



FACILITY CONDITION ASSESSMENT

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

DLR GROUP
1050 20th Street, Suite 250
Sacramento, California 95891



ALBERT EINSTEIN MIDDLE SCHOOL
9325 Mirandy Drive
Sacramento, California 95826

PREPARED BY:

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June 10, 2020

ONSITE DATE:

September 11-13, 2019



Dude
Solutions

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1. Executive Summary

Portfolio Overview and Assessment Details

General Information	
Property Type/s	Middle School
Main Address	9325 Mirandy Drive, Sacramento, California 95826
Building Construction Dates	00A Classrooms 4-14: 1965 00B Office, Classrooms 1-3, 15-17, 51-60: 1965 00C Classrooms 18-21: 1965 00D Gymnasium: 1964 00E Classrooms 22-26: 1964 00F Cafeteria: 1964 00G Music Building: 1964 P01 Classrooms 69-71: 1967 P02 Classroom 67: 1991 P03 Classroom 68: 1991
Number of Buildings	Ten
Current Occupants	All buildings: Sacramento City Unified School District (SCUSD)
Date(s) of Visit	September 11-13, 2019
Management Point of Contact	Sacramento City Unified School District, Facilities Support Services, Mike Taxara, Facilities Project Technician 916.796.6538 Mike-taxara@scusd.edu
On-site Point of Contact (POC)	Greg Jones, Plant Manager 916.396.4278 phone
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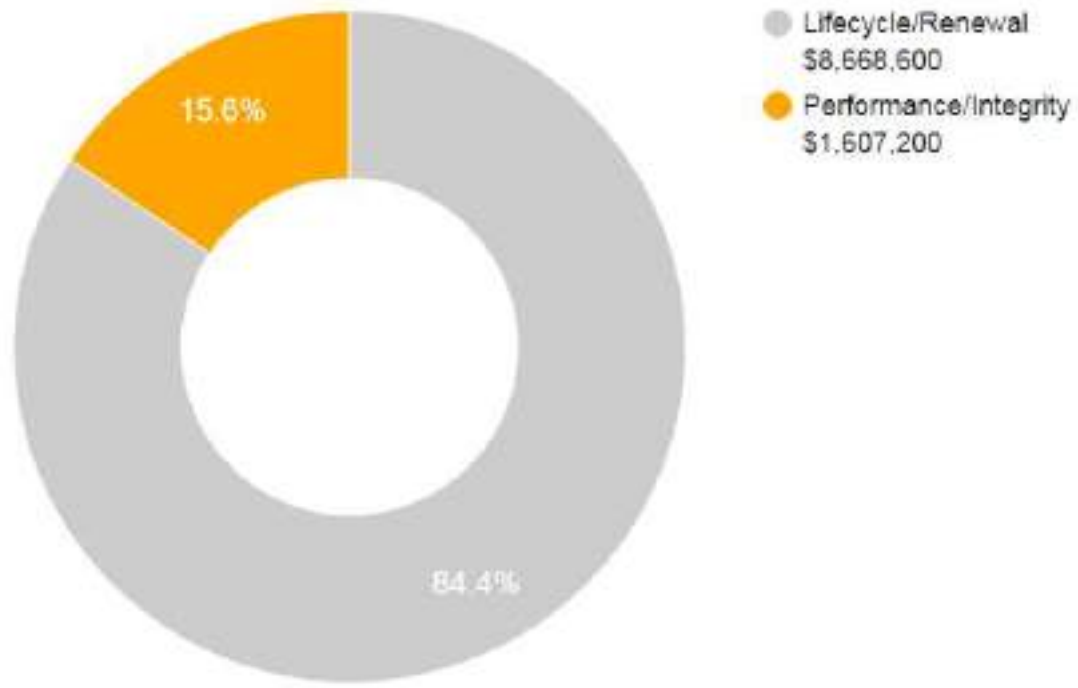
Plan Types

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)



10-YEAR TOTAL: \$10,275,800

Portfolio-Level Findings and Deficiencies

Historical Summary

Albert Einstein Middle School was developed in various phases. The first phase of construction occurred in 1964 and consisted of buildings 00D Gymnasium, 00E Classrooms 22-26, and 00F Cafeteria. The second phase in 1965 included buildings 00A Classrooms 4-12, 00B Office, Classrooms 1-3, 15-17, 51-60, and 00C Classrooms 18-21. P01 Classrooms 69-71 was added in 1967. P02 Classroom 67 and P03 Classroom 68 were added in 1991. A major seismic retrofit occurred in 2005, along with a site electrical upgrade.

