



FACILITY CONDITION ASSESSMENT

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

DLR GROUP
1050 20th Street, Suite 250
Sacramento, California 95893



SAM BRANNAN MIDDLE SCHOOL

5301 Elmer Way
Sacramento, California 95822

PREPARED BY:

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September 30 to October 2, 2019



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1. Executive Summary

Portfolio Overview and Assessment Details

General Information	
Property Type/s	Elementary School
Main Address	5301 Elmer Way, Sacramento, California 95822
Building Construction Dates	001 MPR, Admin: 1961 002 Classrooms 1-6, 101-107: 1961 003 Classrooms 22-26 A&B: 1961 004 Classroom 15-21: 1961 005 Classroom 7-14: 1961 006 MPR: 1961 007 Classroom 30-32: 1961 008 Gym, Lockers: 1961 009 Library: 1961 P01 2001
Number of Buildings	Nine permanent, one portable building
Current Occupants	Sam Brannan Middle School
Date(s) of Visit	September 29-October 2, 2019
Management Point of Contact	Mike Taxara, SCUSD, Facilities Project Technician 916.395.3980 x450024 phone Mike.taxara@scusd.edu email
On-site Point of Contact (POC)	Mr. Angel Lopez, Plant Manager
Assessment and Report Prepared By	Deborah Whitham and Konnye Zavala
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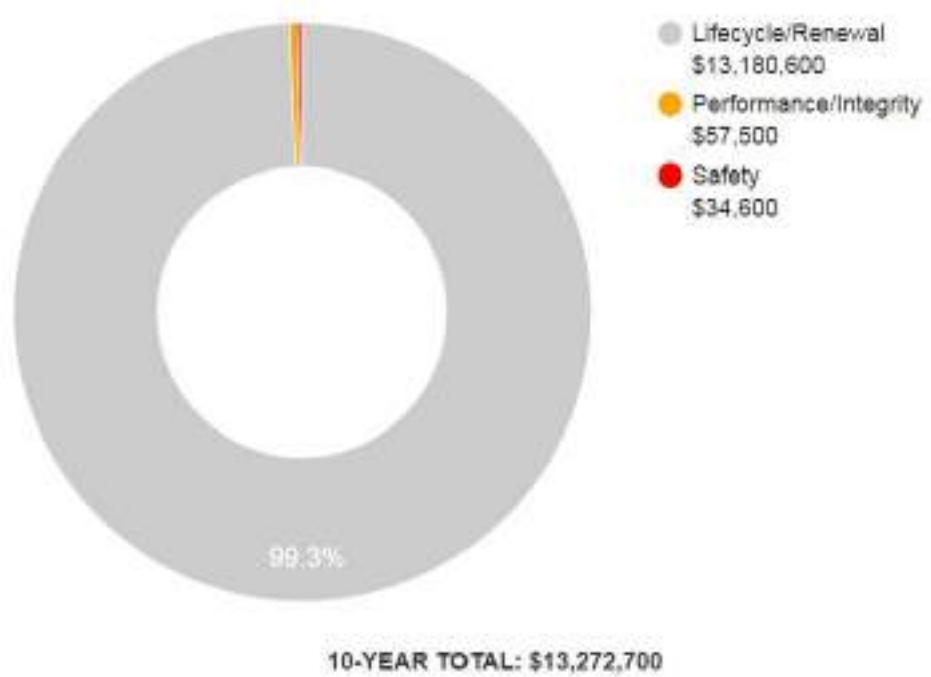
Plan Types

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 campus was originally constructed in 1961. In 2004, the campus appears to have undergone a modernization. A portable building was added in 2001.

Architectural

The school consists of tilt concrete and masonry block construction on concrete slabs with integral footings. The exterior envelope systems and components consist of exposed and painted tilt concrete panels. The large sliding windows appear to be original. The roofing consists of a combination of modified bitumen fields and TPO/PVC single ply roofing over flat framed roofs. The portable has a sloped metal roof. The modified bitumen roofs are approaching the end of expected useful life (EUL) and are budgeted for replacement.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling for the buildings is provided by rooftop packaged units predominately with split systems at the two-story classroom building 002. Heating and cooling for the portable classroom is provided by exterior wall mount heat pump unit. The HVAC units are mostly 15 years or older and utilize R-22 refrigerant.

Site

Site improvements and landscaping are generally in good and fair condition. The north parking and playground were repaved in 2019 and are in excellent condition. Concrete sidewalks have been replaced in areas and are predominately free of cracks and heaving. Additional asphalt paved parking was replaced in 2004 and is in fair condition.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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
Sam Brannan Middle School / 001 Administration	\$750	4,900	\$3,675,000	0.0%	2.8%	10.9%	13.8%
Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	\$750	21,597	\$16,197,750	0.0%	3.1%	11.8%	12.7%
Sam Brannan Middle School / 003 Classrooms 22-26 A&B	\$750	11,140	\$8,355,000	0.0%	2.9%	12.5%	14.1%
Sam Brannan Middle School / 004 Classrooms 15-21	\$750	7,434	\$5,575,500	0.2%	4.7%	11.0%	12.2%
Sam Brannan Middle School / 005 Classrooms 7-14	\$750	7,434	\$5,575,500	0.1%	5.5%	11.9%	13.1%
Sam Brannan Middle School / 006 MPR	\$750	14,240	\$10,680,000	0.3%	3.6%	13.0%	14.0%
Sam Brannan Middle School / 007 Classrooms 30-32	\$750	5,742	\$4,306,500	0.0%	4.3%	11.4%	12.7%
Sam Brannan Middle School / 008 Gymnasium	\$750	20,427	\$15,320,250	0.0%	2.2%	10.9%	15.9%
Sam Brannan Middle School / 009 Library	\$750	6,665	\$4,998,750	0.0%	1.3%	8.3%	8.8%
Sam Brannan Middle School / P01 Classrooms	\$450	1,920	\$854,000	0.0%	4.9%	19.5%	22.8%

Immediate Needs

Facility/Building	Total Items	Total Cost
Sam Brannan Middle School	8	\$88,712
Total	8	\$88,712

Sam Brannan Middle School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1469945	Sam Brannan Middle School / Site	Parking lot	G4021	Site Pole Light, 20' High, 400 W (LED Lamp Replacement), Replace	NA	Safety	\$32,911
1461137	Sam Brannan Middle School / 006 MPR	Roof-breezeway	B3011	Roof, Modified Bituminous, Replace	Poor	Performance/Integrity	\$26,055
1462976	Sam Brannan Middle School / 006 MPR	Teachers dining room	C3002	Interior Ceiling Finish, Hard Tile Ceiling w/ACT, Replace	Poor	Performance/Integrity	\$6,561
1461024	Sam Brannan Middle School / 005 Classrooms 7-14	Classroom 13	C3024	Interior Floor Finish, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	\$5,814
1461116	Sam Brannan Middle School / 005 Classrooms 7-14	Restroom	D2014	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	Poor	Performance/Integrity	\$1,640
1461199	Sam Brannan Middle School / 004 Classrooms 15-21	19, 20	C3024	Interior Floor Finish, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	\$11,622
1461213	Sam Brannan Middle School / 003 Classrooms 22-26 A&B	Building exterior	B2052	Exterior Door, Steel, Refinish	Poor	Performance/Integrity	\$2,460
1460973	Sam Brannan Middle School / 003 Classrooms 22-26 A&B	Boiler room	D2023	Water Heater, Gas, Commercial, 100 GAL (400 MBH), Replace	Failed	Safety	\$1,640
Total (8 Items)							\$88,712

Key Findings

Site Pole Light

20' High, 400 W (LED Lamp Replacement)
Site Parking lot

Uniformat Code: G4021
Recommendation: **Replace in 2019**

Priority Score: **96.0**

Plan Type: Safety

Cost Estimate: \$32,900

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Site POC indicated they need lighting for the new playcourts and parking. - AssetCALC ID: 1469945



Water Heater in Failed condition.

Gas, Commercial, 100 GAL (400 MBH)
003 Classrooms 22-26 A&B Boiler room

Uniformat Code: D2023
Recommendation: **Replace in 2019**

Priority Score: **96.0**

Plan Type: Safety

Cost Estimate: \$1,600

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Gas water heater abandoned in place should be removed. - AssetCALC ID: 1460973



Roof in Poor condition.

Modified Bituminous
006 MPR Roof-breezeway

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$26,100

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Roofing exhibits bubbles and ripples. - AssetCALC ID: 1461137



Exterior Door in Poor condition.

Steel
003 Classrooms 22-26 A&B Building exterior

Uniformat Code: B2032
Recommendation: **Refinish in 2019**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

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Exterior doors finish is dusting off and should be refinished to prevent further deterioration. - AssetCALC ID: 1461213



Sink/Lavatory in Poor condition.

Vanity Top, Stainless Steel
005 Classrooms 7-14 Restroom

Uniformat Code: D2014
Recommendation: **Replace in 2019**

Priority Score: **85.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,600

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The restroom was changed from childrens use to adults, the sink is too low for easy use. Faucet leaking. - AssetCALC ID: 1461116



Interior Floor Finish in Poor condition.

Vinyl Tile (VCT)
005 Classrooms 7-14 Classroom 13

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

Priority Score: **84.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,800

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VCT is cracked and mismatched - AssetCALC ID: 1461024



Interior Floor Finish in Poor condition.

Vinyl Tile (VCT)
004 Classrooms 15-21 19, 20

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

Priority Score: **84.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,600

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VCT is damaged and mismatched. - AssetCALC ID: 1461199



Interior Ceiling Finish in Poor condition.

Hard Tile Ceiling w/ ACT
006 MPR Teachers dining room

Uniformat Code: C3032
Recommendation: **Replace in 2019**

Priority Score: **83.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,600

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Ceiling tile is coming is detaching and falling. - AssetCALC ID: 1460976

2. 001 Administration



001 Administration: Systems Summary

Address	5301 Elmer Way, Sacramento, California 95822	
Constructed/ Renovated	1961/2004	
Building Size	4,900 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Tilt up concrete with concrete slab	Fair
Façade	Concrete with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Wood panel, vinyl, painted gypsum board, ceramic tile Floors: VCT, carpet, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric water heater Toilets, urinals and sinks in all restrooms	Fair
HVAC	Individual package units	Fair

001 Administration: Systems Summary

Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

001 Administration: 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	-	\$43,800	-	-	\$9,100	\$52,800
Roofing	-	-	-	-	\$188,800	\$188,800
Interiors	-	\$23,200	\$39,600	\$77,800	\$152,200	\$292,800
Plumbing	-	\$18,600	\$83,600	\$3,200	\$9,000	\$124,400
Fire Suppression	-	-	\$1,200	-	\$1,600	\$2,800
HVAC	-	\$18,400	\$73,900	-	\$49,500	\$141,800
Electrical	-	\$1,000	\$65,400	-	\$30,600	\$97,000
Fire Alarm & Comm	-	-	\$31,200	\$27,600	\$30,500	\$89,300
Equipment/Special	-	\$2,400	-	-	-	\$2,400
TOTALS	-	\$107,400	\$304,900	\$108,600	\$471,300	\$992,100

3. 002 Classrooms 1-6, 101-107



002 Classrooms 1-6, 101-107: Systems Summary

Address	5301 Elmer Way, Sacramento, California 95822	
Constructed/ Renovated	1961/2004	
Building Size	21,597 SF	
Number of Stories	Two	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Tilt-up concrete walls with concrete slab	Fair
Façade	Exposed and painted concrete, aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board, painted concrete Floors: Carpet, VCT Ceilings: ACT, painted gypsum board	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting No hot water Toilets, urinals and sinks in all restrooms	Fair

002 Classrooms 1-6, 101-107: Systems Summary

HVAC	Individual split systems	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring fed from main switchgear Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, 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	None	

002 Classrooms 1-6, 101-107: 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	-	\$130,300	-	\$28,400	\$113,900	\$272,500
Roofing	-	-	\$378,300	-	\$5,400	\$383,700
Interiors	-	\$88,900	\$106,700	\$110,800	\$388,700	\$704,200
Plumbing	-	\$10,000	\$400,600	-	\$192,400	\$603,000
Fire Suppression	-	-	\$2,600	-	\$3,500	\$6,100
HVAC	-	\$219,200	\$127,600	-	\$526,100	\$873,100
Electrical	-	\$59,900	\$314,400	-	\$68,500	\$442,900
Fire Alarm & Comm	-	-	\$137,300	-	\$134,400	\$271,700
TOTALS	-	\$509,100	\$1,467,700	\$148,200	\$1,432,900	\$3,558,000

4. 003 Classrooms 22-26 A&B



003 Classrooms 22-26 A&B: Systems Summary

Address	5301 Elmer Way, Sacramento, California 95822	
Constructed/ Renovated	1961/2004	
Building Size	11,140 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Tilt up concrete with concrete slab	Fair
Façade	Concrete with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, painted concrete, vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Gas-fired domestic water heater Toilets and sinks in restrooms	Fair

003 Classrooms 22-26 A&B: Systems Summary

HVAC	Individual package units	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, 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	None	

003 Classrooms 22-26 A&B: 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	\$2,500	\$83,500	-	\$3,300	\$12,000	\$101,300
Roofing	-	-	\$184,200	-	\$5,400	\$189,600
Interiors	-	\$3,400	\$85,800	\$122,300	\$141,200	\$352,800
Plumbing	\$1,600	\$35,900	\$194,800	\$15,500	\$9,000	\$256,800
Fire Suppression	-	-	\$1,200	-	\$1,600	\$2,800
HVAC	-	\$48,000	\$119,200	-	\$112,600	\$281,700
Electrical	-	\$70,600	\$172,100	-	\$2,200	\$244,900
Fire Alarm & Comm	-	-	\$70,000	-	\$99,300	\$140,200
TOTAL \$	\$4,100	\$243,100	\$828,100	\$141,100	\$353,300	\$1,569,900

5. 004 Classroom 15-21



004 Classrooms 15-21: Systems Summary

Address	5301 Elmer Way, Sacramento, California 95822	
Constructed/ Renovated	1961/2004	
Building Size	7,434 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Tilt up concrete with concrete slab	Fair
Façade	Concrete with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, painted concrete, vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric domestic water heater Toilets and sinks in restrooms	Fair
HVAC	Individual package units	Fair

004 Classrooms 15-21: Systems Summary		
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, 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	No EMS	

004 Classrooms 15-21: 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	-	\$50,300	-	\$10,800	\$4,800	\$71,900
Roofing	-	\$115,200	-	-	-	\$115,200
Interiors	\$11,600	\$62,200	\$4,800	\$50,100	\$130,200	\$258,800
Plumbing	-	-	\$131,700	\$2,600	\$8,300	\$142,600
Fire Suppression	-	-	\$500	-	\$600	\$1,100
HVAC	-	\$27,000	\$90,300	-	\$75,100	\$183,300
Electrical	-	-	\$90,600	-	\$51,700	\$150,300
Fire Alarm & Comm	-	-	\$47,300	-	\$46,300	\$93,500
TOTALS	\$11,600	\$255,500	\$363,200	\$69,500	\$317,000	\$1,016,700

6. 005 Classrooms 7-14



005 Classrooms 7-14: Systems Summary

Address	5301 Elmer Way, Sacramento, California 95822	
Constructed/ Renovated	1961/2004	
Building Size	7,434 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Tilt up concrete with concrete slab	Fair
Façade	Concrete with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, painted concrete, vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric domestic water heater Toilets and sinks in restrooms	--

005 Classrooms 7-14: Systems Summary		
HVAC	Individual package units	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, 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	No EMS	

005 Classrooms 7-14: 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	-	\$50,300	-	\$16,800	\$4,800	\$71,800
Roofing	-	\$115,200	-	-	-	\$115,200
Interiors	\$5,800	\$72,800	\$4,800	\$51,900	\$135,200	\$270,300
Plumbing	\$1,600	\$18,600	\$134,100	\$2,600	-	\$156,900
Fire Suppression	-	-	\$700	-	\$1,000	\$1,700
HVAC	-	\$27,800	\$80,300	-	\$75,100	\$183,300
Electrical	-	\$24,000	\$88,000	-	\$31,800	\$153,800
Fire Alarm & Comm	-	-	\$47,300	-	\$46,300	\$93,500
TOTALS	\$7,400	\$308,500	\$365,200	\$71,300	\$294,200	\$1,046,600

