3032	1343115	Condensing Unit, Split System, 5 Ton, Replace	15		12	3	1	EA	\$9,736.16	\$9,736				\$9,736									\$9,736
C.K. McClatchy High School	ROTC	D3032	1343092	Condensing Unit, Split System, 5 Ton, Replace	15		12	3	1	EA	\$9,736.16	\$9,736				\$9,736									\$9,736
C.K. McClatchy High School	ROTC	D3032	1342981	Condensing Unit, Split System, 5 Ton, Replace	15		12	3	1	EA	\$9,736.16	\$9,736				\$9,736									\$9,736
C.K. McClatchy High School	ROTC	D3032	1343048	Condensing Unit, Split System, 5 Ton, Replace	15		12	3	1	EA	\$9,736.16	\$9,736				\$9,736									\$9,736
C.K. McClatchy High School	ROTC	D3032	1343043	Condensing Unit, Split System, 5 Ton, Replace	15		12	3	1	EA	\$9,736.16	\$9,736				\$9,736									\$9,736
C.K. McClatchy High School	ROTC	D3032	1342987	Condensing Unit, Split System, 5 Ton, Replace	15		12	3	1	EA	\$9,736.16	\$9,736				\$9,736									\$9,736
C.K. McClatchy High School	ROTC	D3032	1342964	Condensing Unit, Split System, 5 Ton, Replace	15		12	3	1	EA	\$9,736.16	\$9,736				\$9,736									\$9,736
C.K. McClatchy High School	ROTC	D3032	1343060	Condensing Unit, Split System, 5 Ton, Replace	15		12	3	1	EA	\$9,736.16	\$9,736				\$9,736									\$9,736
C.K. McClatchy High School	ROTC	D3041	1343005	Make-Up Air Unit, 2000 - 6000 CFM, Replace	20		19	1	1	EA	\$47,995.15	\$47,995		\$47,995											\$47,995
C.K. McClatchy High School	ROTC	D3041	1343066	Make-Up Air Unit, 2000 - 6000 CFM, Replace	20		19	1	1	EA	\$47,995.15	\$47,995		\$47,995											\$47,995
C.K. McClatchy High School	ROTC	D3041	1342999	Make-Up Air Unit, 6,001 to 12,000 CFM, Replace	20		16	4	1	EA	\$65,821.92	\$65,822					\$65,822								\$65,822
C.K. McClatchy High School	ROTC	D3041	1343021	Air Handler (AHU), 3000 CFM, Replace	25		17	8	1	EA	\$30,168.38	\$30,168									\$30,168				\$30,168
C.K. McClatchy High School	ROTC	D3041	1343026	Air Handler (AHU), 1201 - 2400 CFM, Replace	25		17	8	1	EA	\$20,569.35	\$20,569									\$20,569				\$20,569
C.K. McClatchy High School	ROTC	D3041	1343093	Air Handler (AHU), 2000 CFM, Replace	25		17	8	1	EA	\$20,569.35	\$20,569									\$20,569				\$20,569
C.K. McClatchy High School	ROTC	D3041	1343012	Air Handler (AHU), 1201 - 2400 CFM, Replace	25		17	8	1	EA	\$20,569.35	\$20,569									\$20,569				\$20,569
C.K. McClatchy High School	ROTC	D3041	1343068	Air Handler (AHU), 1201 - 2400 CFM, Replace	25		17	8	1	EA	\$20,569.35	\$20,569									\$20,569				\$20,569
C.K. McClatchy High School	ROTC	D3041	1343018	Air Handler (AHU), 2000 CFM, Replace	25		17	8	1	EA	\$20,569.35	\$20,569									\$20,569				\$20,569
C.K. McClatchy High School	ROTC	D3041	1342969	Air Handler (AHU), 1201 - 2400 CFM, Replace	25		17	8	1	EA	\$20,569.35	\$20,569									\$20,569				\$20,569
C.K. McClatchy High School	ROTC	D3041	1343121	Air Handler (AHU), 1600 CFM, Replace	25		17	8	1	EA	\$20,569.35	\$20,569									\$20,569				\$20,569
C.K. McClatchy High School	ROTC	D3041	1342975	Air Handler (AHU), 1600 CFM, Replace	25		17	8	1	EA	\$20,569.35	\$20,569									\$20,569				\$20,569
C.K. McClatchy High School	ROTC	D3041	1345198	HVAC System Ductwork, Medium Density, Replace	30		20	10	21708	SF	\$5.49	\$119,072										\$119,072			\$119,072
C.K. McClatchy High School	ROTC	D3042	1342974	Exhaust Fan, 100 - 1000 CFM, Replace	25		23	2	1	EA	\$3,291.10	\$3,291			\$3,291										\$3,291
C.K. McClatchy High School	ROTC	D3042	1343099	Exhaust Fan, 1001 - 2000 CFM, Replace	25		21	4	1	EA	\$3,291.10	\$3,291					\$3,291								\$3,291
C.K. McClatchy High School	ROTC	D3042	1342972	Exhaust Fan, 100 - 1000 CFM, Replace	25		21	4	8	EA	\$1,919.81	\$15,358					\$15,358								\$15,358
C.K. McClatchy High School	ROTC	D3042	1343047	Exhaust Fan, 1001 - 2000 CFM, Replace	25		21	4	1	EA	\$3,291.10	\$3,291					\$3,291								\$3,291
C.K. McClatchy High School	ROTC	D3042	1343016	Exhaust Fan, 100 - 1000 CFM, Replace	25		21	4	1	EA	\$3,291.10	\$3,291					\$3,291								\$3,291
C.K. McClatchy High School	ROTC	D3042	1343095	Exhaust Fan, 1001 - 2000 CFM, Replace	25		21	4	1	EA	\$3,291.10	\$3,291					\$3,291								\$3,291
C.K. McClatchy High School	ROTC	D3042	1343003	Exhaust Fan, 1001 - 2000 CFM, Replace	25		21	4	1	EA	\$4,113.87	\$4,114					\$4,114								\$4,114
C.K. McClatchy High School	ROTC	D3042	1342994	Exhaust Fan, 1001 - 2000 CFM, Replace	25		21	4	1	EA	\$3,291.10	\$3,291					\$3,291								\$3,291
C.K. McClatchy High School	ROTC	D3042	1343065	Exhaust Fan, 1001 - 2000 CFM, Replace	25		17	8	1	EA	\$3,291.10	\$3,291									\$3,291				\$3,291
C.K. McClatchy High School	ROTC	D3042	1342992	Exhaust Fan, 100 - 1000 CFM, Replace	25		17	8	1	EA	\$3,291.10	\$3,291									\$3,291				\$3,291
C.K. McClatchy High School	ROTC	D3042	1343116	Exhaust Fan, 1001 - 2000 CFM, Replace	25		17	8	1	EA	\$4,113.87	\$4,114									\$4,114				\$4,114
C.K. McClatchy High School	ROTC	D3049	1342977	HVAC System Hydronic Piping, 4-Pipe, Replace	40		36	4	173512	SF	\$10.97	\$1,903,482					\$1,903,482								\$1,903,482
C.K. McClatchy High School	ROTC	D3051	1345214	Furnace, 175 MBH, Replace	20		16	4	1	EA	\$10,696.06	\$10,696					\$10,696								\$10,696
C.K. McClatchy High School	ROTC	D3051	1345197	Furnace, 175 MBH, Replace	20		16	4	1	EA	\$10,696.06	\$10,696					\$10,696								\$10,696
C.K. McClatchy High School	ROTC	D3052	1342996	Packaged Unit (RTU), 6 TON, Replace	20		17	3	1	EA	\$20,569.35	\$20,569				\$20,569									\$20,569
C.K. McClatchy High School	ROTC	D3052	1343070	Packaged Unit (RTU), 5 TON, Replace	20		17	3	1	EA	\$20,569.35	\$20,569				\$20,569									\$20,569
C.K. McClatchy High School	ROTC	D3068	1343119	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15		11	4	21708	SF	\$3.43	\$74,420					\$74,420								\$74,420
C.K. McClatchy High School	ROTC	D4019	1345190	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40		38	2	18000	SF	\$6.86	\$123,416			\$123,416										\$123,416
C.K. McClatchy High School	ROTC	D4019	1345207	Sprinkler Heads (per SF), , Replace	25		16	9	5000	SF	\$2.06	\$10,285										\$10,285			\$10,285
C.K. McClatchy High School	ROTC	D4031	1345176	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10		5	5	11	EA	\$205.69	\$2,263						\$2,263							\$2,263
C.K. McClatchy High School	ROTC	D5012	1343084	Secondary Transformer, 75 kVA, Replace	30		27	3	1	EA	\$13,712.90	\$13,713				\$13,713									\$13,713
C.K. McClatchy High School	ROTC	D5012	1343042	Building/Main Switchboard, 1000 AMP, Replace	40		37	3	1	EA	\$71,307.08	\$71,307				\$71,307									\$71,307
C.K. McClatchy High School	ROTC	D5012	1343010	Building/Main Switchboard, 1000 AMP, Replace	40		36	4	1	EA	\$78,163.53	\$78,164					\$78,164								\$78,164
C.K. McClatchy High School	ROTC	D5012	1342959	Secondary Transformer, 225 kVA, Replace	30		26	4	1	EA	\$34,282.25	\$34,282					\$34,282								\$34,282
C.K. McClatchy High School	ROTC	D5012	1343044	Secondary Transformer, 75 kVA, Replace	30		20	10	1	EA	\$13,712.90	\$13,713										\$13,713			\$13,713
C.K. McClatchy High School	ROTC	D5021	1345199	Receptacle, 20 AMP, Install/Replace	25		25	0	1	EA	\$137.13	\$137	\$137												\$137
C.K. McClatchy High School	ROTC	D5022	1345218	Light Fixture, 250 WATT, Replace	20		16	4	8	EA	\$260.55	\$2,084					\$2,084								\$2,084
C.K. McClatchy High School	ROTC	D5029	1345234	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20		17	3	21000	SF	\$10.97	\$230,377				\$230,377									\$230,377
C.K. McClatchy High School	ROTC	D5031	1345187	Public Address/Announcement (PA) System, Facility Wide, Replace	20		10	10	21708	SF	\$2.26	\$49,117										\$49,117			\$49,117
C.K. McClatchy High School	ROTC	D5037	1345212	Fire Alarm System, Standard Addressable, Upgrade/Install	20		15	5	21708	SF	\$5.49	\$119,072						\$119,072							\$119,072
C.K. McClatchy High School	ROTC	D5092	1345195	Exit Sign Light Fixture, LED, Replace	10		9	1	8	EA															