Architectural

The main buildings are aging, but in fair condition. The portables are also in fair condition. The buildings had a seismic retrofit in 2005. Exterior finishes such as paint on exterior walls and windows are in fair condition but will need attention in a few years. Most of the buildings have an aging modified bituminous roof, with spots of blistering and damaged sealant. The windows are aluminum-framed and in fair condition. Other windows showed no visible deterioration of the seals between the windows and frame, but the glazing was single-pane glass and not ideal for energy efficiency.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC was upgraded to packaged rooftop units for all permanent buildings in 2004. Portables are heated and cooled by wall-mounted gas package units and heat pumps. The heat pumps were updated in 2016. The existing EMS is reportedly failing and not extending to all buildings.

Electrical systems were upgraded in 2004, based on the manufacture dates of the distribution panels. The systems include copper branch wiring. No problems were reported with the electrical systems or their capacity.

Plumbing supply piping is copper, with cast iron waste piping. No issues of leaks or clogs were reported. Restroom plumbing fixtures were standard flow porcelain fixtures and appeared to be in fair condition. Each classroom has a stainless-steel sink, with standard flow aerators.

A fire alarm system serves the entire campus. Fire extinguishers are located in all buildings and were serviced within the past year. The buildings are not sprinklered.

Site

Concrete paving throughout the campus is generally in fair condition, without significant cracking. The asphalt play area and parking lot are in fair condition, with some longitudinal cracks that need to be cut and patched. Sealing and striping will need to occur in the next year or two. A recent modification is visible in the parking lot where the van-accessible parking stall was retrofitted to provide a level surface. Chain link fencing throughout the campus is in fair condition. The site is next to a large park. There is no fencing between the park and school, leaving a large open access to school grounds.

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
Albert Einstein School / 00A Classrooms 4-14	\$750	10,815	\$8,111,250	3.3%	3.3%	7.1%	13.7%
Albert Einstein School / 00B Office, Classrooms 1-3, 15-17, 52-60	\$750	24,257	\$18,192,750	0.9%	1.9%	5.0%	12.6%
Albert Einstein School / 00C Classrooms 18-21	\$750	7,903	\$5,927,250	0.8%	2.7%	6.0%	8.0%
Albert Einstein School / 00D Gymnasium	\$750	19,685	\$14,763,750	0.3%	2.0%	4.6%	9.1%
Albert Einstein School / 00E Classrooms 22-26	\$750	12,850	\$9,637,500	0.5%	2.9%	5.5%	12.6%
Albert Einstein School / 00F Kitchen, Multipurpose	\$750	13,586	\$10,189,500	0.5%	4.0%	5.7%	8.8%
Albert Einstein School / 00G Music, Classrooms 27-29	\$750	3,736	\$4,302,000	1.1%	1.1%	3.7%	6.0%
Albert Einstein School / P01 Classrooms 69-71	\$450	2,880	\$1,296,000	0.0%	0.0%	5.0%	19.2%
Albert Einstein School / P02 Classroom 67	\$450	960	\$432,000	0.0%	0.0%	0.0%	4.1%
Albert Einstein School / P03 - Classroom 68	\$450	960	\$432,000	0.0%	0.0%	2.1%	13.5%

Immediate Needs

There are no immediate needs.

Key Findings



Roof in Poor condition.

Modified Bituminous
00A Classrooms 4 - 14 00A-Roof

Uniformat Code: B3011
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$233,100

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Roof has problems with seals cracking and blisters in the bituminous material. - AssetCALC ID: 1482944



Roof in Poor condition.

Asphalt Shingle 20-Year
00D Gymnasium 00D-Roof

Uniformat Code: B3011
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$47,900

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Cracking and bubbling with sealant failure observed throughout the roof system. - AssetCALC ID: 1420758



Roof in Poor condition.

Modified Bituminous
00E Classrooms 22 - 26 00E-Roof

Uniformat Code: B3011
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$185,900

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Cracking and bubbling and sealant failure throughout the roof system - AssetCALC ID: 1420766



Roof in Poor condition.

Modified Bituminous
00B Office, Classrooms 1-3, 15-17, 52-60 00B-Roof

Uniformat Code: B3011
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$286,300

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Bubbling and cracking throughout roof system, failing seals - AssetCALC ID: 1420793



Roof in Poor condition.

Modified Bituminous
00F Kitchen, Multipurpose 00F-Roof

Uniformat Code: B3011
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$206,200

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Cracking and bubbling across whole roof system. Sealer has cracking and possible failure. - AssetCALC ID: 1420731



Roof in Poor condition.

Modified Bituminous
00D Gymnasium 00D-Roof

Uniformat Code: B3011
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$188,400

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Cracking and bubbling and seal failure throughout roof system - AssetCALC ID: 1420711



Exterior Wall in Poor condition.

any Painted Surface, 1-2 Stories
00E Classrooms 22 - 26 00E-Building exterior

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

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$800

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Concrete needs to be repainted. - AssetCALC ID: 1482966

Photo Not Available

BAS/HVAC Controls in Poor condition.