7. 006 MPR



006 MPR: Systems Summary

Address	5301 Elmer Way, Sacramento, California 95822	
Constructed/ Renovated	1961/2004	
Building Size	14,240 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Tilt-up concrete walls with concrete slab	Fair
Façade	Exposed and painted concrete, aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with modified bituminous finish	Good Fair
Interiors	Walls: Painted gypsum board, painted concrete, ceramic tile Floors: Carpet, VCT, quarry tile Ceilings: ACT, painted gypsum board	Fair
Elevators	Wheelchair lift for stage	--
Plumbing	Copper supply and cast-iron waste & venting Hot water provided to kitchen by a water heater located in the gymnasium Toilets and sinks in all restrooms	Fair

006 MPR: Systems Summary		
HVAC	Individual package units	Fair
Fire Suppression	Fire extinguishers, wet sprinkler system provided for stage only	Fair
Electrical	Source & Distribution: Main panel with copper wiring fed from main switchgear Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, 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	None	

006 MPR: 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	-	\$36,400	-	-	\$18,500	\$56,900
Roofing	\$26,100	\$103,700	\$9,300	-	\$335,600	\$474,700
Interiors	\$6,600	\$26,100	\$48,300	\$85,000	\$185,000	\$351,000
Elevators	-	-	-	-	\$36,000	\$36,000
Plumbing	-	\$13,600	\$252,000	\$5,200	\$73,800	\$344,600
Fire Suppression	-	-	\$1,200	-	\$1,600	\$2,800
HVAC	-	\$66,700	\$157,700	-	\$144,000	\$368,300
Electrical	-	\$3,000	\$277,000	\$11,100	\$57,000	\$348,000
Fire Alarm & Comm	-	-	\$90,500	-	\$68,600	\$179,200
Equipment/Special	-	\$106,900	\$197,300	\$8,200	\$284,700	\$599,000
TOTALS	\$32,700	\$360,400	\$1,034,100	\$109,500	\$1,224,800	\$2,761,300

8. 007 Classrooms 30-32



007 Classrooms 30-32: Systems Summary

Address	5301 Elmer Way, Sacramento, California 95822	
Constructed/ Renovated	1961/2004	
Building Size	5,742 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Tilt-up concrete walls with concrete slab	Fair
Façade	Exposed and painted concrete, no windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, painted concrete, epoxy Floors: Carpet, VCT, epoxy Ceilings: ACT, painted gypsum board, exposed/painted structure	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric water heater Toilets, urinals and sinks in all restrooms	Excellent - Fair

007 Classrooms 30-32: Systems Summary

HVAC	Individual package units	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring fed from main switchgear Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, 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	None	

007 Classrooms 30-32: 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	-	\$4,000	-	\$14,200	\$5,400	\$23,500
Roofing	-	\$86,900	\$5,000	-	\$5,600	\$97,500
Interiors	-	\$61,000	-	\$45,700	\$136,300	\$243,900
Plumbing	-	\$18,600	\$100,400	-	\$15,200	\$134,200
Fire Suppression	-	-	\$500	-	\$600	\$1,100
HVAC	-	\$21,500	\$95,400	-	\$58,000	\$174,900
Electrical	-	-	\$74,400	-	\$6,100	\$80,500
Fire Alarm & Comm	-	-	\$36,500	-	\$35,700	\$72,200
TOTALS	-	\$192,800	\$312,200	\$59,900	\$262,900	\$827,800

9. 008 Gymnasium



008 Gymnasium: Systems Summary

Address	5301 Elmer Way, Sacramento, California 95822	
Constructed/ Renovated	1961/2004	
Building Size	20,427 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Tilt-up concrete walls with concrete slab	Fair
Façade	Exposed and painted concrete, aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board, painted concrete, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: ACT, painted gypsum board, exposed/painted structure	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Commercial gas water heater Toilets, urinals and sinks in all restrooms	Fair

008 Gymnasium: Systems Summary		
HVAC	Individual package units	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring fed from main switchgear Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, 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	None	

008 Gymnasium: 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	-	\$25,200	-	-	\$18,100	\$43,300
Roofing	-	\$132,300	\$8,600	-	\$421,300	\$562,200
Interiors	-	\$38,100	\$268,400	\$460,700	\$726,800	\$1,494,000
Plumbing	-	\$19,300	\$426,800	-	\$169,200	\$615,300
Fire Suppression	-	-	\$1,000	-	\$1,300	\$2,200
HVAC	-	\$124,200	\$240,000	-	\$206,500	\$570,700
Electrical	-	\$13,800	\$288,300	-	\$2,300	\$304,400
Fire Alarm & Comm	-	-	\$129,900	-	\$127,100	\$257,000
Equipment/Special	-	-	-	\$331,700	-	\$331,700
TOTALS	-	\$352,900	\$1,363,000	\$792,400	\$1,672,600	\$4,180,800

10. Library



009 Library: Systems Summary

Address	5301 Elmer Way, Sacramento, California 95822	
Constructed/ Renovated	1961/2004	
Building Size	6,665 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Tilt-up concrete walls with concrete slab	Fair
Façade	Exposed and painted concrete, aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board, painted concrete, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: ACT, painted gypsum board	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric water heater Toilets, urinals and sinks in all restrooms	Fair

009 Library: Systems Summary		
HVAC	Individual package units	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring fed from main switchgear Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, 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	None	

009 Library: 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	-	\$24,400	\$8,600	-	\$6,000	\$39,000
Roofing	-	-	\$5,700	-	\$254,700	\$260,400
Interiors	-	\$11,600	\$35,600	\$23,800	\$69,900	\$141,100
Plumbing	-	\$6,200	\$129,700	\$2,600	\$64,000	\$202,600
Fire Suppression	-	-	\$200	-	\$300	\$600
HVAC	-	\$25,000	\$50,100	-	\$67,400	\$142,400
Electrical	-	-	\$86,800	-	\$28,500	\$115,300
Fire Alarm & Comm	-	-	\$42,400	-	\$41,500	\$83,900
TOTAL \$	-	\$67,400	\$359,100	\$26,400	\$532,300	\$985,300

11. P01 Classrooms



P01 Classrooms: Systems Summary

Address	5301 Elmer Way, Sacramento, California 95822	
Constructed/ Renovated	2001	
Building Size	1,920 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure with raised floor	Fair
Façade	Wood T1-11 siding with aluminum windows	Fair
Roof	Primary: Shed construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting No hot water No restrooms	Fair

P01 Classrooms: Systems Summary		
HVAC	Individual wall-mount heat pump units	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, back-up emergency lights	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

P01 Classrooms: Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$50,900	\$7,000	\$7,400	\$65,300
Roofing	-	-	-	-	-	-
Interiors	-	\$20,100	\$8,100	\$22,700	\$41,200	\$92,200
Plumbing	-	-	\$33,600	-	\$9,800	\$43,400
Fire Suppression	-	-	\$500	-	\$600	\$1,100
HVAC	-	\$23,700	-	-	\$11,200	\$34,900
Electrical	-	-	\$24,400	-	-	\$24,400
Fire Alarm & Comm	-	-	\$12,200	-	-	\$12,200
TOTALS	-	\$43,800	\$129,700	\$29,700	\$70,200	\$273,500

12. Site Summary



Site Information		
Lot Size	22.52 acres (estimated)	
Parking Spaces	103 total spaces all in two open lots; 8 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt with areas of concrete, concrete and asphalt sidewalks and curbs	Excellent to Fair
Site Development	Property entrance signage, chain link fencing with gates Sports courts	Fair
Landscaping and Topography	Moderate landscaping features Irrigation is present No retaining walls Flat site throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: CFL, LED, HPS	Fair
Ancillary Structures	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	None	

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
Roofing	-	\$497,400	-	-	-	\$497,400
Plumbing	-	-	-	\$8,100	\$14,100	\$20,200
Electrical	-	\$15,000	-	-	-	\$15,000
Site	\$32,900	\$8,000	\$54,400	\$809,700	\$240,000	\$1,205,000
TOTALS	\$32,900	\$520,400	\$54,400	\$875,800	\$254,700	\$1,738,200

13. Property Space Use and Observed Areas

Unit Allocation

All 134,695 square feet of the property (are occupied by Sam Brannan Middle School. The spaces are mostly classrooms, MPR, and supporting restrooms, administrative offices, and mechanical and other utility spaces. There are 33,195 square feet of covered walkways.

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

All key areas of the property were accessible and observed.

14. 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 1961 and underwent a significant remodel and addition in 2004. It is unknown if complaints about accessibility have been received by the property management or if there is any prior or pending litigation related to existing barriers or previously removed barriers.

No information was available as to whether an accessibility study has been performed at the site. Although no significant issues were identified, a comprehensive ADA Compliance Survey would reveal specific aspects of the property that are not in full compliance.

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

15. 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.

16. 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.

17. Certification

DLR Group (the Client) retained EMG to perform this Facility Condition Assessment in connection with the preparation of an architectural master plan of Sam Brannan Middle School, 5301 Elmer Way, Sacramento, California 95822, 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.

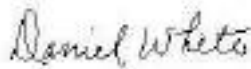
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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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18. Appendices

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

Appendix A: Photographic Record



#1	FRONT ELEVATION-001 ADMIN
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#2	FRONT ELEVATION-002 CLASSROOMS
----	--------------------------------



#3	FRONT ELEVATION-007 CLASSROOMS
----	--------------------------------



#4	BACK ELEVATION-007 CLASSROOMS
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#5	FRONT ELEVATION-008 GYMNASIUM
----	-------------------------------



#6	BACK ELEVATION-008 GYMNASIUM
----	------------------------------



#7	FRONT ELEVATION-006 MPR
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#8	SIDE ELEVATION-006 MPR
----	------------------------



#9	FRONT ELEVATION-004 CLASSROOMS
----	--------------------------------



#10	FRONT ELEVATION-003 CLASSROOMS
-----	--------------------------------



#11	FRONT ELEVATION-009 LIBRARY
-----	-----------------------------



#12	FRONT ELEVATION-P01 PORTABLE
-----	------------------------------



#13	LANDSCAPING
-----	-------------



#14	ASPHALT PARKING
-----	-----------------



#15	ACCESSIBLE PARKING
-----	--------------------



#16	PLAYGROUND
-----	------------



#17	COVERED WALKWAY
-----	-----------------



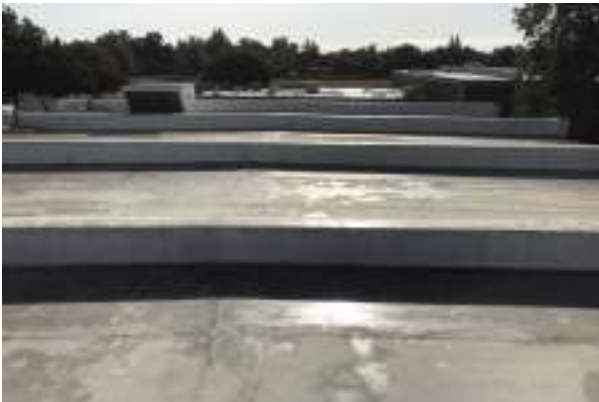
#18	COURTYARD
-----	-----------



#19	CONCRETE WALKWAYS
-----	-------------------



#20	SCHOOL COVERED ENTRY
-----	----------------------



#21	TPO ROOFING-MPR, GYMNASIUM
-----	-------------------------------



#22	TYPICAL MODIFIED BITUMEN ROOFING WITH REFLECTIVE COATING
-----	--



#23	TYPICAL MODIFIED BITUMEN ROOFING
-----	-------------------------------------



#24	COVERED WALKWAYS
-----	------------------



#25	SOFFIT COVERED WALKWAYS
-----	-------------------------



#26	TILT UP CONCRETE
-----	------------------



#27	WINDOW SHADES
-----	---------------



#28	SHADES
-----	--------



#29	DOORS
-----	-------



#30	WINDOWS
-----	---------



#31	ROOFTOP UNITS
-----	---------------



#32	ROOFTOP DUCTWORK
-----	------------------



#33	CONDENSING UNITS-002 CLASSROOMS
-----	---------------------------------



#34	INDOOR FURNACE-002 CLASSROOMS
-----	-------------------------------



#35	WATER HEATER
-----	--------------



#36	ALARM PANEL
-----	-------------



#37	ADMIN OFFICE
-----	--------------



#38	OFFICE
-----	--------



#39	LIBRARY
-----	---------



#40	CLASSROOM
-----	-----------



#41	CLASSROOM
-----	-----------



#42	PORTABLE CLASSROOM
-----	--------------------



#43	GYMNASIUM
-----	-----------



#44	LOCKER ROOM
-----	-------------



#45	CAFETERIA MPR
-----	---------------



#46	KITCHEN
-----	---------



#47	STAFF DINING ROOM
-----	-------------------



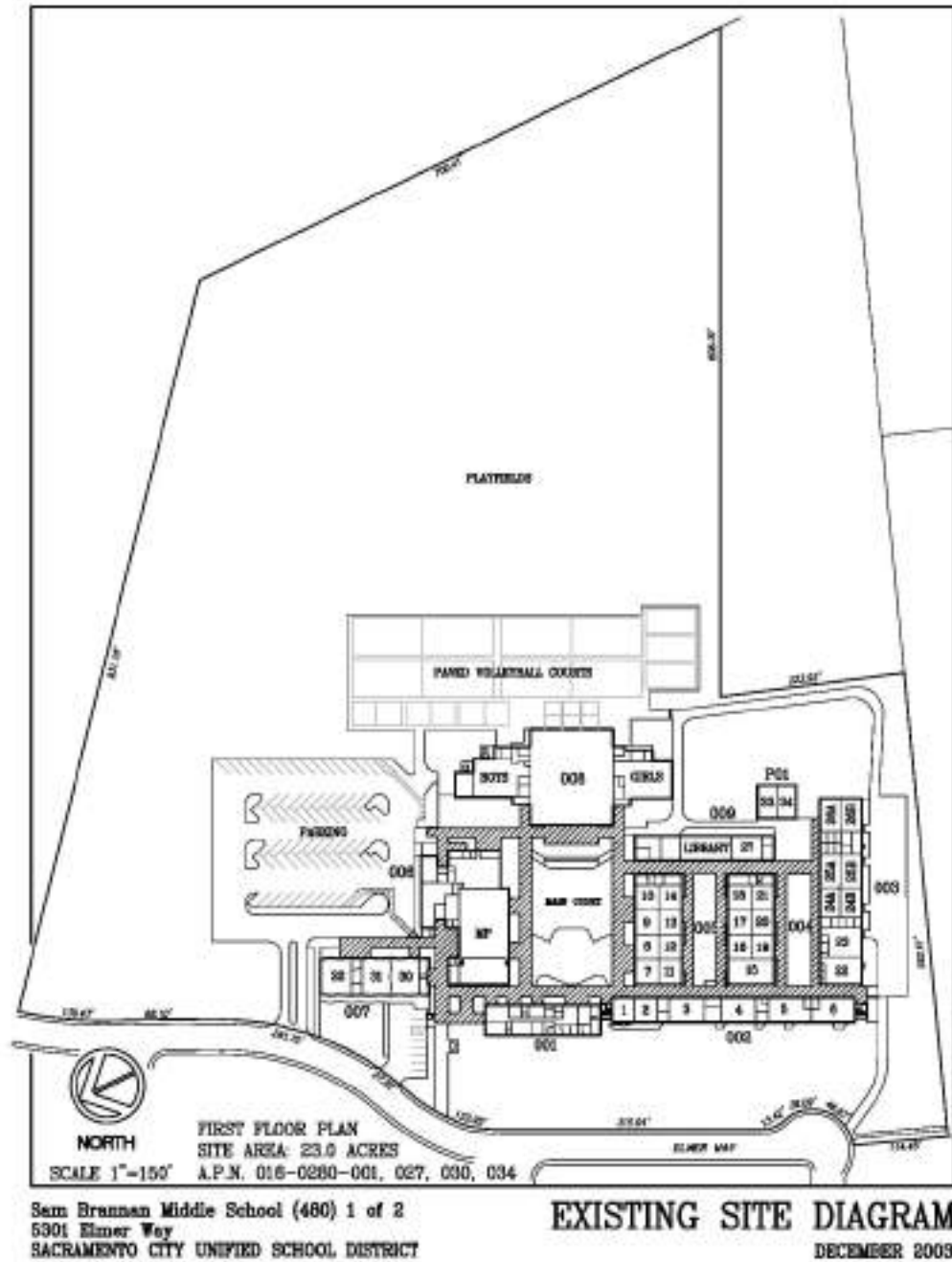
#48	TOILET ROOM
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Appendix B: Site and Floor Plans