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate	
C.K. McClatchy High School	ROTC	E2012	1345226	Kitchen Cabinetry, Stock Hardwood, Replace	20	17	3	175	LF	\$411.39	\$71,993					\$71,993								\$71,993	
C.K. McClatchy High School	ROTC	E2012	1345178	Kitchen Cabinetry, Stock Hardwood, Replace	20	17	3	20	LF	\$411.39	\$8,228					\$8,228									\$8,228
C.K. McClatchy High School	ROTC	E2012	1345191	Kitchen Counter, Solid Surface, Replace	40	37	3	125	LF	\$150.84	\$18,855					\$18,855									\$18,855
C.K. McClatchy High School	ROTC	E2012	1345188	Kitchen Cabinetry, Stock Hardwood, Replace	20	12	8	225	LF	\$411.39	\$92,562											\$92,562			\$92,562
C.K. McClatchy High School	ROTC	E2012	1345184	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	7	8	175	LF	\$68.56	\$11,999											\$11,999			\$11,999
C.K. McClatchy High School	Site	D2018	1346576	Drinking Fountain, Outside/Site Style, Replace	15	12	3	2	EA	\$4,936.64	\$9,873					\$9,873									\$9,873
C.K. McClatchy High School	Site	D2021	1343038	Backflow Preventer, 6 INCH, Replace	30	29	1	1	EA	\$14,398.55	\$14,399		\$14,399												\$14,399
C.K. McClatchy High School	Site	D2021	1342973	Backflow Preventer, 6 INCH, Replace	30	28	2	1	EA	\$14,398.55	\$14,399			\$14,399											\$14,399
C.K. McClatchy High School	Site	D2023	1343041	Domestic Circulation/Booster Pump, 7.5 HP, Replace	25	23	2	1	EA	\$9,324.77	\$9,325				\$9,325										\$9,325
C.K. McClatchy High School	Site	G2022	1346581	Parking Lots, Asphalt Pavement, Mill & Overlay	25	24	1	336000	SF	\$4.80	\$1,612,637		\$1,612,637												\$1,612,637
C.K. McClatchy High School	Site	G2022	1346596	Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	336000	SF	\$0.62	\$207,339		\$207,339						\$207,339						\$414,678
C.K. McClatchy High School	Site	G2031	1346603	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	50	50	0	8000	SF	\$27.43	\$219,406	\$219,406													\$219,406
C.K. McClatchy High School	Site	G2041	1346605	Fences & Gates, Chain Link, 6' High, Replace	40	37	3	4800	LF	\$28.80	\$138,226					\$138,226									\$138,226
C.K. McClatchy High School	Site	G2045	1346601	Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	20	0	20	EA	\$685.65	\$13,713	\$13,713													\$13,713
C.K. McClatchy High School	Site	G2047	1346573	Sports Apparatus, Bleachers, Steel Frame w/ Aluminum Seats, Replace (per Seat)	25	24	1	168	EA	\$205.69	\$34,557		\$34,557												\$34,557
C.K. McClatchy High School	Site	G2047	1346583	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	1	4	39000	SF	\$2.66	\$103,723					\$103,723						\$103,723			\$207,445
C.K. McClatchy High School	Site	G2047	1346572	Sports Apparatus, Bleachers, Steel Frame w/ Aluminum Seats, Replace (per Seat)	25	17	8	144	EA	\$205.69	\$29,620											\$29,620			\$29,620
C.K. McClatchy High School	Site	G2048	1346584	Flagpole, Metal, Replace	30	26	4	1	EA	\$11,963.23	\$11,963					\$11,963									\$11,963
C.K. McClatchy High School	Site	G2049	1346579	Shed, Wooden Framed, Asphalt Shingles, Replace	30	25	5	100	SF	\$54.85	\$5,485							\$5,485							\$5,485
C.K. McClatchy High School	Site	G2049	1346585	Shed, Wooden Framed, Asphalt Shingles, Replace	30	22	8	350	SF	\$54.85	\$19,198											\$19,198			\$19,198
C.K. McClatchy High School	Site	G2049	1346580	Shed, Wooden Framed, Asphalt Shingles, Replace	30	22	8	200	SF	\$54.85	\$10,970											\$10,970			\$10,970
C.K. McClatchy High School	Site	G2049	1346574	Shed, Wooden Framed, Asphalt Shingles, Replace	30	22	8	200	SF	\$54.85	\$10,970											\$10,970			\$10,970
C.K. McClatchy High School	Site	G2057	1346582	Irrigation System, , Replace/Install	25	18	7	479000	SF	\$4.80	\$2,298,968									\$2,298,968					\$2,298,968
Totals, Unescalated												\$427,321	\$2,400,121	\$3,506,553	\$4,846,290	\$5,647,252	\$8,008,471	\$476,505	\$3,726,280	\$1,491,415	\$555,645	\$5,357,518		\$36,443,372	
Totals, Escalated (3.0% inflation, compounded annually)												\$427,321	\$2,472,124	\$3,720,102	\$5,295,672	\$6,356,032	\$9,284,013	\$568,972	\$4,582,855	\$1,889,280	\$724,991	\$7,200,056		\$42,521,418	