Basic System or Legacy Upgrades
00F Kitchen, Multipurpose 00F-I002-Receiving
(See costs for all other buildings)
Uniformat Code: D3068
Recommendation: **in 2020**

Priority Score: **86.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$46,600

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The system is old and failing. Portables are not tied into the BAS. - AssetCALC ID: 1496816

2. 00A Classrooms 4-12



00A Classrooms 4-12: Systems Summary

Address	9325 Mirandy Drive, Sacramento, California 95826	
Constructed/ Renovated	1965 / 2005	
Building Size	10,815 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Brick with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board Floors: VCT Ceilings: Hard ceiling tile	Fair
Elevators	None	Fair
Plumbing	Copper supply and cast-iron waste & venting Electric water heater Sinks in all classrooms	Fair
HVAC	Individual packaged rooftop units	Fair

00A Classrooms 4-12: Systems Summary

Fire Suppression	Wet-pipe sprinkler system; fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Damaged seals and blistering roof membrane	

00A Classrooms 4-12: 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	-	-	\$16,400	\$417,600	\$66,100	\$502,100
Roofing	-	\$240,100	-	-	-	\$240,100
Interiors	-	-	\$119,600	\$50,000	\$100,800	\$270,500
Plumbing	-	\$600	-	\$11,800	\$16,700	\$29,200
Fire Suppression	-	-	-	\$3,200	\$40,000	\$43,200
HVAC	-	\$38,200	\$179,600	-	\$141,600	\$359,400
Electrical	-	-	-	\$10,700	\$179,400	\$190,100
Fire Alarm & Comm	-	-	-	\$53,100	\$41,100	\$94,200
TOTALS	-	\$279,100	\$317,600	\$546,400	\$585,700	\$1,728,800

3. 00B Office, Classrooms 1-3, 15-17, 51-60



00B Office, Classrooms 1-3, 15-17, 51-60: Systems Summary

Address	9325 Mirandy Drive, Sacramento, California 95826	
Constructed/ Renovated	1965 / 2005	
Building Size	24,257 SF	
Number of Stories	2	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Brick with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board and hard ceiling tiles	Fair
Elevators	Hydraulic: One car serving two floors	Fair
Plumbing	Copper supply and cast-iron waste & venting Electric water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual package rooftop units	Fair

00B Office, Classrooms 1-3, 15-17, 51-60: Systems Summary

Fire Suppression	Wet-pipe sprinkler system; fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Damaged sealant and blistering roof membrane	

00B Office, Classrooms 1-3, 15-17, 51-60: Systems Expenditure Forecast

System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	\$201,700	\$400,800	\$57,500	\$720,000
Roofing	-	\$303,800	-	-	-	\$303,800
Interiors	-	-	\$120,800	\$636,600	\$350,300	\$1,113,800
Elevators	-	\$4,500	-	\$0,200	\$142,300	\$156,000
Plumbing	-	\$1,300	-	\$48,000	\$125,000	\$174,400
Fire Suppression	-	-	-	\$4,700	\$86,300	\$91,000
HVAC	-	\$48,000	\$343,400	\$25,800	\$282,000	\$699,200
Electrical	-	-	-	\$20,600	\$369,300	\$389,900
Fire Alarm & Comm	-	-	-	\$119,200	-	\$119,200
TOTALS	-	\$357,600	\$671,900	\$1,330,900	\$1,412,700	\$3,773,300

4. 00C Classrooms 18-21



00C Classrooms 18-21: Systems Summary

Address	9325 Mirandy Drive, Sacramento, California 95826	
Constructed/ Renovated	1965 / 2005	
Building Size	7,803 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Brick with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ACT Floors: VCT, epoxy-coated Ceilings: Hard ceiling tile	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting No hot water Toilets and sinks in all restrooms	Fair
HVAC	Individual package rooftop units	Fair

00C Classrooms 18-21: Systems Summary

Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No issues observed or reported.	

00C Classrooms 18-21: 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	-	-	\$5,400	-	-	\$5,400
Roofing	-	\$113,500	-	-	-	\$113,500
Interiors	-	-	\$70,700	\$70,500	\$119,100	\$260,300
Plumbing	-	-	-	-	\$15,500	\$15,500
Fire Suppression	-	-	-	\$1,000	\$27,100	\$28,100
HVAC	-	\$48,000	\$118,600	-	\$149,800	\$316,400
Electrical	-	-	\$3,100	\$10,500	\$122,700	\$136,400
Fire Alarm & Comm	-	-	-	\$38,300	-	\$38,300
TOTALS	-	\$161,500	\$197,800	\$120,300	\$434,200	\$813,900