SITE PLAN

SAM BRANNAN MIDDLE SCHOOL

EMG PROJECT NO: 136988.19R000-085.322



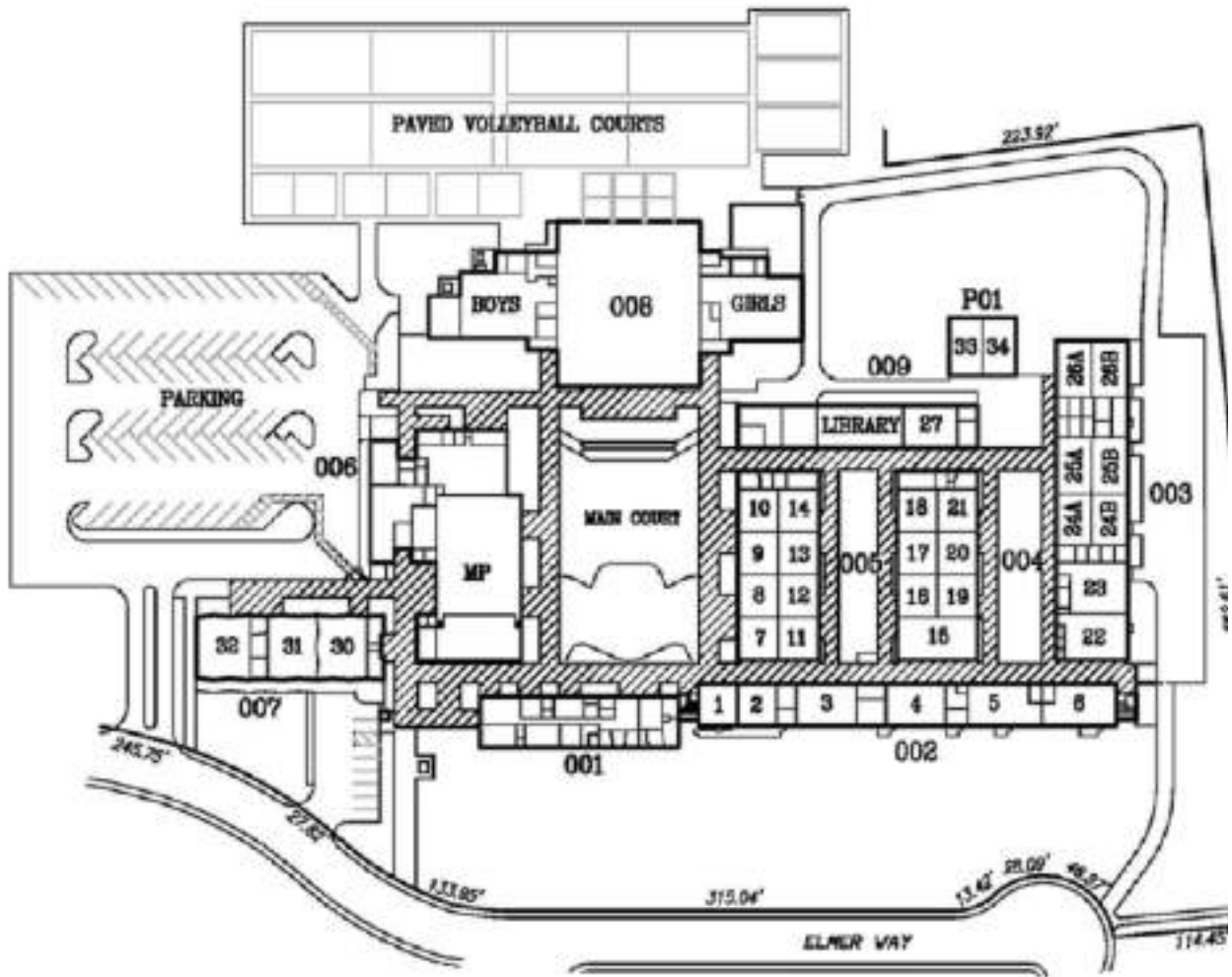
SOURCE:
Client



ON-SITE DATE:
Sept 30-Oct 2, 2019



Floor Plan



SOURCE:

Client



ON-SITE DATE:

Sept 30-Oct 2, 2019



Appendix C: Supporting Documents

ADA CHECKLIST

Date Completed: September 30-October 2, 2019

Property Name: Sam Brannan Middle School

EMG Project Number: 136988.19R000-085.322

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

ADA CHECKLIST

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

ADA CHECKLIST

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

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Sam Brannan Middle School

Name of person completing form: Angel Lopez

Title / Association w/ property: Plant manager

Length of time associated w/ property: 19 yrs

Date Completed: 9/29/2019

Phone Number: 916-395-5363

Method of Completion: INTERVIEW - verbally completed during interview

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

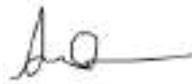
DATA OVERVIEW		RESPONSE		
1	Year(s) constructed	Constructed 1961	Renovated 2004	HVAC revamped, staff indicated they don't have control of their systems as an issue
2	Building size in SF	101,499 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2017	Library, admin, MPR..
		Interiors		
		HVAC		
		Electrical		
		Site Pavement	2019	New asphalt at north main lot and playgrounds
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

QUESTION		RESPONSE	COMMENTS
7	Are there any problems with foundations or structures, like excessive settlement?	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unk <input type="radio"/> NA	Admin. Office damage possibly from trees that were just removed
8	Are there any wall, window, basement or roof leaks?	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unk <input type="radio"/> NA	
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unk <input type="radio"/> NA	Front office
10	Are your elevators unreliable, with frequent service calls?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unk <input checked="" type="radio"/> NA	
11	Are there any plumbing leaks, water pressure, or clogging/backup problems?	<input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/> NA	Believe underground is original
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?	<input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/> NA	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	<input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/> NA	
14	Is the electrical service outdated, undersized, or otherwise problematic?	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unk <input type="radio"/> NA	Possibly....partial upgrade several years
15	Are there any problems or inadequacies with exterior lighting?	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unk <input type="radio"/> NA	Old lighting
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	<input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/> NA	
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	<input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/> NA	
18	ADA: Has an accessibility study been performed at the site? If so, when?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unk <input checked="" type="radio"/> NA	
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unk <input checked="" type="radio"/> NA	
20	ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unk <input checked="" type="radio"/> NA	



Signature of Assessor



Signature of POC

Appendix D: Component Condition Report

Component Condition Report | Sam Brannan Middle School

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2021	Site	Fair	Water Line, Copper, 4"	190 LF	7	1836729
Fire Suppression						
D4019	Throughout	Fair	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	134,695 SF	18	1831058
Fire Alarm & Comm						
D5031	All buildings	Fair	Public Address/Announcement (PA) System, Facility Wide	134,695 SF	10	1829354
D5038	All buildings	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	134,695 SF	7	1829422

Component Condition Report | Sam Brannan Middle School / 001 Administration

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,500 SF	3	1461007
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	26	3	1461113
B2032	Building Exterior	Fair	Exterior Door, Steel	7	25	1461047
Roofing						
B3011	Roof	Good	Roof, Single-Ply TPO/PVC Membrane	4,900 SF	16	1460969
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	280 LF	16	1461044
Interiors						
C1021	001 Admin	Fair	Interior Door, Wood Solid-Core	15	20	1461094
C1023	Building Exterior	Fair	Door Hardware System, School (per Door)	22	15	1462198
C1031	Restroom	Fair	Toilet Partitions, Metal	2	3	1454753
C3012	001 Admin	Fair	Interior Wall Finish, Wood Paneling	1,500 SF	10	1461098
C3012	001 Admin	Fair	Interior Wall Finish, Vinyl	2,400 SF	5	1461066
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	550 SF	20	1461062
C3024	001 Admin	Fair	Interior Floor Finish, Vinyl Tile (VCT)	362 SF	8	1460977
C3024	Student activities	Fair	Interior Floor Finish, Vinyl Tile (VCT)	362 SF	3	1461125
C3024	001 Admin	Fair	Interior Floor Finish, Vinyl Sheeting	1,000 SF	5	1461196
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	500 SF	20	1461228
C3025	001 Admin	Fair	Interior Floor Finish, Carpet Commercial Standard	1,600 SF	3	1461005
C3032	001 Admin	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	3,400 SF	5	1461087
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	3	5	1454749
D2012	Restrooms	Fair	Urinal, Standard	1	5	1454739
D2014	001 Admin	Fair	Sink/Lavatory, Counter Top, Stainless Steel	1	15	1454800
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	1454736

Component Condition Report | Sam Brannan Middle School / 001 Administration

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2018	001 Admin	Fair	Drinking Fountain, Interior	1	7	1454724
D2023	001 Admin nurse-restroom	Fair	Water Heater, 30 GAL	1	3	1460972
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	4,900 SF	5	1462190
Fire Suppression						
D4031	001 Admin	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	5	1454782
D4031	001 MPR	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	5	1462199
HVAC						
D3041	Roof	Fair	HVAC System Ductwork, Low Density	4,900 SF	15	1462189
D3052	001 Admin	Fair	Packaged Unit (RTU), 3 TON [AH 1-3]	1	5	1454797
D3052	Roof	Fair	Packaged Unit (RTU), 7 TON [AH 1-4]	1	5	1461075
D3052	001 Admin	Fair	Packaged Unit (RTU), 4 TON [AH 1-1]	1	5	1454809
D3052	Roof	Fair	Packaged Unit (RTU), 6 TON [AH 1-2]	1	5	1461175
D3068	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	4,900 SF	3	1462195
Electrical						
D5012	001 Admin	Fair	Main Distribution Panel, 277/480 V, 225 Amp [DPA]	1	15	1461253
D5012	001 Admin	Fair	Secondary Transformer, Dry, 45 kVA [TA-1]	1	15	1461076
D5012	001 Admin	Fair	Main Distribution Panel, 120/208 V, 250 Amp [PNL A-1]	1	15	1461067
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	4,900 SF	25	1462191
D5022	Cafeteria	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	4	5	1462197
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	4,900 SF	5	1462193
D5092	001 MPR	Fair	Exit Sign Light Fixture, LED	3	3	1462198
D5092	001 Admin	Fair	Exit Sign Light Fixture, LED	5	5	1454769
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable	4,900 SF	5	1462192
D5037	Utility closet	Fair	Fire Alarm Control Panel, Addressable	1	10	1461209
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	4,900 SF	14	1462194
Equipment/Special						
E2012	Restrooms	Fair	Bathroom Vanity Counter, Laminated Wood, with Enaneled Steel Sink, 36"	1	3	1454805

Component Condition Report | Sam Brannan Middle School / 002 Classrooms 1-6, 101-107

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	12,190 SF	3	1462482
B2011	Covered walkways	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	6,658 SF	3	1460988
B2021	Building exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	32	3	1461250
B2032	Throughout building	Fair	Exterior Door, Wood Solid-Core	22	10	1461216

Component Condition Report | Sam Brannan Middle School / 002 Classrooms 1-6, 101-107

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	14,000 SF	5	1464989
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	280 LF	15	1465012
Interiors						
C1021	Classrooms	Fair	Interior Door, Wood Solid-Core	23	25	1461081
C1023	Building Exterior	Fair	Door Hardware System, School (per Door)	22	15	1465013
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	2	10	1461233
C1031	Restrooms	Fair	Toilet Partitions, Metal	5	3	1461110
C3012	Classrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	10,080 SF	3	1461182
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	960 SF	20	1461248
C3021	2nd floor covered walkways	Fair	Covered Balcony Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	3,330 SF	3	1462461
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	13,420 SF	5	1461222
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	815 SF	20	1461105
C3025	Classroom 2	Fair	Interior Floor Finish, Carpet Commercial Standard	831 SF	6	1461163
C3032	Throughout	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	16,570 SF	10	1461268
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	8	15	1460985
D2012	Restrooms	Fair	Urinal, Standard	8	15	1461020
D2014	Janitor closet	Fair	Service Sink, Wall-Hung	1	20	1454744
D2014	Classrooms 1-6, 101-107	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	9	15	1454806
D2014	Classrooms 1-6, 101-107	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	19	15	1454719
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	15	1461225
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	4	5	1454714
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	2	3	1454721
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	21,597 SF	5	1465009
Fire Suppression						
D4031	Classrooms 1-6, 101-107	Fair	Fire Extinguisher, Type ABC, up to 20 LB	11	5	1454817
HVAC						
D3032	Site	Fair	Condensing Unit/Heat Pump, 5 TON [CU 2-6]	1	3	1461208
D3032	Site	Fair	Condensing Unit/Heat Pump, 5 TON [CU 2-13]	1	3	1461117
D3032	Site	Fair	Condensing Unit/Heat Pump, 5 TON [CU 2-3]	1	3	1461217
D3032	Site	Fair	Condensing Unit/Heat Pump, 5 TON [CU 2-4]	1	3	1460985
D3032	Site	Fair	Condensing Unit/Heat Pump, 5 TON [CU 2-8]	1	3	1461256
D3032	Site	Fair	Condensing Unit/Heat Pump, 5 TON [CU 2-9]	1	3	1461038
D3032	Site	Fair	Condensing Unit/Heat Pump, 5 TON [CU 2-11]	1	3	1461153
D3032	Site	Fair	Condensing Unit/Heat Pump, 5 TON [CU 2-7]	1	3	1461072

Component Condition Report | Sam Brannan Middle School / 002 Classrooms 1-6, 101-107

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3032	Site	Fair	Condensing Unit/Heat Pump, 5 TON [CU 2-12]	1	3	1460998
D3032	Site	Fair	Condensing Unit/Heat Pump, 5 TON [CU 2-2]	1	3	1461240
D3032	Site	Fair	Condensing Unit/Heat Pump, 5 TON [CU 2-10]	1	3	1460999
D3032	Site	Fair	Condensing Unit/Heat Pump, 5 TON [CU 2-1]	1	3	1461091
D3032	Site	Fair	Condensing Unit/Heat Pump, 5 TON [CU 2-5]	1	3	1461198
D3041	Roof	Fair	HVAC System Ductwork, Medium Density	21,597 SF	15	1465005
D3051	Classroom 2	Fair	Furnace, 135 MBH [FUR 2-2]	1	5	1461156
D3051	Classroom 4	Fair	Furnace, 135 MBH [FUR 2-5]	1	5	1461070
D3051	Classroom 103	Fair	Furnace, 135 MBH [FUR 2-19]	1	4	1461055
D3051	Classroom 102	Fair	Furnace, 135 MBH [FUR 2-8]	1	5	1460958
D3051	Classroom 3	Fair	Furnace, 135 MBH [FUR 2-3]	1	5	1461165
D3051	Classroom 1	Fair	Furnace, 135 MBH [FUR 2-1]	1	5	1461197
D3051	Classroom 107	Fair	Furnace, 135 MBH [FUR 2-13]	1	5	1461114
D3051	Classroom 105	Fair	Furnace, 135 MBH [FUR 2-11]	1	5	1460989
D3051	Classroom 106	Fair	Furnace, 135 MBH [FUR 2-12]	1	5	1461269
D3051	Classroom 4	Fair	Furnace, 135 MBH [FUR 2-6]	1	5	1461111
D3051	Classroom 4	Fair	Furnace, 135 MBH [FUR 2-4]	1	5	1461121
D3051	Classroom 104	Fair	Furnace, 135 MBH [FUR 2-10]	1	5	1460984
D3051	Classroom 101	Fair	Furnace, 135 MBH [FUR 2-7]	1	5	1461203
D3068	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	21,597 SF	3	1465006
Electrical						
D5012	Electrical room 1st floor, Electrical room	Fair	Building/Main Switchboard, 120/208 V, 400 Amp [PANEL PB]	1	3	1461260
D5012	Building exterior	Fair	Secondary Transformer, Dry, 30 kVA [TB-3]	1	15	1461092
D5012	Site	Fair	Main Distribution Panel, 225 AMP [DPB1]	1	15	1461018
D5012	Building exterior	Fair	Secondary Transformer, Dry, 45 kVA [TB-1]	1	15	1460975
D5012	Electrical room 1st floor, 480-002-J001	Fair	Secondary Transformer, Dry, 150 kVA	1	5	1461146
D5012	Electrical room 2nd floor	Fair	Secondary Transformer, Dry, 45 kVA [TB-2]	1	15	1461078
D5012	Electrical room 2nd floor	Fair	Main Distribution Panel, 225 AMP [DPB2]	1	15	1461057
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	21,597 SF	25	1465010
D5022	Cafeteria	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	4	5	1465014
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	21,597 SF	5	1465007
D5092	Classrooms 1-6, 101-107	Fair	Exit Sign Light Fixture, LED	19	5	1454738
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable	21,597 SF	5	1465008
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	21,597 SF	14	1465011