Appendix E: Equipment Inventory List

D10 CONVEYING

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1343108	D1011	Elevator	3000	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Mechanical room	Elevator Industries			2000	00172388	
2	1343101	D1011	Elevator Controls	1 CAR	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Elevator	Smartrise Engineering	SRH-4025	140613-004-C1	2014	00172389	

D20 PLUMBING

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1345236	D2021	Backflow Preventer	.75 INCH	C.K. McClatchy High School / ROTC	Building Exterior	Watts	007M1	58633	2003	00253894	
2	1345179	D2021	Backflow Preventer	.75 INCH	C.K. McClatchy High School / ROTC	Building Exterior	Watts	007M1	58699	2003	00253891	
3	1344650	D2021	Backflow Preventer	4 INCH	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Site - A04	Wilkins	375	L19594	2004	00253852	
4	1346586	D2021	Backflow Preventer	6 INCH	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Site - A01-A06	Febco	805YB	H000336	2003	00172412	
5	1342973	D2021	Backflow Preventer	6 INCH	C.K. McClatchy High School / Site	Site	Febco	DCDA	F031208165		00031855	
6	1346570	D2021	Backflow Preventer	6 INCH	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Site - A01-A06	Febco	805YB	004438	2003	004981	
7	1346591	D2021	Backflow Preventer	6 INCH	C.K. McClatchy High School / ROTC	Site - C01	Wilkins	975 XL	1684126	2003	00253895	
8	1343038	D2021	Backflow Preventer	6 INCH	C.K. McClatchy High School / Site	Site	Ames	4000SS	IBL0770		00031856	
9	1343078	D2023	Domestic Circulation Pump	.5 HP	C.K. McClatchy High School / ROTC	Utility closet	Rotom	AQK 48S17D1265D P			00031877	
10	1343105	D2023	Domestic Circulation Pump	1.5 HP	C.K. McClatchy High School / ROTC	Mechanical room	Bell & Gossett	80 2X7 63/8	Illegible		00253858	
11	1342985	D2023	Domestic Circulation/Booster Pump	3 HP	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Boiler room	Bell & Gossett	1-1/2BB7-7/8AB	815126		00172407	
12	1343053	D2023	Domestic Circulation/Booster Pump	30 HP	C.K. McClatchy High School / Site	Site	Goulds Pumps				00172472	
13	1343041	D2023	Domestic Circulation/Booster Pump	7.5 HP	C.K. McClatchy High School / Site	Site		B2TP N8	G86477		00031857	
14	1343077	D2023	Water Heater	120 GAL	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Boiler room	A. O. Smith	DRE 120	MC90-0164035-810P		00172405	
15	1343023	D2023	Water Heater	16 - 29 GAL	C.K. McClatchy High School / Classrooms D1 to D21	Utility closet	State Industries, Inc.	P61710MSK	J03301147	2003	00172470	
16	1343110	D2023	Water Heater	80 GAL	C.K. McClatchy High School / ROTC	Utility closet	State	CSB8218SFEB6	E04211427	2004	00031876	
17	1343085	D2023	Water Storage Tank	1710 GAL	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Boiler room	Whitlock Storage Heater	Type K	Inaccessible	1936	00172395	
18	1342958	D2023	Water Storage Tank	1710 GAL	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Boiler room	Whitlock Storage	Type K	32796	1936	00172396	
19	1343007	D2023	Water Storage Tank	400	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Boiler room	Whitlock Coil Pipe Co.	Illegible	32799		00172401	
20	1342725	D2034	Grease Trap/Interceptor		C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	Thermaco	W-350-IS-115/60	No tag/plate found	2009	00253772	
21	1342754	D2043	Sump Pump	3 HP	C.K. McClatchy High School / Gymnasium & Pool	Pool Equipment room	Inaccessible	Inaccessible	Inaccessible	2017	00172428	
22	1342970	D2091	Air Compressor	10 HP	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Boiler room	Champion	No tag/plate found	No tag/plate found		00031838	
23	1342991	D2091	Air Compressor	10 HP	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Boiler room	Ingersoll Rand	2-2475D5	0711070199	2007	00172392	
24	1343109	D2091	Compressed Air Dryer	100 CFM	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Boiler room	Ingersoll Rand	DS35 42493528-115/1/60	3359140002	2007		

D30 HVAC

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1343034	D3021	Boiler [Boiler #1]	2444 MBH	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Boiler room	Peerless Boilers	LCE-16-S	LC-010396-0796	1996	00172393	
2	1343118	D3021	Boiler [Boiler #2]	2444 MBH	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Boiler room	Peerless Boilers	LCE-16-S	LC-010397-0796	1996	00172394	
3	1343100	D3022	Condensate Return Station	15 GAL	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Boiler room	Bell & Gossett	VCMD	Q98706 418625	1998	00172397	
4	1343087	D3022	Expansion Tank	150	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Boiler room	Inaccessible	Inaccessible	Inaccessible		00031842	
5	1343049	D3022	Expansion Tank	80	C.K. McClatchy High School / ROTC	Mechanical room			78 623	1978	00253859	
6	1343091	D3023	Heat Exchanger	50 GPM	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Boiler room	No tag/plate found	No tag/plate found	No tag/plate found		00031841	
7	1342995	D3031	Chiller [CH-1]	176 TON	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A02	Carrier	30GX-176-Y-630VF	3899F51981	1999	00031809	
8	1343096	D3031	Chiller [CH-2]	176 TON	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A02	Carrier	30GX-176-Y-630VF	3899F51990	1999	00031810	
9	1342964	D3032	Condensing Unit [ACCU-1]	5 TON	C.K. McClatchy High School / ROTC	Roof	Carrier	38TRA060330	2902E00583	2002	00031865	
10	1342961	D3032	Condensing Unit [ACCU-2]	2.5 TON	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A02	Carrier	38TXA030330	3204E05340	2004	00031844	
11	1343050	D3032	Condensing Unit [ACCU-3]	2.5 TON	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A02	Carrier	38TXA030330	4504E41182	2004	00031845	
12	1343115	D3032	Condensing Unit [ACCU-3A]	5 TON	C.K. McClatchy High School / ROTC	Roof	Carrier	38TRA060330	2902E00631	2002	00031864	
13	1343043	D3032	Condensing Unit [ACCU-3B]	5 TON	C.K. McClatchy High School / ROTC	Roof	Carrier	38TRA060330	3102E21486	2002	00031866	
14	1343092	D3032	Condensing Unit [ACCU-4]	5 TON	C.K. McClatchy High School / ROTC	Roof	Carrier	38TRA060330	2902E00602	2002	00031871	
15	1343060	D3032	Condensing Unit [ACCU-5]	5 TON	C.K. McClatchy High School / ROTC	Roof	Carrier	38TRA060330	2802E00518	2002	00031887	
16	1342987	D3032	Condensing Unit [ACCU-6]	5 TON	C.K. McClatchy High School / ROTC	Roof	Carrier	38TRA060330	3002E01455	2002	00031888	
17	1342981	D3032	Condensing Unit [ACCU-7]	5 TON	C.K. McClatchy High School / ROTC	Roof	Carrier	38TRA060330	2802E00524	2002	00031883	
18	1343048	D3032	Condensing Unit [ACCU-8]	5 TON	C.K. McClatchy High School / ROTC	Roof	Carrier	38TRA060330	2902E00591	2002	00031886	
19	1343024	D3032	Condensing Unit/Heat Pump [ACCU-4]	2.5 TON	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A02	Carrier	38TXA030330	3204E05346	2004	00031843	
20	1342968	D3032	Ductless Split System	1.5 TON	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A03	Mitsubishi Electric	PUZ.A18NKA7	6YU00628A	2016	00031820	
21	1342993	D3032	Ductless Split System [ACCU-1]	3 TON	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A02	Mitsubishi Electric	PU36EK2	Illegible		00031808	
22	1343031	D3032	Ductless Split System [ACCU-5]	2.5 TON	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A02	Mitsubishi Electric	PU30-EK2	47F00066A	1996	00031805	
23	1343018	D3041	Air Handler (AHU) [AHU-1]	2000 CFM	C.K. McClatchy High School / ROTC	Mechanical room	Williams	AH2000	262386	2002	00031848	
24	1343021	D3041	Air Handler (AHU) [AHU-2]	3000 CFM	C.K. McClatchy High School / ROTC	Mechanical room	Williams	AH3000	262386	2002	00031851	
25	1343111	D3041	Air Handler (AHU) [AHU-3]	8350	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A01	Westernaire	WMCH-16-TDMZ-7	W-00-166-3		00031797	
26	1343121	D3041	Air Handler (AHU) [AHU-3A]	1600 CFM	C.K. McClatchy High School / ROTC	Mechanical room	Williams	AH1600	262386	2002	00031847	
27	1342975	D3041	Air Handler (AHU) [AHU-3B]	1600 CFM	C.K. McClatchy High School / ROTC	Mechanical room	Williams	AH1200	262386	2002	00031849	
28	1343093	D3041	Air Handler (AHU) [AHU-4]	2000 CFM	C.K. McClatchy High School / ROTC	Utility closet	Williams	AH2000	262386	2002	00031878	
29	1343033	D3041	Air Handler (AHU) [AHU-4]	8350	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A01	Westernaire	WMCH-16-TDMZ-5	W-00-166-4		00031801	
30	1342969	D3041	Air Handler (AHU) [AHU-5]	2000	C.K. McClatchy High School / ROTC	Mechanical room	Williams	AH2000	262386	2002	00253857	
31	1343025	D3041	Air Handler (AHU) [AHU-5]	4800	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A01	Westernaire	WSCH-19-SZ	W-00-166-5		00031807	
32	1343026	D3041	Air Handler (AHU) [AHU-6]	1600	C.K. McClatchy High School / ROTC	Mechanical room	Williams	AH1600	262386	2002	00253856	

33	1342965	D3041	Air Handler (AHU) [AHU-6]	4550	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A01	Westernaire	WMCH-8-TDMZ-4	W-00-166-6		00031806
34	1343068	D3041	Air Handler (AHU) [AHU-7]	2000	C.K. McClatchy High School / ROTC	Mechanical room	Williams	AH2000	262386	2002	00253854
35	1342986	D3041	Air Handler (AHU) [AHU-7]	7200	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A03	Westernaire	WMCH-14-SZ	W-00-166-7		00031819
36	1343012	D3041	Air Handler (AHU) [AHU-8]	2000	C.K. McClatchy High School / ROTC	Mechanical room	Williams	AH2000	262386	2002	00253855
37	1343054	D3041	Air Handler (AHU) [AHU-8]	8280	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A03	Westernaire	WMCH-16-TDMZ-10	W-00-166-8		00031818
38	1342990	D3041	Air Handler (AHU) [AHU-9]	8000	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A06	Westernaire	WMCH-15-SZ	Illegible		00031814
39	1343061	D3041	Fan Coil Unit	750	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Basement	No tag/plate found	No tag/plate found	No tag/plate found		
40	1344612	D3041	Fan Coil Unit	801 - 1200 CFM	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Throughout building	No tag/plate found	No tag/plate found	No tag/plate found		50
41	1343005	D3041	Make-Up Air Unit	2000	C.K. McClatchy High School / ROTC	Roof	Illegible	Illegible	Illegible		00253886
42	1343066	D3041	Make-Up Air Unit	2000	C.K. McClatchy High School / ROTC	Roof	No tag/plate found	No tag/plate found	No tag/plate found		00253885
43	1342999	D3041	Make-Up Air Unit	6000	C.K. McClatchy High School / ROTC	Roof	No tag/plate found	No tag/plate found	No tag/plate found		00031879
44	1343082	D3041	Make-Up Air Unit [MAU-1]	No tag/plate found	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A06	Reznor	No tag/plate found	No tag/plate found		00031815
45	1342972	D3042	Exhaust Fan	500	C.K. McClatchy High School / ROTC	Roof	CentriMaster	PR72	XB168991		00031870
46	1342974	D3042	Exhaust Fan	500	C.K. McClatchy High School / ROTC	Roof	CentriMaster	P12D2	XB168976		00253884
47	1343059	D3042	Exhaust Fan	800	C.K. McClatchy High School / ROTC	Roof	CentriMaster	P10D3	XB168988		00031863
48	1343016	D3042	Exhaust Fan	800	C.K. McClatchy High School / ROTC	Roof	Greenheck	Illegible	Illegible		00031861
49	1343040	D3042	Exhaust Fan	800	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A01	CentriMaster	PR81	YB171533		10
50	1343086	D3042	Exhaust Fan	1000 CFM	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Boiler room	Inaccessible	Inaccessible	Inaccessible		
51	1344602	D3042	Exhaust Fan	1000 CFM	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Building exterior	No tag/plate found	No tag/plate found	No tag/plate found		4
52	1342978	D3042	Exhaust Fan	2000	C.K. McClatchy High School / ROTC	Roof	Greenheck	Illegible	Illegible		00031882
53	1343051	D3042	Exhaust Fan	2000	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A01	CentriMaster	P18E	YB171552		00031794
54	1343081	D3042	Exhaust Fan	2000	C.K. McClatchy High School / Gymnasium & Pool	Roof	CentriMaster	P10D3	XB168937	2000	00172483
55	1343102	D3042	Exhaust Fan	1500	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A02	CentriMaster	P10D3	YB171527		00031803
56	1342960	D3042	Exhaust Fan	1500	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A05	CentriMaster	P10D3	YB171529		00031829
57	1342997	D3042	Exhaust Fan	1500	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A05	CentriMaster	P10D4	XB168986		00031830
58	1342963	D3042	Exhaust Fan	1500	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A02	CentriMaster	P10D4	YB171528		00031875
59	1343099	D3042	Exhaust Fan	1500	C.K. McClatchy High School / ROTC	Roof	JennAir	242 BCRG			00031889
60	1343013	D3042	Exhaust Fan	1500	C.K. McClatchy High School / Gymnasium & Pool	Roof	Penn Ventilator Company	FX18B			00172484
61	1343055	D3042	Exhaust Fan	1500	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A03	No tag/plate found	No tag/plate found	No tag/plate found	2018	00031822
62	1343071	D3042	Exhaust Fan	1500	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A01	CentriMaster	P10D3	YB171530		00031795
63	1343000	D3042	Exhaust Fan	1500	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A01	CentriMaster	P16D	YB171545		00031798
64	1343095	D3042	Exhaust Fan	1500	C.K. McClatchy High School / ROTC	Roof	CentriMaster	P20E	XB168982		00031874
65	1343003	D3042	Exhaust Fan	1500	C.K. McClatchy High School / ROTC	Roof	No tag/plate found	4HX97A	No tag/plate found		00031873
66	1342994	D3042	Exhaust Fan	1500	C.K. McClatchy High School / ROTC	Roof	No tag/plate found	4HZ37	905508		00031872