Component Condition Report | Sam Brannan Middle School / 003 Classrooms 22-26 A&B

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,250 SF	3	1461258
B2021	Building exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	80	3	1461045
B2032	Building exterior	Poor	Exterior Door, Steel, Refinish	18	0	1461213
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	11,140 SF	5	1461036
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	280 LF	15	1465022
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	500 LF	5	1460976
Interiors						
C1021	Throughout	Fair	Interior Door, Wood Solid-Core	16	10	1461232
C1023	Building Exterior	Fair	Door Hardware System, School (per Door)	22	15	1465023
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	160 SF	30	1461051
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	2,000 SF	5	1461015
C3012	Classrooms	Fair	Interior Wall Finish, Vinyl	6,480 SF	10	1461167
C3021	Woodshop	Fair	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	1,531 SF	3	1461168
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	62 SF	30	1461048
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,460 SF	5	1460994
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	5,825 SF	5	1461247
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	11,140 SF	10	1461041
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	1	15	1461266
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	1461083
D2014	Classroom	Fair	Service Sink, Wall-Hung	2	10	1454001
D2014	Custodian	Fair	Service Sink, Wall-Hung	4	10	1454799
D2023	Boiler room	Fair	Water Heater, Gas, Commercial, 100 GAL (75 MBH)	1	3	1461115
D2023	Boiler room	Failed	Water Heater, Gas, Commercial, 100 GAL (400 MBH)	1	0	1460973
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	11,140 SF	5	1465019
D2091	Utility room	Fair	Air Compressor, 2 HP	1	3	1461215
Fire Suppression						
D4031	Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	5	5	1454810
HVAC						
D3041	Roof	Fair	HVAC System Ductwork, Low Density	11,140 SF	15	1465015
D3042	Roof	Fair	Exhaust Fan, Centrifugal, 2,001 to 5,000 CFM (24" Damper)	1	3	1461132
D3042	003 Classrooms 22-26a&b	Fair	Exhaust Fan, Centrifugal, 1,001 to 2,000 CFM (16" Damper) [No tag/plate found]	1	3	1454720
D3052	Roof	Fair	Packaged Unit (RTU), 6 TON	1	5	1461229
D3052	Roof	Fair	Packaged Unit (RTU), 7 TON [AH 3-3]	1	5	1461195

Component Condition Report | Sam Brannan Middle School / 003 Classrooms 22-26 A&B

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Roof	Fair	Packaged Unit (RTU), 6 TON [AH 3-2]	1	5	1461033
D3052	Roof	Fair	Packaged Unit (RTU), 7 TON [AH 3-5]	1	5	1454726
D3052	Roof	Fair	Packaged Unit (RTU), 7 TON [AH 3-4]	1	5	1454765
D3068	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	11,140 SF	3	1465016
Electrical						
D5012	Electrical room	Fair	Disconnect Switch or Circuit Breaker, 225 Amp	1	3	1461080
D5012	Utility room	Fair	Secondary Transformer, Dry, 112.5 kVA	1	5	1461096
D5012	Electrical room	Fair	Building/Main Switchboard, 120/208 V, 400 Amp [Panel PE]	1	3	1461040
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	11,140 SF	25	1465020
D5022	Cafeteria	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	4	5	1465024
D5022	Building exterior	Fair	LED Lighting Fixture, Basic, 20 W	12	5	1461063
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	11,140 SF	5	1465017
D5092	Throughout	Fair	Exit Sign Light Fixture, LED	5	3	1454768
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable	11,140 SF	5	1465018
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	11,140 SF	14	1465021

Component Condition Report | Sam Brannan Middle School / 004 Classrooms 15-21

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011		Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	800 SF	3	1467082
B2021	Building exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	48	3	1467085
B2032	Building exterior	Fair	Exterior Door, Wood Solid-Core	13	10	1467083
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	7,434 SF	3	1467080
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	280 LF	3	1465032
Interiors						
C1021	Classrooms	Fair	Interior Door, Wood Solid-Core	2	20	1461285
C1023	Building Exterior	Fair	Door Hardware System, School (per Door)	15	15	1465033
C1031	Restroom	Fair	Toilet Partitions, Metal	1	3	1467126
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	80 SF	25	1461184
C3012	Classrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	6,720 SF	3	1460962
C3012	Classrooms	Fair	Interior Wall Finish, Vinyl	1,200 SF	5	1460971
C3024	19, 20	Poor	Interior Floor Finish, Vinyl Tile (VCT)	1,695 SF	0	1461199
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	64 SF	10	1461052
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	4,114 SF	3	1461271

Component Condition Report | Sam Brannan Middle School / 004 Classrooms 15-21

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3025	Classroom 15	Fair	Interior Floor Finish, Carpet Commercial Standard	1,331 SF	3	1461124
C3032	Classrooms	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	7,434 SF	10	1461031
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	1	15	1461204
D2012	Restroom	Fair	Urinal, Standard	1	15	1460965
D2014	004 Classrooms 15-21	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	5	1454747
D2014	Custodian	Fair	Service Sink, Wall-Hung	1	10	1454764
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	1461129
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	7,434 SF	5	1465029
Fire Suppression						
D4031	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	5	1454766
HVAC						
D3041	Roof	Fair	HVAC System Ductwork, Low Density	7,434 SF	15	1465025
D3052	Roof	Fair	Packaged Unit (RTU), 7 TON [AH 4-1]	1	5	1454723
D3052	Roof	Fair	Packaged Unit (RTU), 2 TON [AH 4-4]	1	5	1454788
D3052	Roof	Fair	Packaged Unit (RTU), 7 TON [AH 4-3]	1	5	1454774
D3052	Roof	Fair	Packaged Unit (RTU), 7 TON [AH 4-2]	1	5	1454765
D3068	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	7,434 SF	3	1465026
Electrical						
D5012	Electrical room	Fair	Main Distribution Panel, 277/480 V, 600 Amp [DPD]	1	15	1461190
D5012	Electrical room	Fair	Secondary Transformer, Dry, 45 kVA [TD-1]	1	15	1460961
D5012	Electrical room	Fair	Main Distribution Panel, 120/208 V, 250 Amp [PNL D-1]	1	15	1460966
D5012	Electrical room	Fair	Secondary Transformer, Dry, 45 kVA [TD-1]	1	15	1461214
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	7,434 SF	25	1465030
D5022	Cafeteria	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	4	5	1465034
D5022	Building exterior	Fair	LED Lighting Fixture, Basic, 20 W	9	5	1461223
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	7,434 SF	5	1465027
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable	7,434 SF	5	1465028
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	7,434 SF	14	1465031

Component Condition Report | Sam Brannan Middle School / 005 Classrooms 7-14

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Classrooms	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	800 SF	3	1461029
B2021	Classrooms	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	48	3	1461077

Component Condition Report | Sam Brannan Middle School / 005 Classrooms 7-14

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2032	Classrooms	Fair	Exterior Door, Wood Solid-Core	13	10	1461161
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	7,434 SF	3	1461108
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	280 LF	3	1461109
Interiors						
C1021	Classrooms	Fair	Interior Door, Wood Solid-Core	2	25	1461262
C1023	Building Exterior	Fair	Door Hardware System, School (per Door)	15	15	1465043
C1031	Restroom	Fair	Toilet Partitions, Metal	2	3	1461046
C3012	Restroom	Fair	Interior Wall Finish, Ceramic Tile	80 SF	10	1461084
C3012	Classrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	6,720 SF	3	1461143
C3012	Classroom	Fair	Interior Wall Finish, Vinyl	1,200 SF	5	1461053
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	40 SF	10	1461012
C3024	Classroom 13	Poor	Interior Floor Finish, Vinyl Tile (VCT)	848 SF	0	1461024
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	7,334 SF	3	1461235
C3032	Classrooms	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	7,434 SF	10	1461157
Plumbing						
D2011	Restroom	Fair	Toilet, Commercial Water Closet	2	5	1461180
D2014	Custodial closet	Fair	Service Sink, Wall-Hung	1	10	1454761
D2014	Restroom	Poor	Sink/Lavatory, Vanity Top, Stainless Steel	1	0	1461116
D2023	Electrical room	Fair	Water Heater, Electric, Commercial, 30 GAL (4.5 KW)	1	3	1461177
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	7,434 SF	5	1465039
Fire Suppression						
D4031	Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	5	1454752
HVAC						
D3041	Roof	Fair	HVAC System Ductwork, Low Density	7,434 SF	15	1465035
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON [AH 5-1]	1	5	1460991
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON [AH 5-2]	1	5	1461200
D3052	Roof	Fair	Packaged Unit (RTU), 2 TON [AH 5-5]	1	5	1461205
D3052	Roof	Fair	Packaged Unit (RTU), 7 TON [AH 5-3]	1	5	1461035
D3052	Roof	Fair	Packaged Unit (RTU), 7 TON [AH 5-4]	1	5	1461134
D3068	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	7,434 SF	3	1465036
Electrical						
D5012	Electrical room	Fair	Secondary Transformer, Dry, 112.5 kVA	1	3	1460988
D5012	Electrical room	Fair	Main Distribution Panel, 120/208 V, 250 Amp [PNL C-1]	1	15	1461043
D5012	Electrical room	Fair	Main Distribution Panel, 277/480 V, 400 Amp [DPC]	1	15	1461061
D5012	Electrical room	Fair	Secondary Transformer, Dry, 45 kVA	1	15	1460997

Component Condition Report | Sam Brannan Middle School / 005 Classrooms 7-14

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	7,434 SF	25	1465040
D5022	Classrooms	Fair	LED Lighting Fixture, Basic, 20 W	7	5	1461008
D5022	Cafeteria	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	4	5	1465044
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	7,434 SF	5	1465037
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable	7,434 SF	5	1465038
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	7,434 SF	14	1465041

Component Condition Report | Sam Brannan Middle School / 006 MPR

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,500 SF	3	1467689
B2021	MPR	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	20	3	1461034
B2031	Coutyard	Fair	Exterior Door, Aluminum-Framed Residential Fully-Glazed Slider	2	3	1461171
B2032	Building exterior	Fair	Exterior Door, Steel	6	25	1461100
B2032	Cafeteria	Fair	Exterior Door, Steel	10	25	1461000
B2034	Building Exterior	Fair	Overhead/Dock Door, Aluminum 144 SF	1	15	1461003
Roofing						
B3011	Roof-MPR	Fair	Roof, Single-Ply TPO/PVC Membrane	6,880 SF	16	1461006
B3011	Roof -low roof	Fair	Roof, Modified Bituminous	6,920 SF	3	1461270
B3011	Roof-breezeway	Poor	Roof, Modified Bituminous	1,900 SF	0	1461137
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	650 LF	5	1460964
B3021	Roof-breezeway	Fair	Roof Skylight, per unit (9-20 SF)	2	15	1461237
B3021	Roof	Fair	Roof Skylight, per SF of glazing	240 SF	15	1461021
Interiors						
C1021	Kitchen	Fair	Interior Door, Steel w/ Extensive Glazing	6	25	1460981
C1023	Building Exterior	Fair	Door Hardware System, School (per Door)	22	15	1465053
C3012	Kitchen	Fair	Interior Wall Finish, Ceramic Tile	750 SF	25	1461173
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	250 SF	25	1460956
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	450 SF	25	1461010
C3024	Kitchen	Fair	Interior Floor Finish, Quarry Tile	700 SF	20	1461133
C3024	Cafeteria	Fair	Interior Floor Finish, Vinyl Tile (VCT)	5,000 SF	5	1461245
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	212 SF	20	1461145
C3024	Stage platform	Fair	Interior Floor Finish, Wood Strip	1,909 SF	10	1461169
C3024	Kitchen	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,000 SF	3	1461264
C3024	Stage platform	Fair	Interior Floor Finish, Wood Strip, Refinish	1,909 SF	2	1467133

Component Condition Report | Sam Brannan Middle School / 006 MPR

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3031	Kitchen	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	2,700 SF	5	1461004
C3032	Teachers dining room	Poor	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	1,365 SF	0	1460976
C3032	Cafeteria	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,000 SF	10	1461220
Elevators						
D1013	Stage-platform	Fair	Wheelchair Lift, 5' Rise, Renovate	1	12	1460992
Plumbing						
D2011	Classrooms	Fair	Toilet, Commercial Water Closet	4	15	1461139
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	4	15	1454748
D2014	Kitchen	Fair	Sink/Lavatory, Stainless Steel	1	15	1454722
D2014	Custodial closet	Fair	Service Sink, Wall-Hung	1	10	1461243
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	1461172
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	1	15	1454777
D2014	Custodial	Fair	Service Sink, Wall-Hung	1	10	1454730
D2018	006 MPR	Fair	Drinking Fountain, Interior	1	5	1454780
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	2	3	1454718
D2018	MPR	Fair	Drinking Fountain, Interior	1	3	1454811
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	14,240 SF	5	1465049
Fire Suppression						
D4031	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	5	5	1454783
HVAC						
D3041	Roof	Fair	HVAC System Ductwork, Low Density	14,240 SF	15	1465045
D3042	006 Snack Bar	Fair	Exhaust Fan, Centrifugal, 2,001 to 5,000 CFM (24" Damper) [No tag/plate found]	1	2	1454792
D3042	Roof	Fair	Exhaust Fan, Centrifugal, 2,001 to 5,000 CFM (24" Damper) [No tag/plate found]	1	3	1454776
D3042	006 Snack Bar	Fair	Exhaust Fan, Centrifugal, 2,001 to 5,000 CFM (24" Damper) [No tag/plate found]	1	3	1454743
D3051	Kitchen	Fair	Unit Heater, Natural Gas, 56 to 75 MBH	1	5	1461027
D3051	Snack bar	Fair	Unit Heater, Natural Gas, 30 MBH	1	5	1461064
D3052	MPR high roof	Fair	Packaged Unit (RTU), 15 TON [AH 6-4]	1	5	1461079
D3052	Roof, Snack Bar	Fair	Packaged Unit (RTU), 6 TON [AH 6-1]	1	5	1454740
D3052	MPR high roof	Fair	Packaged Unit (RTU), 15 TON [AH 6-3]	1	5	1460995
D3052	Roof, Snack Bar	Fair	Packaged Unit (RTU), 2 TON [AH 6-5]	1	5	1454786
D3052	MPR high roof	Fair	Packaged Unit (RTU), 4 TON [AH 6-2]	1	5	1461093
D3068	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	14,240 SF	3	1465046
Electrical						
D5012	006 MPR	Fair	Building/Main Switchboard, 277/480 V, 1,000 Amp	1	5	1460983
D5012	Electrical room	Fair	Secondary Transformer, Dry, 45 kVA [TH-1]	1	15	1461149
D5012	Site, MPR	Fair	Building/Main Switchgear, 277/480 V, 3,000 Amp [Main Switchboard]	1	25	1460970

Component Condition Report | Sam Brannan Middle School / 006 MPR

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Electrical room	Fair	Main Distribution Panel, 277/480 V, 400 Amp [DPH]	1	15	1461249
D5012	Kitchen	Fair	Main Distribution Panel, 120/208 V, 225 Amp [Panel HC]	1	3	1461104
D5012	Kitchen	Fair	Main Distribution Panel, 120/208 V, 400 Amp [No tag/plate found]	1	10	1461073
D5012	006 MPR	Fair	Main Distribution Panel, 400 AMP [DPG]	1	15	1461009
D5012	Electrical room	Fair	Secondary Transformer, Dry, 45 kVA [TG-1]	1	15	1461179
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	14,240 SF	25	1465050
D5022	Cafeteria	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	4	5	1465054
D5022	Building exterior	Fair	LED Lighting Fixture, Basic, 20 W	10	5	1467692
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	14,240 SF	5	1465047
D5092	Throughout	Fair	Exit Sign Light Fixture, LED	4	5	1454789
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable	14,240 SF	5	1465048
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	14,240 SF	14	1465051
Equipment/Special						
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	3	1461135
E1093	Kitchen	Fair	Commercial Kitchen, Dishwasher	1	5	1454741
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In [#4]	1	5	1461123
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator	1	3	1454712
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	11	1461185
E1093	Kitchen	Fair	Commercial Kitchen, Mixer, Freestanding	1	5	1461112
E1093	Kitchen	Fair	Commercial Kitchen, Icemaker, Freestanding	1	3	1461090
E1093	Kitchen	Fair	Commercial Kitchen, Oven, Double	1	5	1461210
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 3-Door Reach-In [Freezer #1]	1	3	1454787
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Combination Freezer/Refrigerator [No tag/plate found]	1	5	1454793
E1093	Kitchen	Good	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	12	1461088
E1093	Cafeteria	Fair	Commercial Kitchen, Dairy Cooler/Wells	1	3	1461246
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 1-Door Reach-In [Freezer #5]	1	3	1454750
E1093	Kitchen	Fair	Commercial Kitchen, 6 LF	1	5	1461207
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Double	1	3	1461152
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	5	1461102
E1093	Kitchen	Fair	Commercial Kitchen, Steamer, Freestanding [No tag/plate found]	1	3	1454728
E1093	Building exterior	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser	1	3	1461193
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 3-Door Reach-In [Freezer #2]	1	5	1454818
E1093	Kitchen	Fair	Commercial Kitchen, Range/Oven, 6-Burner [No tag/plate found]	2	5	1454804
E1093	Kitchen	Fair	Commercial Kitchen, Mixer, Freestanding	1	5	1461183
E1093	Kitchen	Fair	Commercial Kitchen, Salad Table	1	8	1461030

Component Condition Report | Sam Brannan Middle School / 006 MPR

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Double	1	3	1461039

Component Condition Report | Sam Brannan Middle School / 007 Classrooms 30-32

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Classrooms	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	887 SF	3	1461267
B2032	Restrooms	Excellent	Exterior Door, Wood Solid-Core	2	24	1461016
B2032	Throughout building	Fair	Exterior Door, Wood Solid-Core	11	10	1461221
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	5,800 SF	3	1468854
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	350 LF	5	1461224
B3021	Roof	Fair	Roof Skylight, per unit (9-20 SF)	2	15	1461107
Interiors						
C1021	Classrooms	Fair	Interior Door, Wood Solid-Core	4	25	1461060
C1023	Building Exterior	Fair	Door Hardware System, School (per Door)	17	15	1465063
C1031	Restrooms	Excellent	Toilet Partitions, Plastic/Laminate	3	19	1461160
C3012	Classrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	4,500 SF	3	1460987
C3021	Restrooms	Excellent	Interior Wall Finish, any surface w/ Epoxy Coating, Prep & Paint	520 SF	9	1461239
C3021	Restrooms	Excellent	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	410 SF	9	1461261
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	4,020 SF	3	1461120
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	1,722 SF	3	1461241
C3031	Classroom 30	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	756 SF	3	1461259
C3032	Classrooms	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	2,430 SF	10	1461037
C3032	Classrooms 31	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,567 SF	10	1461188
Plumbing						
D2011	Restrooms	Excellent	Toilet, Commercial Water Closet	3	29	1461164
D2012	Restrooms	Excellent	Urinal, Standard	3	29	1461244
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	1461026
D2014	Utility closet	Good	Service Sink, Floor Mount, Thermoplastic	1	30	1454790
D2014	Classrooms	Fair	Sink/Lavatory, Counter Top, Enameled Steel	1	15	1454813
D2023	Utility closet	Fair	Water Heater, Electric, Commercial, 30 GAL (4.5 KW)	1	3	1461042
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,742 SF	5	1465059
Fire Suppression						
D4031	Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	5	1454782
HVAC						
D3041	Roof	Fair	HVAC System Ductwork, Low Density	5,742 SF	15	1465055

Component Condition Report | Sam Brannan Middle School / 007 Classrooms 30-32

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Roof	Fair	Packaged Unit (RTU), 8 TON	1	5	1461218
D3052	Roof	Fair	Packaged Unit (RTU), 10 TON [AH 7-1]	1	5	1461019
D3052	Roof	Fair	Packaged Unit (RTU), 10 TON [AH 7-3]	1	5	1454717
D3068	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,742 SF	3	1465056
Electrical						
D5012	Utility closet	Fair	Main Distribution Panel, 120/208 V, 250 Amp [PNL J-1]	1	15	1460996
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,742 SF	25	1465060
D5022	Classrooms	Fair	LED Lighting Fixture, Basic, 20 W	4	19	1461251
D5022	Cafeteria	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	4	5	1465064
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,742 SF	5	1465057
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable	5,742 SF	5	1465058
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	5,742 SF	14	1465061

Component Condition Report | Sam Brannan Middle School / 008 Gymnasium

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,000 SF	3	1461187
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	12	3	1461206
B2032	Building Exterior	Fair	Exterior Door, Steel	18	25	1460960
Roofing						
B3011	Roof-gym	Fair	Roof, Single-Ply TPO/PVC Membrane	11,600 SF	15	1461138
B3011	Roof-locker rooms	Fair	Roof, Modified Bituminous	8,830 SF	3	1461106
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	600 LF	5	1465072
Interiors						
C1021	Throughout	Fair	Interior Door, Wood Solid-Core	22	25	1461230
C1023	Building Exterior	Fair	Door Hardware System, School (per Door)	40	15	1465073
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	5	1461263
C1033	Locker rooms	Fair	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	500	10	1469969
C3012	008 Gym, Lockers	Fair	Interior Wall Finish, any surface, Prep & Paint	22,500 SF	5	1461122
C3012	008 Gym, Lockers	Fair	Interior Wall Finish, Ceramic Tile	2,240 SF	25	1461231
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	11,160 SF	5	1454796
C3012	Corridors	Fair	Interior Wall Finish, Laminated Paneling (FRP)	500 SF	15	1461257
C3021	Locker rooms	Fair	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	4,957 SF	5	1461068
C3024	Gym	Fair	Interior Floor Finish, Wood Strip, Refinish	8,531 SF	5	1469217
C3024	Showers, restrooms	Fair	Interior Floor Finish, Ceramic Tile	1,350 SF	25	1461013

Component Condition Report | Sam Brannan Middle School / 008 Gymnasium

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3024	Gym	Fair	Interior Floor Finish, Wood Strip	8,531 SF	15	1481065
C3031	Gym, Lockers	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	11,900 SF	3	1481227
C3031	Throughout	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	10,860 SF	5	1454814
C3032	Corridors	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	460 SF	3	1481170
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	6	15	1454779
D2012	Restroom	Fair	Urinal, Standard	3	15	1454770
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	15	1454815
D2017	008 Gym, lockers boys	Fair	Shower Head w/ Valve	20	15	1454715
D2017	008 Gym, lockers girls	Fair	Shower Head w/ Valve	12	15	1454732
D2017	008 Gym, lockers girls	Fair	Shower Head w/ Valve	15	15	1454737
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	3	1454754
D2018	Gym	Fair	Drinking Fountain, Interior	1	3	1454758
D2018	008 Gym, Lockers	Fair	Drinking Fountain, Interior	2	5	1454755
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	3	1454767
D2018	008 Gym, Lockers	Fair	Drinking Fountain, Interior	2	3	1454820
D2023	008 Boiler room	Fair	Water Heater, 300 GAL	1	5	1460959
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	20,427 SF	5	1465089
Fire Suppression						
D4031	008 Gym, Lockers	Fair	Fire Extinguisher, Wet Chemical/CO2	2	5	1454751
HVAC						
D3041	Roof	Fair	HVAC System Ductwork, Low Density	20,427 SF	15	1465065
D3042	Roof	Fair	Exhaust Fan, Centrifugal, 1,001 to 2,000 CFM (16" Damper) [No tag/plate found]	1	3	1454734
D3042	Roof	Fair	Exhaust Fan, Centrifugal, 2,001 to 5,000 CFM (24" Damper)	1	3	1481238
D3042	Roof	Fair	Exhaust Fan, Centrifugal, 2,001 to 5,000 CFM (24" Damper) [No tag/plate found]	1	3	1454742
D3042	Roof	Fair	Exhaust Fan, Centrifugal, 2,001 to 5,000 CFM (24" Damper) [No tag/plate found]	1	3	1454812
D3042	Roof	Fair	Exhaust Fan, Centrifugal, 2,001 to 5,000 CFM (24" Damper) [No tag/plate found]	1	3	1454745
D3042	Roof	Fair	Exhaust Fan, Centrifugal, 2,001 to 5,000 CFM (24" Damper) [No tag/plate found*]	1	3	1454733
D3042	Roof	Fair	Exhaust Fan, Centrifugal, 2,001 to 5,000 CFM (24" Damper) [No tag/plate found]	1	3	1454725
D3042	Roof	Fair	Exhaust Fan, Centrifugal, 2,001 to 5,000 CFM (24" Damper) [No tag/plate found]	1	3	1454759
D3042	Roof	Fair	Exhaust Fan, Centrifugal, 1,001 to 2,000 CFM (16" Damper)	1	3	1460982
D3042	Roof	Fair	Exhaust Fan, Centrifugal, 2,001 to 5,000 CFM (24" Damper)	1	3	1481127
D3042	Roof	Fair	Exhaust Fan, Centrifugal, 2,001 to 5,000 CFM (24" Damper) [No tag/plate found]	1	3	1454756
D3052	Roof, girls locker room	Fair	Packaged Unit (RTU), 8 TON [AH 8-8]	1	5	1454807
D3052	Roof, gym	Fair	Packaged Unit (RTU), 15 TON [AH 8-4]	1	5	1454716
D3052	Roof, girls locker room	Fair	Packaged Unit (RTU), 2 TON [AH 8-7]	1	5	1481211

Component Condition Report | Sam Brannan Middle School / 008 Gymnasium

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Roof, gym	Fair	Packaged Unit (RTU), 15 TON [AH 8-5]	1	5	1454784
D3052	Roof, boys locker room	Fair	Packaged Unit (RTU), 2 TON [AH 8-6]	1	5	1481141
D3052	Roof, gym	Fair	Packaged Unit (RTU), 10 TON	1	5	1481252
D3052	Roof, boys locker room	Fair	Packaged Unit (RTU), 8 TON [AH 8-1]	1	5	1454731
D3052	Roof, gym	Fair	Packaged Unit (RTU), 10 TON	1	5	1481142
D3068	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	20,427 SF	3	1465066
Electrical						
D5012	Electrical room	Fair	Main Distribution Panel, 120/208 V, 400 Amp [Panel PG]	1	3	1481128
D5012	Electrical room	Fair	Secondary Transformer, Dry, 112.5 kVA	1	5	1481002
D5012	Electrical room	Fair	Disconnect Switch or Circuit Breaker, 225 Amp, 480/277	1	3	1481189
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	20,427 SF	25	1485070
D5022	Cafeteria	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	4	5	1485074
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	20,427 SF	5	1485067
D5092	Throughout	Fair	Exit Sign Light Fixture, LED	5	5	1454771
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable	20,427 SF	5	1465068
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	20,427 SF	14	1485071
Equipment/Special						
E1099	Gymnasium	Fair	Bleacher, Telescoping Manual, to 15 Tier	600	10	1469968

Component Condition Report | Sam Brannan Middle School / 009 Library

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,000 SF	3	1489267
B2021	Building exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	14	3	1497515
B2032	Building exterior	Fair	Exterior Door, Steel	9	5	1495980
Roofing						
B3011	Roof	Good	Roof, Single-Ply TPO/PVC Membrane	6,665 SF	16	1481212
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	280 LF	15	1485082
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	400 LF	5	1481014
Interiors						
C1021	Library	Fair	Interior Door, Wood Solid-Core	6	25	1481146
C1023	Building Exterior	Fair	Door Hardware System, School (per Door)	15	15	1485083
C1031	Restrooms	Fair	Toilet Partitions, Metal	4	5	1481242
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	1,280 SF	25	1481017
C3012	Library	Fair	Interior Wall Finish, any surface, Prep & Paint	3,370 SF	3	1481089

Component Condition Report | Sam Brannan Middle School / 009 Library

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3024	Library	Fair	Interior Floor Finish, Vinyl Sheeting	250 SF	3	1461056
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	500 SF	25	1460974
C3025	Library	Fair	Interior Floor Finish, Carpet Commercial Standard	2,535 SF	5	1461118
C3031	Library	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	550 SF	3	1461089
C3032	Library	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,683 SF	10	1461049
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	4	15	1461022
D2012	Restrooms	Fair	Urinal, Standard	4	15	1461054
D2014	Utility closet	Fair	Service Sink, Wall-Hung	1	10	1454713
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	15	1461191
D2014	Library	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	5	1454760
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	3	1454763
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	2	5	1454757
D2023	Utility closet	Fair	Water Heater, Electric, Residential, 5 to 15 GAL	1	3	1461097
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	6,665 SF	5	1465079
Fire Suppression						
D4031	Library	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	1454808
HVAC						
D3041	Roof	Fair	HVAC System Ductwork, Low Density	6,665 SF	15	1466075
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [AH 9-3]	1	5	1460960
D3052	Roof	Fair	Packaged Unit (RTU), 6 TON [AH 9-2]	1	5	1460957
D3052	Roof	Fair	Packaged Unit (RTU), 2 TON [AH 9-1]	1	5	1461101
D3068	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	6,665 SF	3	1466076
Electrical						
D5012	Electrical room	Fair	Main Distribution Panel, 400 AMP [DPF]	1	15	1461174
D5012	Electrical room	Fair	Secondary Transformer, Dry, 45 kVA [TF-1]	1	15	1461140
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	6,665 SF	25	1466080
D5022	Cafeteria	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	4	5	1465084
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	6,665 SF	5	1465077
D5092	Throughout	Fair	Exit Sign Light Fixture, LED	2	5	1454819
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable	6,665 SF	5	1466078
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	6,665 SF	14	1466081

Component Condition Report | Sam Brannan Middle School / P01 Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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Component Condition Report | Sam Brannan Middle School / P01 Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	2,560 SF	5	1461131
B2021	Building Exterior	Fair	Window Security Shutter, Rolling, Motor Operated, Up to 24 SF	4	10	1461074
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	4	12	1461151
B2032	Building Exterior	Fair	Exterior Door, Steel	2	22	1461162
Roofing						
B3011	Roof	Fair	Roof, Metal	2,165 SF	22	1461119
Interiors						
C1023	P01	Fair	Door Hardware System, School (per Door)	1	15	1454798
C3012	Classrooms	Fair	Interior Wall Finish, Vinyl	2,048 SF	5	1461028
C3024	P01	Fair	Interior Floor Finish, Vinyl Tile (VCT)	384 SF	3	1460993
C3025	P01	Fair	Interior Floor Finish, Carpet Commercial Standard	1,536 SF	3	1461099
C3032	P01	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,920 SF	7	1461126
C3032	P01	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,920 SF	7	1461254
Plumbing						
D2014	P01	Fair	Sink/Lavatory, Counter Top, Stainless Steel	2	12	1461181
D2014	P01	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	1454802
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	1,920 SF	5	1469268
Fire Suppression						
D4031	P01	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	5	1454735
HVAC						
D3052	P01	Fair	Heat Pump, 3.5 TON	1	3	1461228
D3052	P01	Fair	Heat Pump, 3.5 TON	1	3	1461202
D3068	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	1,920 SF	3	1469270
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	1,920 SF	25	1469271
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	1,920 SF	5	1469272
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable	1,920 SF	5	1469269

Component Condition Report | Sam Brannan Middle School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3011	Covered walkways	Fair	Roof, Modified Bituminous	33,195 SF	3	1469344
Plumbing						
D2018	Site	Fair	Drinking Fountain, Outside/Site Style	1	7	1454791

Component Condition Report | Sam Brannan Middle School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2021	Site	Fair	Backflow Preventer, Domestic, 4"	1	15	1470148
D2023	Site	Excellent	Domestic Booster Pump Station, Duplex Mounted, 10 HP Motors	1	25	1470150
Electrical						
D5012	Site	Fair	Secondary Transformer, Dry, 75 kVA	1	3	1461103
Pavement						
G2022	Site-west parking	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	3,150 SF	8	1469940
G2022	Site-north parking	Excellent	Parking Lots, Asphalt Pavement, Seal & Stripe	24,150 SF	5	1469939
G2022	Site-south parking	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	8,750 SF	3	1469274
G2022	Site-west parking	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	3,150 SF	3	1469941
G2022	Site-south parking	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	8,750 SF	8	1461150
G2022	Site-north parking	Excellent	Parking Lots, Asphalt Pavement, Mill & Overlay	24,150 SF	25	1469938
Site Development						
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	17	10	1461186
G2047	Site	Excellent	Sports Apparatus, Basketball Backstop	6	25	1461085
G2047	Site	Excellent	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	52,000 SF	5	1469276
G2047	Site	Excellent	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	52,000 SF	25	1461095
Landscaping						
G2057	Site-playing fields	Excellent	Irrigation System	400,000 SF	25	1469943
G2057	Site	Fair	Irrigation System	56,000 SF	10	1469942
Utilities						
G3011	Site - Pool	Fair	Water Line, Copper, 2"	494 LF	10	1836754
G3011	Site	Fair	Water Line, Copper, 4"	46 LF	10	1836772
G3021	Site	Fair	Sewer Line, PVC, 6"	119 LF	9	1836755
G3021	Site - Pool	Fair	Sewer Line, PVC, 8"	494 LF	9	1836773
Site Lighting						
G4021	Parking lot	NA	Site Pole Light, 20' High, 400 W (LED Lamp Replacement)	6	0	1469945