67	1343008	D3042	Exhaust Fan	1300 CFM	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A02	Aladin	V165B	18501		00031846
68	1343113	D3042	Exhaust Fan	2500	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A01	Trane	U13G2-BI	K78C 33233		00031800
69	1343052	D3042	Exhaust Fan	2500	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A01	Trane	U12G3-BI	K78C 33234		00031802
70	1343073	D3042	Exhaust Fan	2500	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A01	Trane	U12G3-BI	K78C 33235		00031799
71	1343036	D3042	Exhaust Fan	2500	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A01	Trane	U1 3G2-BI	K78C 33232		00031796
72	1342992	D3042	Exhaust Fan [EAH-2]	800	C.K. McClatchy High School / ROTC	Roof	Greenheck	FHR-18X18-G-BS	02J08426	2002	00031862
73	1343065	D3042	Exhaust Fan [EAH-3]	2000	C.K. McClatchy High School / ROTC	Roof	Greenheck	FHR-18X18-G-BS	02J68427	2002	00031868
74	1343116	D3042	Exhaust Fan [EAH-6]	1500	C.K. McClatchy High School / ROTC	Roof	Greenheck	FHR-18X18-G-BS	02J08420	2002	00031890
75	1343047	D3042	Exhaust Fan [EAH-8]	1500	C.K. McClatchy High School / ROTC	Roof	Greenheck	Illegible	Illegible		00031881
76	1343011	D3042	Exhaust Fan [KEF-1]	3000	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A06	Penn Ventilator Company	FX-6BFT			00031816
77	1342971	D3042	Exhaust Fan [KEF-2]	3000	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A06	Penn Ventilator Company	FX16BFT			00031817
78	1342984	D3042	Exhaust Fan [OAI-1]	2500	C.K. McClatchy High School / ROTC	Roof	Greenheck	Illegible	Illegible		00031885
79	1343029	D3042	Exhaust Fan [REF-10]	1500	C.K. McClatchy High School / Gymnasium & Pool	Roof	Greenheck	GB-141-7-X	13699117 1406		00253998
80	1343032	D3042	Exhaust Fan [REF-2]	1500	C.K. McClatchy High School / Gymnasium & Pool	Roof	Greenheck	GB-081-6-X	13699109 1406	2013	00253987
81	1342962	D3042	Exhaust Fan [REF-2]	1200	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A05	Greenheck	G-103-A-X	14911589 17B		00031836
82	1343079	D3042	Exhaust Fan [REF-26]	1500	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A02	CentriMaster	P10D3	YB171531		00031804
83	1342980	D3042	Exhaust Fan [REF-3]	1500	C.K. McClatchy High School / Gymnasium & Pool	Roof	Greenheck	GB-200-5-X	13699110 1406	2013	00253986
84	1343058	D3042	Exhaust Fan [REF-4]	6000	C.K. McClatchy High School / Gymnasium & Pool	Roof	Greenheck	GB-300-15-X	13699111 1406	2014	00253865
85	1343076	D3042	Exhaust Fan [REF-5]	1500	C.K. McClatchy High School / Gymnasium & Pool	Roof	Greenheck	GB-121-4-X	13699112 1406		00253860
86	1343069	D3042	Exhaust Fan [REF-6]	1500	C.K. McClatchy High School / Gymnasium & Pool	Roof	Greenheck	GB-131-4-X	13699114 1406		00253861
87	1343039	D3042	Exhaust Fan [REF-7]	1500	C.K. McClatchy High School / Gymnasium & Pool	Roof	Greenheck	GB-131-4-X	13699115 1406		00253862
88	1343064	D3042	Exhaust Fan [REF-8]	1500	C.K. McClatchy High School / Gymnasium & Pool	Roof	Greenheck	GB-121-4-X	13699113 1406	2013	00172485
89	1343103	D3042	Exhaust Fan [REF-9]	1500	C.K. McClatchy High School / Gymnasium & Pool	Roof	Greenheck	GB-200-15-X	13699116 1406	2013	00253999
90	1342848	D3042	Exhaust Fan, 2,000-5,000 CFM [EF-1]	4000	C.K. McClatchy High School / Gymnasium & Pool	Wrestling Room - 44	Greenheck	BCF-208-7-TH-X	13699183 1406	2006	00172433
91	1343028	D3045	Distribution Pump [CHWP-1]	5 HP	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A02	Inaccessible	Inaccessible	Inaccessible		00031812
92	1343104	D3045	Distribution Pump [CHWP-C2]	5 HP	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A02	Inaccessible	Inaccessible	Inaccessible		00031813
93	1343015	D3045	Distribution Pump [CHWP-D1]	10 HP	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Boiler room	Bell & Gossett	VSG 8.500 BF	2176427		00172399
94	1342983	D3045	Distribution Pump [CHWP-D2]	10 HP	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Boiler room	Bell & Gossett	WSC 8.500 BF RHR	2176426		00172400
95	1345214	D3051	Furnace [GUH1]	175 MBH	C.K. McClatchy High School / ROTC	Hangar - H053	Reznor	XE175-4-S	No tag/plate found		004965
96	1345197	D3051	Furnace [GUH1]	175 MBH	C.K. McClatchy High School / ROTC	Hangar - H053	Reznor	XE175-4-S	SACL3IB6N24		004964
97	1343009	D3051	Furnace [HV-1]	800 MBH	C.K. McClatchy High School / Gymnasium & Pool	Roof	Greenheck	16X-118-H32-DB	13747301 1406	2014	00253997
98	1342989	D3051	Furnace [HV-2]	800 MBH	C.K. McClatchy High School / Gymnasium & Pool	Roof	Greenheck	16X-118-H32-DB	13747302 1406	2013	00253863
99	1343056	D3051	Furnace [HV-3]	500 MBH	C.K. McClatchy High School / Gymnasium & Pool	Roof	Greenheck	16X-118-H32-DB	13747303 1406	2013	00253988