Appendix E: Replacement Reserves

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	
Sam Brannan Middle School	005 Classrooms 7-14	D4031	1454752	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	3	EA	\$205.69	\$617						\$617						\$617	
Sam Brannan Middle School	005 Classrooms 7-14	D5012	1460988	Secondary Transformer, Dry, 112.5 kVA, Replace	30	27	3	1	EA	\$21,940.64	\$21,941				\$21,941									\$21,941
Sam Brannan Middle School	005 Classrooms 7-14	D5022	1461008	LED Lighting Fixture, Basic, 20 W, Replace	20	15	5	7	EA	\$260.55	\$1,824						\$1,824							\$1,824
Sam Brannan Middle School	005 Classrooms 7-14	D5022	1465044	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	15	5	4	EA	\$287.97	\$1,152						\$1,152							\$1,152
Sam Brannan Middle School	005 Classrooms 7-14	D5029	1465037	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	15	5	7434	SF	\$10.97	\$81,553						\$81,553							\$81,553
Sam Brannan Middle School	005 Classrooms 7-14	D5037	1465038	Fire Alarm System, Standard Addressable, Replace	20	15	5	7434	SF	\$5.49	\$40,777						\$40,777							\$40,777
Sam Brannan Middle School	006 MPR	B2011	1467689	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1500	SF	\$4.11	\$6,171				\$6,171									\$6,171
Sam Brannan Middle School	006 MPR	B2021	1461034	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	27	3	20	EA	\$1,302.73	\$26,055				\$26,055									\$26,055
Sam Brannan Middle School	006 MPR	B2031	1461171	Exterior Door, Aluminum-Framed Residential Fully-Glazed Slider, Replace	25	22	3	2	EA	\$1,407.42	\$2,815				\$2,815									\$2,815
Sam Brannan Middle School	006 MPR	B3011	1461137	Roof, Modified Bituminous, Replace	20	20	0	1900	SF	\$13.71	\$26,055	\$26,055												\$26,055
Sam Brannan Middle School	006 MPR	B3011	1461270	Roof, Modified Bituminous, Replace	20	17	3	6920	SF	\$13.71	\$94,893				\$94,893									\$94,893
Sam Brannan Middle School	006 MPR	B3016	1460964	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	650	LF	\$12.34	\$8,022						\$8,022							\$8,022
Sam Brannan Middle School	006 MPR	C3024	1467133	Interior Floor Finish, Wood Strip, Refinish	10	8	2	1909	SF	\$5.49	\$10,471			\$10,471										\$10,471
Sam Brannan Middle School	006 MPR	C3024	1461264	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	2000	SF	\$6.86	\$13,713				\$13,713									\$13,713
Sam Brannan Middle School	006 MPR	C3024	1461245	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	5000	SF	\$6.86	\$34,282						\$34,282							\$34,282
Sam Brannan Middle School	006 MPR	C3024	1461169	Interior Floor Finish, Wood Strip, Replace	30	20	10	1909	SF	\$20.57	\$39,267											\$39,267		\$39,267
Sam Brannan Middle School	006 MPR	C3031	1461004	Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	2700	SF	\$2.74	\$7,405						\$7,405							\$7,405
Sam Brannan Middle School	006 MPR	C3032	1460976	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	25	0	1365	SF	\$4.80	\$6,551	\$6,551												\$6,551
Sam Brannan Middle School	006 MPR	C3032	1461220	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	15	10	5000	SF	\$4.80	\$23,998												\$23,998	\$23,998
Sam Brannan Middle School	006 MPR	D2014	1461243	Service Sink, Wall-Hung, Replace	35	25	10	1	EA	\$1,919.81	\$1,920												\$1,920	\$1,920
Sam Brannan Middle School	006 MPR	D2014	1454730	Service Sink, Wall-Hung, Replace	35	25	10	1	EA	\$1,919.81	\$1,920												\$1,920	\$1,920
Sam Brannan Middle School	006 MPR	D2018	1454718	Drinking Fountain, Outside/Site Style, Replace	15	12	3	2	EA	\$4,936.64	\$9,873				\$9,873									\$9,873
Sam Brannan Middle School	006 MPR	D2018	1454811	Drinking Fountain, Interior, Replace	15	12	3	1	EA	\$2,605.45	\$2,605				\$2,605									\$2,605
Sam Brannan Middle School	006 MPR	D2018	1454780	Drinking Fountain, Interior, Replace	15	10	5	1	EA	\$2,605.45	\$2,605						\$2,605							\$2,605
Sam Brannan Middle School	006 MPR	D2029	1465049	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	35	5	14240	SF	\$15.08	\$214,799						\$214,799							\$214,799
Sam Brannan Middle School	006 MPR	D3042	1454792	Exhaust Fan, Centrifugal, 2,001 to 5,000 CFM (24" Damper), Replace	25	23	2	1	EA	\$4,113.87	\$4,114			\$4,114										\$4,114
Sam Brannan Middle School	006 MPR	D3042	1454776	Exhaust Fan, Centrifugal, 2,001 to 5,000 CFM (24" Damper), Replace	25	22	3	1	EA	\$4,113.87	\$4,114				\$4,114									\$4,114
Sam Brannan Middle School	006 MPR	D3042	1454743	Exhaust Fan, Centrifugal, 2,001 to 5,000 CFM (24" Damper), Replace	25	22	3	1	EA	\$4,113.87	\$4,114				\$4,114									\$4,114
Sam Brannan Middle School	006 MPR	D3051	1461027	Unit Heater, Natural Gas, 56 to 75 MBH, Replace	20	15	5	1	EA	\$6,856.45	\$6,856						\$6,856							\$6,856
Sam Brannan Middle School	006 MPR	D3051	1461064	Unit Heater, Natural Gas, 30 MBH, Replace	20	15	5	1	EA	\$6,445.06	\$6,445						\$6,445							\$6,445
Sam Brannan Middle School	006 MPR	D3052	1461079	Packaged Unit (RTU), 15 TON, Replace	20	15	5	1	EA	\$41,138.70	\$41,139						\$41,139							\$41,139
Sam Brannan Middle School	006 MPR	D3052	1454740	Packaged Unit (RTU), 6 TON, Replace	20	15	5	1	EA	\$20,569.35	\$20,569						\$20,569							\$20,569
Sam Brannan Middle School	006 MPR	D3052	1460995	Packaged Unit (RTU), 15 TON, Replace	20	15	5	1	EA	\$41,138.70	\$41,139						\$41,139							\$41,139
Sam Brannan Middle School	006 MPR	D3052	1454786	Packaged Unit (RTU), 2 TON, Replace	20	15	5	1	EA	\$7,542.10	\$7,542						\$7,542							\$7,542
Sam Brannan Middle School	006 MPR	D3052	1461093	Packaged Unit (RTU), 4 TON, Replace	20	15	5	1	EA	\$12,341.61	\$12,342						\$12,342							\$12,342
Sam Brannan Middle School	006 MPR	D3068	1465046	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	12	3	14240	SF	\$3.43	\$48,818				\$48,818									\$48,818
Sam Brannan Middle School	006 MPR	D4031	1454783	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	5	EA	\$205.69	\$1,028						\$1,028							\$1,028
Sam Brannan Middle School	006 MPR	D5012	1461104	Main Distribution Panel, 120/208 V, 225 Amp, Replace	30	27	3	1	EA	\$2,742.58	\$2,743				\$2,743									\$2,743
Sam Brannan Middle School	006 MPR	D5012	1460983	Building/Main Switchboard, 277/480 V, 1,000 Amp, Replace	40	35	5	1	EA	\$77,224.68	\$77,225						\$77,225							\$77,225
Sam Brannan Middle School	006 MPR	D5012	1461073	Main Distribution Panel, 120/208 V, 400 Amp, Replace	30	20	10	1	EA	\$8,227.74	\$8,228											\$8,228		\$8,228
Sam Brannan Middle School	006 MPR	D5022	1465054	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	15	5	4	EA	\$287.97	\$1,152						\$1,152							\$1,152
Sam Brannan Middle School	006 MPR	D5022	1467692	LED Lighting Fixture, Basic, 20 W, Replace	20	15	5	10	EA	\$260.55	\$2,605						\$2,605							\$2,605
Sam Brannan Middle School	006 MPR	D5029	1465047	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	15	5	14240	SF	\$10.97	\$156,217						\$156,217							\$156,217
Sam Brannan Middle School	006 MPR	D5037	1465048	Fire Alarm System, Standard Addressable, Replace	20	15	5	14240	SF	\$5.49	\$78,109						\$78,109							\$78,109
Sam Brannan Middle School	006 MPR	D5092	1454789	Exit Sign Light Fixture, LED, Replace	10	5	5	4	EA	\$301.68	\$1,207						\$1,207							\$1,207
Sam Brannan Middle School	006 MPR	E1093	1461135	Commercial Kitchen, Food Warmer, Replace	15	12	3	1	EA	\$2,331.19	\$2,331				\$2,331									\$2,331
Sam Brannan Middle School	006 MPR	E1093	1454712	Commercial Kitchen, Walk-In Refrigerator, Replace	20	17	3	1	EA	\$20,569.35	\$20,569				\$20,569									\$20,569
Sam Brannan Middle School	006 MPR	E1093	1461090	Commercial Kitchen, Ice Maker, Freestanding, Replace	15	12	3	1	EA	\$9,187.64	\$9,188				\$9,188									\$9,188
Sam Brannan Middle School	006 MPR	E1093	1454787	Commercial Kitchen, Freezer, 3-Door Reach-In, Replace	15	12	3	1	EA	\$9,324.77	\$9,325				\$9,325									\$9,325
Sam Brannan Middle School	006 MPR	E1093	1461246	Commercial Kitchen, Dairy Cooler/Wells, Replace	15	12	3	1	EA	\$4,936.64	\$4,937				\$4,937									\$4,937
Sam Brannan Middle School	006 MPR	E1093	1454750	Commercial Kitchen, Freezer, 1-Door Reach-In, Replace	15	12	3	1	EA	\$4,251.00	\$4,251				\$4,251									\$4,251
Sam Brannan Middle School	006 MPR	E1093	1461152	Commercial Kitchen, Convection Oven, Double, Replace	10	7	3	1	EA	\$13,027.26	\$13,027				\$13,027									\$13,027
Sam Brannan Middle School	006 MPR	E1093	1454728	Commercial Kitchen, Steamer, Freestanding, Replace	10	7	3	1	EA	\$14,398.55	\$14,399				\$14,399									\$14,399
Sam Brannan Middle School	006 MPR	E1093	1461193	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser, Replace	15	12	3	1	EA	\$8,639.13	\$8,639				\$8,639									\$8,639
Sam Brannan Middle School	006 MPR	E1093	1461039	Commercial Kitchen, Convection Oven, Double, Replace	10	7	3	1	EA	\$13,027.26	\$13,027				\$13,027									\$13,027
Sam Brannan Middle School	006 MPR	E1093	1454741	Commercial Kitchen, Dishwasher, Replace	10	5	5	1	EA	\$29,482.74	\$29,483						\$29,483							\$29,483
Sam Brannan Middle School	006 MPR	E1093	1461123	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	10	5	1	EA	\$6,993.58	\$6,994						\$6,99							

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate			
Sam Brannan Middle School	P01 Classrooms	D3052	1461202	Heat Pump, 3.5 TON, Replace	20	17	3	1	EA	\$7,542.10	\$7,542				\$7,542									\$7,542		
Sam Brannan Middle School	P01 Classrooms	D3068	1469270	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	12	3	1920	SF	\$3.43	\$6,582				\$6,582										\$6,582	
Sam Brannan Middle School	P01 Classrooms	D4031	1454735	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	2	EA	\$205.69	\$411						\$411								\$411	
Sam Brannan Middle School	P01 Classrooms	D5029	1469272	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	15	5	1920	SF	\$10.97	\$21,063						\$21,063								\$21,063	
Sam Brannan Middle School	P01 Classrooms	D5037	1469269	Fire Alarm System, Standard Addressable, Replace	20	15	5	1920	SF	\$5.49	\$10,532						\$10,532								\$10,532	
Sam Brannan Middle School	Site	B3011	1469944	Roof, Modified Bituminous, Replace	20	17	3	33195	SF	\$13.71	\$455,200				\$455,200										\$455,200	
Sam Brannan Middle School	Site	D2018	1454791	Drinking Fountain, Outside/Site Style, Replace	15	8	7	1	EA	\$4,936.64	\$4,937							\$4,937							\$4,937	
Sam Brannan Middle School	Site	D5012	1461103	Secondary Transformer, Dry, 75 kVA, Replace	30	27	3	1	EA	\$13,712.90	\$13,713				\$13,713										\$13,713	
Sam Brannan Middle School	Site	G2022	1469274	Parking Lots, Asphalt Pavement, Seal & Stripe	5	2	3	8750	SF	\$0.62	\$5,399				\$5,399					\$5,399					\$10,799	
Sam Brannan Middle School	Site	G2022	1469941	Parking Lots, Asphalt Pavement, Seal & Stripe	5	2	3	3150	SF	\$0.62	\$1,944				\$1,944					\$1,944					\$3,888	
Sam Brannan Middle School	Site	G2022	1469939	Parking Lots, Asphalt Pavement, Seal & Stripe	5	0	5	24150	SF	\$0.62	\$14,902					\$14,902						\$14,902			\$29,805	
Sam Brannan Middle School	Site	G2022	1469940	Parking Lots, Asphalt Pavement, Mill & Overlay	25	17	8	3150	SF	\$4.80	\$15,118									\$15,118					\$15,118	
Sam Brannan Middle School	Site	G2022	1461150	Parking Lots, Asphalt Pavement, Mill & Overlay	25	17	8	8750	SF	\$4.80	\$41,996									\$41,996					\$41,996	
Sam Brannan Middle School	Site	G2045	1461186	Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	15	10	17	EA	\$1,919.81	\$32,637												\$32,637		\$32,637	
Sam Brannan Middle School	Site	G2047	1469276	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	0	5	52000	SF	\$0.62	\$32,017					\$32,017								\$32,017	\$64,034	
Sam Brannan Middle School	Site	G2057	1469942	Irrigation System, , Replace	25	15	10	56000	SF	\$4.80	\$268,773												\$268,773		\$268,773	
Sam Brannan Middle School	Site	G3011	1836754	Water Line, Copper, 2", Replace	40	30	10	494	LF	\$250.53	\$123,764												\$123,764		\$123,764	
Sam Brannan Middle School	Site	G3011	1836772	Water Line, Copper, 4", Replace	40	30	10	46	LF	\$281.94	\$12,969												\$12,969		\$12,969	
Sam Brannan Middle School	Site	G3021	1836755	Sewer Line, PVC, 6", Replace	40	31	9	119	LF	\$261.09	\$31,070											\$31,070			\$31,070	
Sam Brannan Middle School	Site	G3021	1836773	Sewer Line, PVC, 8", Replace	40	31	9	494	LF	\$148.37	\$73,297											\$73,297			\$73,297	
Sam Brannan Middle School	Site	G4021	1469945	Site Pole Light, 20' High, 400 W (LED Lamp Replacement), Replace	20	20	0	6	EA	\$5,485.16	\$32,911	\$32,911														\$32,911
Totals, Unescalated												\$88,712	\$0	\$14,585	\$2,695,903	\$8,502	\$5,666,122	\$8,547	\$675,874	\$73,385	\$119,670	\$1,897,879			\$11,249,178	
Totals, Escalated (3.0% inflation, compounded annually)												\$88,712	\$0	\$15,473	\$2,945,886	\$9,569	\$6,568,588	\$10,205	\$831,240	\$92,961	\$156,143	\$2,550,590			\$13,269,368	