100	1343123	D3051	Unit Heater	18	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Basement	No tag/plate found	No tag/plate found	No tag/plate found		00253853
101	1344900	D3052	Heat Pump	3.5 TON	C.K. McClatchy High School / Modular Classrooms D22 to D25	Building exterior - D23	Bard	W42HA-A04CP4XXX	362M183595650-02	2018	004953
102	1344893	D3052	Heat Pump	3.5 TON	C.K. McClatchy High School / Modular Classrooms D22 to D25	Building exterior - D24	Bard	W42HA-A04CP4XXX	362M183595648-02	2018	004954
103	1344894	D3052	Heat Pump	3.5 TON	C.K. McClatchy High School / Modular Classrooms D22 to D25	Building exterior - D22	Bard	W42HA-A04CP4XXX	362D193643936-02	2019	004952
104	1344909	D3052	Heat Pump	3.5 TON	C.K. McClatchy High School / Modular Classrooms D22 to D25	Building exterior - D25	Bard	W42HA-A04CP4XXX	362M183595647-02	2018	004955
105	1344794	D3052	Heat Pump [D26-1]	3.5 TON	C.K. McClatchy High School / Modular Classroom D26	Building exterior	Bard	W42HA-A04CP4XXX	362D193643937-02	2018	004987
106	1344800	D3052	Heat Pump [D26-2]	3.5 TON	C.K. McClatchy High School / Modular Classroom D26	Building exterior	Bard	W42HA-A04CP4XXX	362D193643931-02	2018	004986
107	1342698	D3052	Packaged Unit (RTU)	5 TON	C.K. McClatchy High School / Classrooms D1 to D21	Roof	Aaon	RK-05-2-E0-222	200308-AKGD50918	2003	00253868
108	1342702	D3052	Packaged Unit (RTU)	5 TON	C.K. McClatchy High School / Classrooms D1 to D21	Roof	Aaon	RK-05-2-E0-222	200308-AKGD50919	2003	00253877
109	1342692	D3052	Packaged Unit (RTU)	5 TON	C.K. McClatchy High School / Classrooms D1 to D21	Roof	Aaon	RK-05-2-E0-222	200308-AKGD50921	2003	00253875
110	1342693	D3052	Packaged Unit (RTU)	5 TON	C.K. McClatchy High School / Classrooms D1 to D21	Roof	Aaon	RK-05-2-E0-222	200308-AKGD50929	2003	00172420
111	1342708	D3052	Packaged Unit (RTU)	5 TON	C.K. McClatchy High School / Classrooms D1 to D21	Roof	Aaon	RK-05-2-E0-222	200308-AKGD50931	2003	00253880
112	1342704	D3052	Packaged Unit (RTU)	5 TON	C.K. McClatchy High School / Classrooms D1 to D21	Roof	Aaon	RK-05-2-E0-222	200308-AKGD50932	2003	00172424
113	1342696	D3052	Packaged Unit (RTU)	5 TON	C.K. McClatchy High School / Classrooms D1 to D21	Roof	Aaon	RK-05-2-E0-222	200308-AKGD50916	2003	00253873
114	1342699	D3052	Packaged Unit (RTU)	5 TON	C.K. McClatchy High School / Classrooms D1 to D21	Roof	Aaon	RK-05-2-E0-222	200308-AKGD50923	2003	00172423
115	1342706	D3052	Packaged Unit (RTU)	5 TON	C.K. McClatchy High School / Classrooms D1 to D21	Roof	Aaon	RK-05-2-E0-222	200308-AKGD50922	2003	00253876
116	1342709	D3052	Packaged Unit (RTU)	5 TON	C.K. McClatchy High School / Classrooms D1 to D21	Roof	Aaon	RK-05-2-E0-222	200308-AKGD509133	2003	00253870
117	1342697	D3052	Packaged Unit (RTU)	5 TON	C.K. McClatchy High School / Classrooms D1 to D21	Roof	Aaon	RK-05-2-E0-222	200308-AKGD50928	2003	00172421
118	1342701	D3052	Packaged Unit (RTU)	5 TON	C.K. McClatchy High School / Classrooms D1 to D21	Roof	Aaon	RK-05-2-E0-222	200308-AKGD50927	2003	00253866
119	1342710	D3052	Packaged Unit (RTU)	5 TON	C.K. McClatchy High School / Classrooms D1 to D21	Roof	Aaon	RK-05-2-E0-222	200308-AKGD50920	2003	00253874
120	1342695	D3052	Packaged Unit (RTU)	5 TON	C.K. McClatchy High School / Classrooms D1 to D21	Roof	Aaon	RK-05-2-E0-222	200308-AKGD50925	2003	00253878
121	1342707	D3052	Packaged Unit (RTU)	5 TON	C.K. McClatchy High School / Classrooms D1 to D21	Roof	Aaon	RK-05-2-E0-222	200308-AKGD5093	2003	00253871
122	1343070	D3052	Packaged Unit (RTU)	5 TON	C.K. McClatchy High School / ROTC	Roof	Carrier	38ARZ007---501--	3702G40076	2002	00031867
123	1342694	D3052	Packaged Unit (RTU)	5 TON	C.K. McClatchy High School / Classrooms D1 to D21	Roof	Aaon	RK-05-2-E0-222	200308-AKGD50915	2003	00253872
124	1342705	D3052	Packaged Unit (RTU)	5 TON	C.K. McClatchy High School / Classrooms D1 to D21	Roof	Aaon	RK-05-2-E0-222	200308-AKGD50926	2003	00253867
125	1342700	D3052	Packaged Unit (RTU)	5 TON	C.K. McClatchy High School / Classrooms D1 to D21	Roof	Aaon	RK-05-2-E0-222	200308-AKGD50913	2003	00253869
126	1342691	D3052	Packaged Unit (RTU)	5 TON	C.K. McClatchy High School / Classrooms D1 to D21	Roof	Aaon	RK-05-2-E0-222	200308-AKGD50917	2003	00253879
127	1342690	D3052	Packaged Unit (RTU)	5 TON	C.K. McClatchy High School / Classrooms D1 to D21	Roof	Aaon	RK-05-2-E0-222	200308-AKGD50914	2003	00172422
128	1342703	D3052	Packaged Unit (RTU)	5 TON	C.K. McClatchy High School / Classrooms D1 to D21	Roof	Aaon	RK-05-2-E0-222	200308-AKGD50924	2003	00172425
129	1342996	D3052	Packaged Unit (RTU)	6 TON	C.K. McClatchy High School / ROTC	Roof	Trane	YHC072A4ELA0KD0B000000300	235101657L	2002	00031880
130	1343089	D3052	Packaged Unit (RTU) [AC-1]	20 TON	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A04	Aaon	RNA-020-C-0-3-DAB0A-DB2K0	201704-BNGP60218	2017	00031828
131	1343075	D3052	Packaged Unit (RTU) [AC-1]	30 TON	C.K. McClatchy High School / Gymnasium & Pool	Roof	Aaon	RN-030-3-0-EB09-2C2	201407-BNGT37950	2014	00253992
132	1343088	D3052	Packaged Unit (RTU) [AC-11]	60 TON	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A04	Aaon	RN-060-3-0-EB09-3E4	201706-BNGX61170	2017	00031793
133	1342966	D3052	Packaged Unit (RTU) [AC-2]	3 TON	C.K. McClatchy High School / Gymnasium & Pool	Roof	Aaon	RM-003-3-0-AA01-212	200412-AMGC14512	2004	00172482
134	1343057	D3052	Packaged Unit (RTU) [AC-2]	30 TON	C.K. McClatchy High School / Gymnasium & Pool	Roof	Aaon	RN-030-3-0-EB09-2C2	201407-BNGT37951	2014	00253993
135	1343062	D3052	Packaged Unit (RTU) [AC-2]	9 TON	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A03	Aaon	RN-009-3-0-BB02-3F9	201704-ANGQ60188	2017	00031821
136	1343004	D3052	Packaged Unit (RTU) [AC-3]	30 TON	C.K. McClatchy High School / Gymnasium & Pool	Roof	Aaon	RN-030-3-0-EB09-2C2	201407-BNGT37952	2014	00253995
137	1342998	D3052	Packaged Unit (RTU) [AC-4]	4 TON	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A04	Aaon	RQ-004-3-V-CB01-232	201704-AYGD16077	2017	00031824
138	1343097	D3052	Packaged Unit (RTU) [AC-4]	10	C.K. McClatchy High School / Gymnasium & Pool	Roof	Aaon	RM-010-3-0-AA02-232	200412-AMGJ14462	2004	00254000
139	1342988	D3052	Packaged Unit (RTU) [AC-4 Bleachers]	16 TON	C.K. McClatchy High School / Gymnasium & Pool	Roof	Aaon	RN-030-3-0-EB09-2C2	201407-BNGM37953	2014	00253994
140	1343083	D3052	Packaged Unit (RTU) [AC-5]	15 TON	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A04	Aaon	RN-015-3-0-BA02-3F9	201704-ANGL60189	2017	00031825
141	1343020	D3052	Packaged Unit (RTU) [AC-5 Woman's Coaches Office]	2 TON	C.K. McClatchy High School / Gymnasium & Pool	Roof	Aaon	RQ-002-3-V-GA02-312	201407-AYGB08282	2014	00253996
142	1342979	D3052	Packaged Unit (RTU) [AC-6]	2 TON	C.K. McClatchy High School / Gymnasium & Pool	Roof	Aaon	RQ-002-3-V-GA02-212	201407-AYGB08283	2014	00253864
143	1343120	D3052	Packaged Unit (RTU) [AC-7]	5 TON	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A03	Aaon	RQ-005-3-V-CA01-212	201704-AYGE16078	2017	00031823
144	1343122	D3052	Packaged Unit (RTU) [AHU-1]	18 TON	C.K. McClatchy High School / Gymnasium & Pool	Roof	Aaon	Illegible	Illegible		00253991
145	1342982	D3052	Packaged Unit (RTU) [SCU-1]	22	C.K. McClatchy High School / Gymnasium & Pool	Roof	Aaon	CC-C-022-3-D-2	201407-CHCE06871	2014	00253990

D40 FIRE PROTECTION

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1345183	D4011	Backflow Preventer	6 INCH	C.K. McClatchy High School / ROTC	Building Exterior	Ames	3000SS	129331	2003	00253892	
2	1345219	D4011	Backflow Preventer	6 INCH	C.K. McClatchy High School / ROTC	Building Exterior	Ames	3000SS	61129366	2003	00253893	
3	1346590	D4011	Backflow Preventer	6 INCH	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Site - A01-A06	Kennedy	No tag/plate found	No tag/plate found	2003	004982	
4	1346604	D4011	Backflow Preventer	8 INCH	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Site - A01-A06	Febco	856	F0303201154	2003	00172411	
5	1344677	D4019	Fire Riser		C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Theater				2018		
6	1345241	D4019	Fire Riser		C.K. McClatchy High School / ROTC	Building Exterior				2003		
7	1342830	D4031	Fire Extinguisher		C.K. McClatchy High School / Gymnasium & Pool	Throughout building						7
8	1345176	D4031	Fire Extinguisher		C.K. McClatchy High School / ROTC	Throughout building						11
9	1344922	D4031	Fire Extinguisher		C.K. McClatchy High School / Classrooms D1 to D21	Throughout building						21
10	1344613	D4031	Fire Extinguisher		C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Throughout building						75
11	1344788	D4031	Fire Extinguisher		C.K. McClatchy High School / Modular Classroom D26	Throughout building						
12	1344913	D4031	Fire Extinguisher		C.K. McClatchy High School / Modular Classrooms D22 to D25	Throughout building						4

D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1343042	D5012	Building/Main Switchboard	1000 AMP	C.K. McClatchy High School / ROTC	Building exterior	Cutler-Hammer	No tag/plate found	No tag/plate found		00253851	
2	1343106	D5012	Building/Main Switchboard	1000 AMP	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Boiler room	Square D			2007	00172390	
3	1343010	D5012	Building/Main Switchboard	1000 AMP	C.K. McClatchy High School / ROTC	Building exterior	Cutler-Hammer	No tag/plate found	No tag/plate found		00253881	
4	1343074	D5012	Building/Main Switchboard [Distribution Switchboard #1]	2000 AMP	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Building exterior	Square D		38525969-002	2017	00172408	

5	1343107	D5012	Building/Main Switchboard [Distribution Switchboard #2]	2000 AMP	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Building exterior	Square D		38525969-003	2017	00172409
6	1343098	D5012	Building/Main Switchboard [DPB]	1000 AMP	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Building exterior	Square D		39457131-001	2017	00031837
7	1343046	D5012	Building/Main Switchgear [Main Switchboard]	4000 AMP	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Building exterior	Square D		38525969-001	2017	00172410
8	1344905	D5012	Main Distribution Panel	125 AMP	C.K. McClatchy High School / Modular Classrooms D22 to D25	Building exterior - D23	Square D	Homeline	No tag/plate found	1999	004994
9	1344902	D5012	Main Distribution Panel	125 AMP	C.K. McClatchy High School / Modular Classrooms D22 to D25	Building exterior - D22	Square D	Homeline	No tag/plate found	1999	004995
10	1344888	D5012	Main Distribution Panel	125 AMP	C.K. McClatchy High School / Modular Classrooms D22 to D25	Building exterior - D25	Square D	Homeline	No tag/plate found	1999	004993
11	1344908	D5012	Main Distribution Panel	125 AMP	C.K. McClatchy High School / Modular Classrooms D22 to D25	Building exterior - D24	Square D	Homeline	No tag/plate found	1999	004985
12	1344791	D5012	Main Distribution Panel	200 AMP	C.K. McClatchy High School / Modular Classroom D26	Interior	Square D	HOMC40UC	No tag/plate found	2002	004984
13	1343037	D5012	Main Distribution Panel	400 AMP	C.K. McClatchy High School / Classrooms D1 to D21	Building exterior	Inaccessible	Inaccessible	No tag/plate found	2003	00253773
14	1343001	D5012	Main Distribution Panel [HCAC]	600 AMP	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Electrical room-L7F	Square D	12385259690150001	17131	2018	00172479
15	1343072	D5012	Main Distribution Panel [HDPC]	1000 AMP	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Electrical room-L7F	Square D	4438525969006000 1	17231	2018	00172480
16	1343080	D5012	Main Distribution Panel [LDC]	600 AMP	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Electrical room-L7F	Square D	44385259690080001	17231		00172477
17	1344656	D5012	Main Distribution Panel [LSE]	400 AMP	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Electrical room - L7F	Square D	45385259690130001	No tag/plate found	2017	00172476
18	1343022	D5012	Motor Control Center w/ Main Breaker [MAIN]	600 AMP	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Boiler room	Square D			2007	00172391
19	1343017	D5012	Secondary Transformer	500 kVA	C.K. McClatchy High School / ROTC	Building exterior	Cutler-Hammer	V48M28T55EE	J03C01187	2003	00253882
20	1344669	D5012	Secondary Transformer	75 kVA	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Utility closet - M201	Westinghouse	V48M28T75F	76L2491	1976	00253887
21	1342976	D5012	Secondary Transformer	75 kVA	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Boiler room	Inaccessible	Inaccessible	Inaccessible		00172403
22	1342757	D5012	Secondary Transformer [HDPR 2/4/6]	45 kVA	C.K. McClatchy High School / Gymnasium & Pool	Pool Equipment room	Westinghouse	V48M28T450	77C3665		00172427
23	1342808	D5012	Secondary Transformer	15 kVA	C.K. McClatchy High School / Gymnasium & Pool	Equipment Storage Room	Inaccessible	Inaccessible	Inaccessible		
24	1343044	D5012	Secondary Transformer [TAC]	75 kVA	C.K. McClatchy High School / ROTC	Mechanical room	General Electric	9723B3874			00031854
25	1343027	D5012	Secondary Transformer [TLCD]	150 kVA	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A04	Square D	024EX0150T480D208Y1A-002	3051817029A	2017	00031826
26	1343035	D5012	Secondary Transformer [TLSE]	150 kVA	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Roof-A04	Square D	024EX0112T480D208 Y1A-002	2050817125A	2017	00031827
27	1342959	D5012	Secondary Transformer [TS]	225 kVA	C.K. McClatchy High School / ROTC	Mechanical room	Westinghouse	V48M28T22H			00031853
28	1343084	D5012	Secondary Transformer [TSW]	75 kVA	C.K. McClatchy High School / ROTC	Mechanical room	Westinghouse	V48M28T75F			00031852
29	1342755	D5012	Variable Frequency Drive (VFD)	25 HP	C.K. McClatchy High School / Gymnasium & Pool	Pool Equipment room	Pentair	135N4413	005202H328		00172432
30	1345199	D5021	Receptacle	20 AMP	C.K. McClatchy High School / ROTC	Hangar - H053					
31	1344951	D5022	Light Fixture	100 WATT	C.K. McClatchy High School / Classrooms D1 to D21	Building exterior				2004	48
32	1345218	D5022	Light Fixture	250 WATT	C.K. McClatchy High School / ROTC	Building Exterior					8
33	1344956	D5022	Light Fixture	250 WATT	C.K. McClatchy High School / Classrooms D1 to D21	Building exterior				2004	6
34	1344635	D5022	Light Fixture	250 WATT	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Building Exterior					34
35	1344609	D5022	Light Fixture	250 WATT	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Building Exterior					10
36	1342818	D5022	Light Fixture		C.K. McClatchy High School / Gymnasium & Pool	Building Exterior					7
37	1344886	D5022	Light Fixture		C.K. McClatchy High School / Modular Classrooms D22 to D25	Building exterior				1999	4
38	1344787	D5022	Light Fixture		C.K. McClatchy High School / Modular Classroom D26	Building exterior					
39	1344782	D5022	Light Fixture		C.K. McClatchy High School / Modular Classroom D26	Building exterior					
40	1344570	D5031	Sound System		C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Theater				2018	
41	1343090	D5037	Fire Alarm Control Panel		C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Main Office - A02	Notifier				00172474
42	1342839	D5092	Emergency Light		C.K. McClatchy High School / Gymnasium & Pool	Throughout building					53
43	1344947	D5092	Exit Sign Light Fixture		C.K. McClatchy High School / Classrooms D1 to D21	Building exterior					4
44	1342842	D5092	Exit Sign Light Fixture		C.K. McClatchy High School / Gymnasium & Pool	Throughout building					12
45	1344640	D5092	Exit Sign Light Fixture		C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	L-Wing - A03 & A04				2018	33
46	1345195	D5092	Exit Sign Light Fixture		C.K. McClatchy High School / ROTC	Throughout building					8
47	1344786	D5092	Exit Sign Light Fixture		C.K. McClatchy High School / Modular Classroom D26	Throughout building					
48	1344645	D5092	Exit Sign Light Fixture		C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Throughout building					125
49	1343063	D5092	Uninterruptible Power Supply (UPS) [ELS]	7.5 kVA	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Electrical room-L7F		8-DR-7-6-8A2008-T-F	98790L1-1	2018	00172478