Appendix F: Equipment Inventory List

D10 CONVEYING												
Index	ID	UFCODE	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1460992	D1013	Wheelchair Lift		Sam Brannan Middle School / 006 MPR	Stage-platform	National Wheel-O-Vator	BC42	108965	2006	00264436	
D20 PLUMBING												
Index	ID	UFCODE	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1470148	D2021	Backflow Preventer		Sam Brannan Middle School / Site	Site						
2	1470150	D2023	Domestic Booster Pump Station		Sam Brannan Middle School / Site	Site				2019		
3	1460972	D2023	Water Heater	30 GAL	Sam Brannan Middle School / 001 Administration	001 Admin nurse-restroom	American	EFR32DL	8911118824	1989	00264210	
4	1460959	D2023	Water Heater	300 GAL	Sam Brannan Middle School / 008 Gymnasium	008 Boiler room	A. O. Smith	BTP300-300,000	SHO4103871 Y3	2004	00264450	
5	1461042	D2023	Water Heater	30 GAL	Sam Brannan Middle School / 007 Classrooms 30-32	Utility closet	Rheem	81VR30D	0187C05253	1987	00264266	
6	1461177	D2023	Water Heater	30 GAL	Sam Brannan Middle School / 005 Classrooms 7-14	Electrical room	Rheem	81VR30D	1287C03331	1987	00264256	
7	1461097	D2023	Water Heater	15 GAL	Sam Brannan Middle School / 009 Library	Utility closet	Rheem	EGSP15	RR 0300312802	2000	00264461	
8	1460973	D2023	Water Heater		Sam Brannan Middle School / 003 Classrooms 22-26 A&B	Boiler room						
9	1461115	D2023	Water Heater	100 GAL (75 MBH)	Sam Brannan Middle School / 003 Classrooms 22-26 A&B	Boiler room	A. O. Smith	BT 100 230	MA94-0320935-230	1994	00264265	
10	1461215	D2091	Air Compressor	2 HP	Sam Brannan Middle School / 003 Classrooms 22-26 A&B	Utility room	Champion	OE40-60	135861		00264264	
D30 HVAC												
Index	ID	UFCODE	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1461091	D3032	Condensing Unit/Heat Pump [CU 2-1]	5 TON	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Site	Carrier	38CKC060670	1304E45842	2004	00264504	
2	1460999	D3032	Condensing Unit/Heat Pump [CU 2-10]	5 TON	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Site	Carrier	ZI38CKC060---671--	1204E45031	2004	00264509	
3	1461153	D3032	Condensing Unit/Heat Pump [CU 2-11]	5 TON	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Site	Carrier	ZI38CKC060---671--	1204E45020	2004	00264219	
4	1460998	D3032	Condensing Unit/Heat Pump [CU 2-12]	5 TON	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Site	Carrier	ZI38CKC060---671--	1204E45025	2004	00264221	
5	1461117	D3032	Condensing Unit/Heat Pump [CU 2-13]	5 TON	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Site	Carrier	ZI38CKC060---671--	S1204E45012	2004	00264222	
6	1461240	D3032	Condensing Unit/Heat Pump [CU 2-2]	5 TON	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Site	Carrier	ZI38CKC060---671--	S1204E44996	2004	00264507	
7	1461217	D3032	Condensing Unit/Heat Pump [CU 2-3]	5 TON	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Site	Carrier	ZI38CKC060---671--	1204E45028	2004	00264213	
8	1460985	D3032	Condensing Unit/Heat Pump [CU 2-4]	5 TON	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Site	Carrier	ZI38CKC060---671--	S1204E44997	2004	00264508	
9	1461198	D3032	Condensing Unit/Heat Pump [CU 2-5]	5 TON	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Site	Carrier	ZI38CKC060---671--	1204E45017	2004	00264510	
10	1461208	D3032	Condensing Unit/Heat Pump [CU 2-6]	5 TON	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Site	Carrier	ZI38CKC060---671--	1204E45029	2004	00264220	
11	1461072	D3032	Condensing Unit/Heat Pump [CU 2-7]	5 TON	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Site	Carrier	38CKC060670	1204E45027	2004	00264505	
12	1461256	D3032	Condensing Unit/Heat Pump [CU 2-8]	5 TON	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Site	Carrier	38CKC060670	1204E45015	2004	00264506	
13	1461038	D3032	Condensing Unit/Heat Pump [CU 2-9]	5 TON	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Site	Carrier	ZI38CKC060---671--	S1304E45849	2004	00264212	
14	1460982	D3042	Exhaust Fan	No tag/plate found	Sam Brannan Middle School / 008 Gymnasium	Roof	No tag/plate found	No tag/plate found	No tag/plate found		00264192	
15	1461238	D3042	Exhaust Fan	No tag/plate found	Sam Brannan Middle School / 008 Gymnasium	Roof	No tag/plate found	No tag/plate found	No tag/plate found		00264193	
16	1461132	D3042	Exhaust Fan	2700 CFM	Sam Brannan Middle School / 003 Classrooms 22-26 A&B	Roof	Jenn-Aire	271 CK G			00264188	
17	1461127	D3042	Exhaust Fan	No tag/plate found	Sam Brannan Middle School / 008 Gymnasium	Roof	Jenn-Aire	No tag/plate found	No tag/plate found		00264195	
18	1454734	D3042	Exhaust Fan	No tag/plate found	Sam Brannan Middle School / 008 Gymnasium	Roof	JennAir	Illegible	No tag/plate found		00264173	
19	1454720	D3042	Exhaust Fan	1800 CFM	Sam Brannan Middle School / 003 Classrooms 22-26 A&B	003 Classrooms 22-26a&b	JennAir	18 KRV DB	No tag/plate found		00264162	
20	1454742	D3042	Exhaust Fan	No tag/plate found	Sam Brannan Middle School / 008 Gymnasium	Roof	JennAir	Illegible	No tag/plate found		00264170	
21	1454812	D3042	Exhaust Fan	No tag/plate found	Sam Brannan Middle School / 008 Gymnasium	Roof	JennAir	48 KRV	No tag/plate found		00264174	
22	1454745	D3042	Exhaust Fan	No tag/plate found	Sam Brannan Middle School / 008 Gymnasium	Roof	JennAir	Illegible	No tag/plate found		00264175	
23	1454792	D3042	Exhaust Fan	3000 CFM	Sam Brannan Middle School / 006 MPR	006 Snack Bar	JennAir	301 CK G	No tag/plate found		00264177	
24	1454725	D3042	Exhaust Fan	No tag/plate found	Sam Brannan Middle School / 008 Gymnasium	Roof	JennAir	48 KRV	No tag/plate found		00264171	
25	1454776	D3042	Exhaust Fan	2000 CFM	Sam Brannan Middle School / 006 MPR	Roof	JennAir	161 CK G	No tag/plate found		00264496	
26	1454743	D3042	Exhaust Fan	2200 CFM	Sam Brannan Middle School / 006 MPR	006 Snack Bar	JennAir	221 CK G	No tag/plate found		00264179	
27	1454759	D3042	Exhaust Fan	No tag/plate found	Sam Brannan Middle School / 008 Gymnasium	Roof	JennAir	Illegible	Illegible		00264166	
28	1454756	D3042	Exhaust Fan	No tag/plate found	Sam Brannan Middle School / 008 Gymnasium	Roof	JennAir	Illegible	Illegible		00264164	
29	1454733	D3042	Exhaust Fan	No tag/plate found	Sam Brannan Middle School / 008 Gymnasium	Roof	JennAir	Illegible	Illegible*		00264165	
30	1461197	D3051	Furnace [FUR 2-1]	135 MBH	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Classroom 1	Carrier	ZI58DLX135---10122	S0604A28557	2004	00264248	
31	1460984	D3051	Furnace [FUR 2-10]	135 MBH	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Classroom 104	Carrier	ZI58DLX135---10122	Inaccessible	2004	00264247	
32	1460989	D3051	Furnace [FUR 2-11]	135 MBH	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Classroom 105	Carrier	ZI58DLX135---10122	S1004A25330	2004	00264249	
33	1461269	D3051	Furnace [FUR 2-12]	135 MBH	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Classroom 106	Carrier	ZI58DLX135---10122	Inaccessible	2004	00264456	
34	1461114	D3051	Furnace [FUR 2-13]	135 MBH	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Classroom 107	Carrier	ZI58DLX135---10122	S2903A30412	2004	00264455	
35	1461055	D3051	Furnace [FUR 2-19]	135 MBH	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Classroom 103	Carrier	ZI58DLX135---10122	S2903A30406	2003	00264457	
36	1461156	D3051	Furnace [FUR 2-2]	135 MBH	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Classroom 2	Carrier	ZI58DLX135---10122	S0604A28556	2004	00264453	
37	1461165	D3051	Furnace [FUR 2-3]	135 MBH	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Classroom 3	Carrier	ZI58DLX135---10122	S0604A28552	2004	00264243	
38	1461121	D3051	Furnace [FUR 2-4]	135 MBH	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Classroom 4	Carrier	ZI58DLX135---10122	Inaccessible	2004	00264244	
39	1461070	D3051	Furnace [FUR 2-5]	135 MBH	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Classroom 4	Carrier	ZI58DLX135---10122	Inaccessible	2004	00264245	
40	1461111	D3051	Furnace [FUR 2-6]	135 MBH	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Classroom 4	Carrier	ZI58DLX135---10122	S1004A25332	2004	00264246	
41	1461203	D3051	Furnace [FUR 2-7]	135 MBH	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Classroom 101	Carrier	ZI58DLX135---10122	S1004A25327	2004	00264251	
42	1460958	D3051	Furnace [FUR 2-8]	135 MBH	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Classroom 102	Carrier	ZI58DLX135---10122	S1004A25335	2004	00264250	
43	1461027	D3051	Unit Heater	Inaccessible	Sam Brannan Middle School / 006 MPR	Kitchen	Reznor	Inaccessible	Inaccessible		00264242	
44	1461064	D3051	Unit Heater	30 MBH	Sam Brannan Middle School / 006 MPR	Snack bar	Reznor	UDAS30	BDI79X7N47979X	2004	00264241	
45	1461226	D3052	Heat Pump	3.5 TON	Sam Brannan Middle School / P01 Classrooms	P01	Bard	WH431-AO5Xx4xxX	176LO01524719-01	2000	00264500	
46	1461202	D3052	Heat Pump	3.5 TON	Sam Brannan Middle School / P01 Classrooms	P01	Bard	WH431-AO5Xx4xxX	176C011601591-02	2000	00264501	
47	1461252	D3052	Packaged Unit (RTU)	10 TON	Sam Brannan Middle School / 008 Gymnasium	Roof, gym	Aaon	Illegible	Illegible	2004	00264190	
48	1461142	D3052	Packaged Unit (RTU)	10 TON	Sam Brannan Middle School / 008 Gymnasium	Roof, gym	Aaon	RM-010-3-0-AA02-232	Illegible	2004	00264191	
49	1461229	D3052	Packaged Unit (RTU)	6 TON	Sam Brannan Middle School / 003 Classrooms 22-26 A&B	Roof	Aaon	Illegible	Illegible	2004	00264187	

50	1461218	D3052	Packaged Unit (RTU)	8 TON	Sam Brannan Middle School / 007 Classrooms 30-32	Roof	Aaon	Illegible	Illegible	2004	00264200
51	1454809	D3052	Packaged Unit (RTU) [AH 1-1]	4 TON	Sam Brannan Middle School / 001 Administration	001 Admin	Aaon	54304 RM-004-3-0-AA01-222	200406-AMGD09413	2004	00264498
52	1461175	D3052	Packaged Unit (RTU) [AH 1-2]	6 TON	Sam Brannan Middle School / 001 Administration	Roof	Aaon	RM-106-3 0-AA01-232	200405-AMGF09414	2004	00264201
53	1454797	D3052	Packaged Unit (RTU) [AH 1-3]	3 TON	Sam Brannan Middle School / 001 Administration	001 Admin	Aaon	Inaccessible	200406-AMGC09416	2004	00264499
54	1461075	D3052	Packaged Unit (RTU) [AH 1-4]	7 TON	Sam Brannan Middle School / 001 Administration	Roof	Aaon	RM-007-3-0-AA01-232	200406-AMGG09416	2004	00264202
55	1461033	D3052	Packaged Unit (RTU) [AH 3-2]	6 TON	Sam Brannan Middle School / 003 Classrooms 22-26 A&B	Roof	Aaon	RM-006-30 AA01 222	200406 AMGF09417	2004	00264186
56	1461195	D3052	Packaged Unit (RTU) [AH 3-3]	7 TON	Sam Brannan Middle School / 003 Classrooms 22-26 A&B	Roof	Aaon	RM-007-3-0-AA01-232	200406-AMGG09419	2004	00264185
57	1454765	D3052	Packaged Unit (RTU) [AH 3-4]	7 TON	Sam Brannan Middle School / 003 Classrooms 22-26 A&B	Roof	Aaon	54309	200406-AMGG09418	2004	00264161
58	1454726	D3052	Packaged Unit (RTU) [AH 3-5]	7 TON	Sam Brannan Middle School / 003 Classrooms 22-26 A&B	Roof	Aaon	54309	200406-AMGG09420	2004	00264160
59	1454723	D3052	Packaged Unit (RTU) [AH 4-1]	7 TON	Sam Brannan Middle School / 004 Classrooms 15-21	Roof	Aaon	54309	200406-AMGG09421	2004	00264159
60	1454785	D3052	Packaged Unit (RTU) [AH 4-2]	7 TON	Sam Brannan Middle School / 004 Classrooms 15-21	Roof	Aaon	54309 RM-007-3-0-AA01-232	200406-AMGG09422	2004	00264157
61	1454774	D3052	Packaged Unit (RTU) [AH 4-3]	7 TON	Sam Brannan Middle School / 004 Classrooms 15-21	Roof	Aaon	54309 RM-007-3-0-AA01-232	200406-AMGG09423	2004	00264158
62	1454788	D3052	Packaged Unit (RTU) [AH 4-4]	2 TON	Sam Brannan Middle School / 004 Classrooms 15-21	Roof	Aaon	54310 RM-002-3-0-AA01	200405-AMGB09424	2004	00264156
63	1460991	D3052	Packaged Unit (RTU) [AH 5-1]	3 TON	Sam Brannan Middle School / 005 Classrooms 7-14	Roof	Aaon	RM-003-3-0-AA01-212	200405-AMGC09426	2004	00264154
64	1461200	D3052	Packaged Unit (RTU) [AH 5-2]	3 TON	Sam Brannan Middle School / 005 Classrooms 7-14	Roof	Aaon	RM-003-3-0-AA01-212	200405-AMGC09427	2004	00264153
65	1461035	D3052	Packaged Unit (RTU) [AH 5-3]	7 TON	Sam Brannan Middle School / 005 Classrooms 7-14	Roof	Aaon	RM-007-3-0-AA01-232	200406-AMGG09428	2004	00264155
66	1461134	D3052	Packaged Unit (RTU) [AH 5-4]	7 TON	Sam Brannan Middle School / 005 Classrooms 7-14	Roof	Aaon	RM-007-3-0-AA01-232	200406-AMGG09429	2004	00264152
67	1461205	D3052	Packaged Unit (RTU) [AH 5-5]	2 TON	Sam Brannan Middle School / 005 Classrooms 7-14	Roof	Aaon	RM-002-3-0-AA01-212	200405-AMGB09430	2004	00264151
68	1454740	D3052	Packaged Unit (RTU) [AH 6-1]	6 TON	Sam Brannan Middle School / 006 MPR	Roof, Snack Bar	Aaon	54311 RM-006-3-0-AA01-232	200406-AMGF09431	2004	00264180
69	1461093	D3052	Packaged Unit (RTU) [AH 6-2]	4 TON	Sam Brannan Middle School / 006 MPR	MPR high roof	Aaon	RM-004-3-0-AA01-222	200405-AMGD09432	2004	00264198
70	1460995	D3052	Packaged Unit (RTU) [AH 6-3]	15 TON	Sam Brannan Middle School / 006 MPR	MPR high roof	Aaon	RM-015-3-0-AA02-242	200405 AMGL09382	2004	00264197
71	1461079	D3052	Packaged Unit (RTU) [AH 6-4]	15 TON	Sam Brannan Middle School / 006 MPR	MPR high roof	Aaon	RM-015-3-0-AA02-242	200405-AMGL0938 3	2004	00264196
72	1454786	D3052	Packaged Unit (RTU) [AH 6-5]	2 TON	Sam Brannan Middle School / 006 MPR	Roof, Snack Bar	Aaon	54310	200405-AMGB094233	2004	00264178
73	1461019	D3052	Packaged Unit (RTU) [AH 7-1]	10 TON	Sam Brannan Middle School / 007 Classrooms 30-32	Roof	Aaon	RM-010-3-0-AA02-232	200406-AMGJ09384	2004	00264199
74	1454717	D3052	Packaged Unit (RTU) [AH 7-3]	10 TON	Sam Brannan Middle School / 007 Classrooms 30-32	Roof	Aaon	55315	200406-AMGJ09386	2004	00264497
75	1454731	D3052	Packaged Unit (RTU) [AH 8-1]	8 TON	Sam Brannan Middle School / 008 Gymnasium	Roof, boys locker room	Aaon	Illegible	Illegible	2004	00264172
76	1454716	D3052	Packaged Unit (RTU) [AH 8-4]	15 TON	Sam Brannan Middle School / 008 Gymnasium	Roof, gym	Aaon	54312 RM-015-3-0-AA02-242	200405-AMGL09389	2004	00264167
77	1454784	D3052	Packaged Unit (RTU) [AH 8-5]	15 TON	Sam Brannan Middle School / 008 Gymnasium	Roof, gym	Aaon	54312	200405-AMGL09390	2004	00264169
78	1461141	D3052	Packaged Unit (RTU) [AH 8-6]	2 TON	Sam Brannan Middle School / 008 Gymnasium	Roof, boys locker room	Aaon	RM-002-3-0-AA01-312	200405-AMGB09486	2004	00264194
79	1461211	D3052	Packaged Unit (RTU) [AH 8-7]	2 TON	Sam Brannan Middle School / 008 Gymnasium	Roof, girls locker room	Aaon	RM-002-3-0-AA01 312	200405-AMGB09435	2004	00264189
80	1454807	D3052	Packaged Unit (RTU) [AH 8-8]	8 TON	Sam Brannan Middle School / 008 Gymnasium	Roof, girls locker room	Aaon	54318 RM-008-3-0-0000-352	200407-AMGH09391	2004	00264163
81	1461101	D3052	Packaged Unit (RTU) [AH 9-1]	2 TON	Sam Brannan Middle School / 009 Library	Roof	Aaon	RM-002-3-0-AA01-212	200405-AMGB09487	2004	00264183
82	1460957	D3052	Packaged Unit (RTU) [AH 9-2]	6 TON	Sam Brannan Middle School / 009 Library	Roof	Aaon	RM-006-3-0-AA01 222	200406-AMGF09437	2004	00264182
83	1460960	D3052	Packaged Unit (RTU) [AH 9-3]	5 TON	Sam Brannan Middle School / 009 Library	Roof	Aaon	RM-005-3-0-AA01-222	200405-AMGE09438	2004	00264181