E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1344663	E1011	Vault Door		C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Classroom - 1A				1936		
2	1344610	E1027	Laboratory Exhaust Hood	6 LF	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Science Lab - O11A	No tag/plate found	No tag/plate found	No tag/plate found			
3	1344671	E1027	Laboratory Exhaust Hood	6 LF	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Science Lab - O09A	No tag/plate found	No tag/plate found	No tag/plate found			3
4	1344630	E1027	Laboratory Exhaust Hood	6 LF	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Science Lab - O12A	No tag/plate found	No tag/plate found	No tag/plate found			
5	1342845	E1028	Defibrillator (AED)		C.K. McClatchy High School / Gymnasium & Pool	Throughout building						2
6	1342967	E1028	Defibrillator (AED)		C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Throughout building	Zoll	AED+PLUS				4
7	1342723	E1093	Commercial Convection Oven, Single [1]		C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	Garland	MCO-GS-10S	1205230001006	2012	00253741	
8	1342724	E1093	Commercial Convection Oven, Single [2]		C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	Garland	MCO-GS-10S	1205230001025	2012	00253742	
9	1342744	E1093	Commercial Convection Oven, Single [3]		C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	Garland	MCO-GS-10S	1205230001024	2012	00253743	
10	1342718	E1093	Commercial Convection Oven, Single [4]		C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	Garland	MCO-GS-10S	1205230001005	2012	00253744	
11	1342743	E1093	Commercial Walk-In Freezer [Illegible]		C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	Master-Bilt	V38RF098XX/60482/1	904846		00253752	
12	1342733	E1093	Commercial 10 LF [KH-1]	10 LF	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	CaptiveAire	4824ND	No tag/plate found		00253753	
13	1342740	E1093	Commercial 10 LF [KH-2]	10 LF	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	CaptiveAire	4824ND	No tag/plate found		00253754	
14	1342736	E1093	Commercial Dairy Cooler/Wells [Milk Box 1]		C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	Beverage-Air	SM58N	No tag/plate found		00253758	
15	1342742	E1093	Commercial Convection Oven, Single		C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	Vulcan	VC4GD-11D1	54-1058066		00253747	
16	1342728	E1093	Commercial Convection Oven, Single		C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	Vulcan	VC4GD-11D1	54-1058065		00253748	
17	1342732	E1093	Commercial Dairy Cooler/Wells		C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	Beverage-Air	SM58N-W	10405444		00253759	
18	1342726	E1093	Commercial Dairy Cooler/Wells		C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	Beverage-Air	SM58N-W	11407465		00253757	
19	1342748	E1093	Commercial Dairy Cooler/Wells		C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	Beverage-Air	SM58N-W	11208349		00253756	
20	1342729	E1093	Commercial Food Warmer		C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	CresCor	H137UA12C	AAJ-J198099-803		00253764	

21	1342727	E1093	Commercial Food Warmer	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	CresCor	H137SUA12D	KBF-J402708-7		00253762
22	1342747	E1093	Commercial Food Warmer	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	Wells Mfg. Co.	No tag/plate found	No tag/plate found		00253766
23	1342734	E1093	Commercial Food Warmer	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	CresCor	H137SUA12D	DBF-J381300-7		00253761
24	1342737	E1093	Commercial Food Warmer	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	Wells Mfg. Co.	SS-10	H9955		00253765
25	1342730	E1093	Commercial Griddle	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	Crown Verity	MCB-48	20643	2009	00253767
26	1342720	E1093	Commercial Icemaker, Freestanding	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	Manitowoc	S400	971221085	1997	00253740
27	1342745	E1093	Commercial Mixer, Freestanding	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	Hobart	H-600	1686235		00253745
28	1342722	E1093	Commercial Range/Oven, 6-Burner	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	Vulcan	VHP636-1	650083901	2009	00253749
29	1342746	E1093	Commercial Refrigerator, 1-Door Reach-In	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	Victory	RS-1D-S7-PT	H0402230		00253763
30	1342719	E1093	Commercial Refrigerator, 2-Door Reach-In	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	True Manufacturing Co	TS-49-HC	8887574		00253760
31	1342731	E1093	Commercial Slicer	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	Hobart	1712	11-249-462		00253768
32	1342739	E1093	Commercial Slicer	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	Hobart	8145	37-081-552		00253769
33	1342721	E1093	Commercial Steam Kettle	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	Groen	BPM-30CG	J1248108-1	2018	00253750
34	1342738	E1093	Commercial Steamer, Freestanding	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	ACCUTEMP	S62083D0803020	29255	2008	00253746
35	1342741	E1093	Commercial Walk-In Refrigerator [Refrigerator]	C.K. McClatchy High School / Auditorium, Cafeteria & Classrooms	Kitchen	Master-Bilt	V39RC098XX/60481/1	902907		00253751
36	1342834	E1099	Bleacher	C.K. McClatchy High School / Gymnasium & Pool	Main Gymnasium					220
37	1342846	E1099	Bleacher	C.K. McClatchy High School / Gymnasium & Pool	Main Gymnasium					200
38	1342814	E1099	Bleachers	C.K. McClatchy High School / Gymnasium & Pool	Main Gymnasium					750

F10 OTHER

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1342752	F1041	Chemical Feed System		C.K. McClatchy High School / Gymnasium & Pool	Pool Equipment room	Chemtrol	PCC100 110V	2100C07187768	2018	00172430	
2	1342753	F1041	Circulation Pump	30 HP	C.K. McClatchy High School / Gymnasium & Pool	Pool Equipment room	Paco	16-50129-1A0111-188	33199		00172431	
3	1342751	F1041	Circulation Pump	1 HP	C.K. McClatchy High School / Gymnasium & Pool	Pool Equipment room	Pulsar	79214	0357149180159W	2018	00172429	
4	1342758	F1041	Gas Heater	1500 MBH	C.K. McClatchy High School / Gymnasium & Pool	Pool Equipment room	Raypak Inc.	P-1505A	1807469912	2018	00172426	
5	1343601	F1041	Swimming Pool		C.K. McClatchy High School / Gymnasium & Pool	Pool						2
6	1342759	F1041	Swimming Pool		C.K. McClatchy High School / Gymnasium & Pool	Pool Equipment Room	Inaccessible	Inaccessible	Inaccessible			

G30 SITE MECHANICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1345206	G3011	Post Indicator Valve		C.K. McClatchy High School / ROTC	Building Exterior				2003		2