D40 FIRE PROTECTION

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1454762	D4031	Fire Extinguisher		Sam Brannan Middle School / 007 Classrooms 30-32	Classrooms						2
2	1454766	D4031	Fire Extinguisher		Sam Brannan Middle School / 004 Classrooms 15-21	Throughout						2
3	1454752	D4031	Fire Extinguisher		Sam Brannan Middle School / 005 Classrooms 7-14	Classrooms						3
4	1454808	D4031	Fire Extinguisher		Sam Brannan Middle School / 009 Library	Library						
5	1454810	D4031	Fire Extinguisher		Sam Brannan Middle School / 003 Classrooms 22-26 A&B	Classrooms						5
6	1454783	D4031	Fire Extinguisher		Sam Brannan Middle School / 006 MPR	Throughout						5
7	1454735	D4031	Fire Extinguisher		Sam Brannan Middle School / P01 Classrooms	P01						2
8	1454782	D4031	Fire Extinguisher		Sam Brannan Middle School / 001 Administration	001 Admin						2
9	1462199	D4031	Fire Extinguisher		Sam Brannan Middle School / 001 Administration	001 MPR						3
10	1454817	D4031	Fire Extinguisher		Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Classrooms 1-6, 101-107						11
11	1454751	D4031	Fire Extinguisher		Sam Brannan Middle School / 008 Gymnasium	008 Gym, Lockers						2

D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1460983	D5012	Building/Main Switchboard		Sam Brannan Middle School / 006 MPR	006 MPR					00264449	
2	1461260	D5012	Building/Main Switchboard [PANEL PB]		Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Electrical room 1st floor, Electrical room	Federal Pacific				00264253	
3	1461040	D5012	Building/Main Switchboard [Panel PE]	400 Amp	Sam Brannan Middle School / 003 Classrooms 22-26 A&B	Electrical room	Federal Pacific				00264262	
4	1460970	D5012	Building/Main Switchgear [Main Switchboard]	277/480 V, 3,000 Amp	Sam Brannan Middle School / 006 MPR	Site, MPR	Inaccessible			2004	00264448	
5	1461080	D5012	Disconnect Switch or Circuit Breaker	225 Amp, 480	Sam Brannan Middle School / 003 Classrooms 22-26 A&B	Electrical room	Federal Pacific				00264263	
6	1461189	D5012	Disconnect Switch or Circuit Breaker	225 Amp, 480/277	Sam Brannan Middle School / 008 Gymnasium	Electrical room	Federal Pacific					
7	1461253	D5012	Main Distribution Panel [DPA]	225 AMP, 480/277	Sam Brannan Middle School / 001 Administration	001 Admin	Siemens			2004	00264209	
8	1461018	D5012	Main Distribution Panel [DPB1]	225 AMP, 480/277	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Site				2004		
9	1461057	D5012	Main Distribution Panel [DPB2]	225 AMP, 480/277	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Electrical room 2nd floor				2004	00264458	
10	1461061	D5012	Main Distribution Panel [DPC]	400 AMP	Sam Brannan Middle School / 005 Classrooms 7-14	Electrical room	Siemens			2004	00264258	
11	1461190	D5012	Main Distribution Panel [DPD]	600 Amp	Sam Brannan Middle School / 004 Classrooms 15-21	Electrical room	Siemens			2004	00264464	
12	1461174	D5012	Main Distribution Panel [DPF]	400 AMP	Sam Brannan Middle School / 009 Library	Electrical room	Siemens			2004	00264204	
13	1461009	D5012	Main Distribution Panel [DPG]	400 AMP	Sam Brannan Middle School / 006 MPR	006 MPR	Siemens			2004	00264451	
14	1461249	D5012	Main Distribution Panel [DPH]		Sam Brannan Middle School / 006 MPR	Electrical room	Siemens			2004	00264137	
15	1461073	D5012	Main Distribution Panel		Sam Brannan Middle School / 006 MPR	Kitchen	No tag/plate found					
16	1461104	D5012	Main Distribution Panel [Panel HC]	225 Amp	Sam Brannan Middle School / 006 MPR	Kitchen	Federal Pacific					
17	1461128	D5012	Main Distribution Panel [Panel PG]	400 Amp	Sam Brannan Middle School / 008 Gymnasium	Electrical room	Federal Pacific				00264447	
18	1461067	D5012	Main Distribution Panel [PNL A-1]	250 AMP	Sam Brannan Middle School / 001 Administration	001 Admin	Siemens			2004	00264207	
19	1461043	D5012	Main Distribution Panel [PNL C-1]	250 Amp	Sam Brannan Middle School / 005 Classrooms 7-14	Electrical room	Siemens			2004	00264259	

20	1460966	D5012	Main Distribution Panel [PNL D-1]	250 Amp	Sam Brannan Middle School / 004 Classrooms 15-21	Electrical room	Siemens		2004	00264465
21	1460996	D5012	Main Distribution Panel [PNL J-1]	250 Amp	Sam Brannan Middle School / 007 Classrooms 30-32	Utility closet	Siemens		2004	00264267
22	1460997	D5012	Secondary Transformer		Sam Brannan Middle School / 005 Classrooms 7-14	Electrical room	Siemens	38110	2004	00264257
23	1461103	D5012	Secondary Transformer	75 kVA	Sam Brannan Middle School / Site	Site	Jeffries			00264205
24	1460988	D5012	Secondary Transformer		Sam Brannan Middle School / 005 Classrooms 7-14	Electrical room	Jeffries			00264260
25	1461096	D5012	Secondary Transformer	112.5 kVA	Sam Brannan Middle School / 003 Classrooms 22-26 A&B	Utility room	Jeffries			00264261
26	1461002	D5012	Secondary Transformer	112.5 kVA	Sam Brannan Middle School / 008 Gymnasium	Electrical room	Jeffries			00264446
27	1461148	D5012	Secondary Transformer	150 kVA	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Electrical room 1st floor, 480-002-J001	Jeffries			00264252
28	1461076	D5012	Secondary Transformer [TA-1]	45 kVA	Sam Brannan Middle School / 001 Administration	001 Admin	Siemens		2004	00264208
29	1460975	D5012	Secondary Transformer [TB-1]	kVA	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Building exterior	Siemens	38113	2004	00264502
30	1461078	D5012	Secondary Transformer [TB-2]	45 kVA	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Electrical room 2nd floor	Siemens	38115	2004	00264459
31	1461092	D5012	Secondary Transformer [TB-3]	30 kVA	Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Building exterior	Siemens	38600	2004	2475A615ABG001
32	1460961	D5012	Secondary Transformer [TD-1]	45 kVA	Sam Brannan Middle School / 004 Classrooms 15-21	Electrical room	Siemens		2004	00264463
33	1461214	D5012	Secondary Transformer [TD-1]	45 kVA	Sam Brannan Middle School / 004 Classrooms 15-21	Electrical room	Siemens	38114	2004	00264462
34	1461140	D5012	Secondary Transformer [TF-1]	45 kVA	Sam Brannan Middle School / 009 Library	Electrical room	Siemens	38117	2004	00264203
35	1461179	D5012	Secondary Transformer [TG-1]		Sam Brannan Middle School / 006 MPR	Electrical room	Siemens	38109	2004	00264452
36	1461149	D5012	Secondary Transformer [TH-1]		Sam Brannan Middle School / 006 MPR	Electrical room	Siemens	38116	2004	00264136
37	1467692	D5022	LED Lighting Fixture		Sam Brannan Middle School / 006 MPR	Building exterior				10
38	1461251	D5022	LED Lighting Fixture		Sam Brannan Middle School / 007 Classrooms 30-32	Classrooms				4
39	1461063	D5022	LED Lighting Fixture		Sam Brannan Middle School / 003 Classrooms 22-26 A&B	Building exterior				12
40	1461008	D5022	LED Lighting Fixture		Sam Brannan Middle School / 005 Classrooms 7-14	Classrooms				7
41	1461223	D5022	LED Lighting Fixture		Sam Brannan Middle School / 004 Classrooms 15-21	Building exterior				9
42	1465014	D5022	Light Fixture		Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Cafeteria				4
43	1465034	D5022	Light Fixture		Sam Brannan Middle School / 004 Classrooms 15-21	Cafeteria				4
44	1465054	D5022	Light Fixture		Sam Brannan Middle School / 006 MPR	Cafeteria				4
45	1465024	D5022	Light Fixture		Sam Brannan Middle School / 003 Classrooms 22-26 A&B	Cafeteria				4
46	1465084	D5022	Light Fixture		Sam Brannan Middle School / 009 Library	Cafeteria				4
47	1465074	D5022	Light Fixture		Sam Brannan Middle School / 008 Gymnasium	Cafeteria				4
48	1462197	D5022	Light Fixture		Sam Brannan Middle School / 001 Administration	Cafeteria				4
49	1465044	D5022	Light Fixture		Sam Brannan Middle School / 005 Classrooms 7-14	Cafeteria				4
50	1465064	D5022	Light Fixture		Sam Brannan Middle School / 007 Classrooms 30-32	Cafeteria				4
51	1461209	D5037	Fire Alarm Control Panel		Sam Brannan Middle School / 001 Administration	Utility closet	Siemens			
52	1454789	D5092	Exit Sign Light Fixture		Sam Brannan Middle School / 006 MPR	Throughout				4
53	1454771	D5092	Exit Sign Light Fixture		Sam Brannan Middle School / 008 Gymnasium	Throughout				5
54	1462198	D5092	Exit Sign Light Fixture		Sam Brannan Middle School / 001 Administration	001 MPR				3
55	1454819	D5092	Exit Sign Light Fixture		Sam Brannan Middle School / 009 Library	Throughout				2
56	1454738	D5092	Exit Sign Light Fixture		Sam Brannan Middle School / 002 Classrooms 1-6, 101-107	Classrooms 1-6, 101-107				19
57	1454768	D5092	Exit Sign Light Fixture		Sam Brannan Middle School / 003 Classrooms 22-26 A&B	Throughout				5
58	1454769	D5092	Exit Sign Light Fixture		Sam Brannan Middle School / 001 Administration	001 Admin				5

E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1461207	E1093	Commercial 6 LF	6 LF	Sam Brannan Middle School / 006 MPR	Kitchen					00264148	
2	1461152	E1093	Commercial Convection Oven, Double		Sam Brannan Middle School / 006 MPR	Kitchen	Montague	Vectaire			00264443	
3	1461039	E1093	Commercial Convection Oven, Double		Sam Brannan Middle School / 006 MPR	Kitchen	Wolf	WKGD-10	48-1529913		00264441	
4	1461246	E1093	Commercial Dairy Cooler/Wells		Sam Brannan Middle School / 006 MPR	Cafeteria	Beverage-Air	SM58N-W	10007118		00264139	
5	1454741	E1093	Commercial Dishwasher		Sam Brannan Middle School / 006 MPR	Kitchen	Hobart	C-44	12-059-311		00264140	
6	1461135	E1093	Commercial Food Warmer		Sam Brannan Middle School / 006 MPR	Kitchen	CresCor	H137SUA12D	KBF-J402708-6		00264440	
7	1461102	E1093	Commercial Food Warmer		Sam Brannan Middle School / 006 MPR	Kitchen	CresCor	H1381834C	DAG-J115276-702	2004	00264442	
8	1461185	E1093	Commercial Freezer, 2-Door Reach-In		Sam Brannan Middle School / 006 MPR	Kitchen	True Manufacturing Co	TS-49F	8500170	2015	141176	
9	1461090	E1093	Commercial Icemaker, Freestanding		Sam Brannan Middle School / 006 MPR	Kitchen	Manitowoc				00264150	
10	1461112	E1093	Commercial Mixer, Freestanding		Sam Brannan Middle School / 006 MPR	Kitchen	Hobart	H-600 T	1441 232		00264444	
11	1461183	E1093	Commercial Mixer, Freestanding		Sam Brannan Middle School / 006 MPR	Kitchen					00264149	
12	1461210	E1093	Commercial Oven, Double		Sam Brannan Middle School / 006 MPR	Kitchen					00264445	
13	1461088	E1093	Commercial Refrigerator, 2-Door Reach-In		Sam Brannan Middle School / 006 MPR	Kitchen	True Manufacturing Co	TS-49-HC	8856885	2016	00264439	
14	1461030	E1093	Commercial Salad Table		Sam Brannan Middle School / 006 MPR	Kitchen						
15	1454712	E1093	Commercial Walk-In Refrigerator		Sam Brannan Middle School / 006 MPR	Kitchen					00264144	
16	1461193	E1093	Commercial Walk-In Refrigerator/Freezer, Condenser		Sam Brannan Middle School / 006 MPR	Building exterior	Copeland	KAK1-0100-TAC	93F 89892		00264268	
17	1461123	E1093	Commercial Freezer, 2-Door Reach-In [#4]		Sam Brannan Middle School / 006 MPR	Kitchen	Manitowoc	No tag/plate found	No tag/plate found		00264438	
18	1454787	E1093	Commercial Freezer, 3-Door Reach-In [Freezer #1]		Sam Brannan Middle School / 006 MPR	Kitchen	Traulsen	ALT 3-32 WUT	C-26397		00264141	
19	1454818	E1093	Commercial Freezer, 3-Door Reach-In [Freezer #2]		Sam Brannan Middle School / 006 MPR	Kitchen	Manitowoc	No tag/plate found	No tag/plate found		00264143	
20	1454750	E1093	Commercial Freezer, 1-Door Reach-In [Freezer #5]		Sam Brannan Middle School / 006 MPR	Kitchen	Traulsen	No tag/plate found	No tag/plate found		00264142	
21	1454804	E1093	Commercial Range/Oven, 6-Burner		Sam Brannan Middle School / 006 MPR	Kitchen	Montague	No tag/plate found	No tag/plate found		00264147	2
22	1454728	E1093	Commercial Steamer, Freestanding		Sam Brannan Middle School / 006 MPR	Kitchen	Cleveland	No tag/plate found	No tag/plate found		00264146	
23	1454793	E1093	Commercial Walk-In Combination Freezer/Refrigerator		Sam Brannan Middle School / 006 MPR	Kitchen	Russell	Illegible	C161830		00264145	
24	1469968	E1099	Bleacher		Sam Brannan Middle School / 008 Gymnasium	Gymnasium						600

G40 OTHER

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1469945	G4021	Site Pole Light		Sam Brannan Middle School / Site	Parking lot						6