5. 00D Gymnasium



00D Gymnasium: Systems Summary

Address	9325 Mirandy Drive, Sacramento, California 95826	
Constructed/ Renovated	1964 / 2005	
Building Size	19,685 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab Concrete tilt-up bearing wall	Fair
Façade	Stone veneer with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with metal finish	Poor
Interiors	Walls: Painted gypsum board, ceramic tile, vinyl sheeting Floors: Ceramic tile, VCT, vinyl sheeting, and wood panel Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Hot water supplied by hot water plant in building 00E Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual packaged rooftop units	Fair

00D Gymnasium: Systems Summary

Fire Suppression	Wet-pipe sprinkler system; fire extinguishers, hose cabinets	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8 and T-5	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Cracking sealant and blistering roof membrane	

00D 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	-	\$1,200	\$51,600	\$196,500	\$231,400	\$482,700
Roofing	-	\$250,700	-	-	-	\$250,700
Interiors	-	-	\$156,600	\$35,800	\$262,400	\$457,000
Plumbing	-	-	-	\$52,500	\$14,900	\$67,400
Fire Suppression	-	-	-	\$1,500	\$67,000	\$68,400
HVAC	-	\$48,000	\$206,200	\$134,200	\$227,700	\$616,100
Electrical	-	-	\$9,100	\$3,600	\$356,500	\$369,500
Fire Alarm & Comm	-	-	-	\$96,700	-	\$96,700
Site Development	-	-	-	\$140,100	\$46,700	\$186,700
TOTALS	-	\$299,900	\$427,700	\$663,200	\$1,206,800	\$2,597,200

6. 00E Classrooms 22-26



00E Classrooms 22-26: Systems Summary

Address	9325 Mirandy Drive, Sacramento, California 95826	
Constructed/ Renovated	1964 / 2005	
Building Size	12,850 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Brick with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT, hard ceiling tile	Fair
Elevators	None	Fair
Plumbing	Copper supply and cast-iron waste & venting Gas domestic boilers with storage tank Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with boilers feeding fan coils and hydronic baseboard radiators Individual package rooftop units	Fair

00E Classrooms 22-26: Systems Summary

Fire Suppression	Wet-pipe sprinkler system; fire extinguishers, hose cabinets	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Fire alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Cracked sealant and blistered roof membrane, damaged paint on exterior wall	

00E Classrooms 22-26: 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	-	\$800	\$7,200	\$232,100	\$405,800	\$705,800
Roofing	-	\$197,200	-	-	-	\$197,200
Interiors	-	-	\$78,300	\$138,000	\$134,200	\$350,500
Plumbing	-	\$3,800	\$28,000	\$197,500	\$48,200	\$277,500
Fire Suppression	-	-	-	\$37,200	\$2,300	\$39,500
HVAC	-	\$83,900	\$120,400	\$57,500	\$180,700	\$448,600
Electrical	-	-	-	\$9,800	\$272,100	\$281,800
Fire Alarm & Comm	-	-	-	\$69,700	-	\$69,700
TOTALS	-	\$285,700	\$239,900	\$741,800	\$1,103,300	\$2,370,700

7. 00F Cafeteria



00F Cafeteria: Systems Summary

Address	9325 Mirandy Drive, Sacramento, California 95826	
Constructed/ Renovated	1964 / 2005	
Building Size	13,586 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Brick and stucco with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board, ACT Floors: Ceramic tile, vinyl sheeting, epoxy-coated floor Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Fed from 00E hot water boilers Toilets, urinals, and sinks in all restrooms	Fair

00F Cafeteria: Systems Summary

HVAC	Individual package rooftop units Kitchen exhaust fans Make-up air unit	Fair
Fire Suppression	Wet-pipe sprinkler system; fire extinguishers, hose cabinets	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Cracked roof sealant, blistering roof membrane, make-up air unit is leaking water	

00F Cafeteria: 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	-	-	\$26,600	-	\$134,500	\$163,200
Roofing	-	\$218,800	-	-	-	\$218,800
Interiors	-	-	\$76,900	\$72,300	\$320,200	\$471,400
Plumbing	-	\$26,900	\$19,100	\$12,100	\$27,100	\$85,300
Fire Suppression	-	-	-	\$700	\$45,800	\$46,600
HVAC	-	\$117,800	\$4,600	\$236,700	\$177,900	\$537,000
Electrical	-	-	\$1,700	\$6,000	\$209,600	\$217,300
Fire Alarm & Comm	-	-	-	\$66,700	-	\$66,700
Equipment/Special	-	\$51,500	\$50,700	\$39,800	\$180,200	\$322,200
TOTALS	-	\$415,000	\$183,800	\$434,300	\$1,095,300	\$2,128,500

8. 00G Music Building



00G Music Building: Systems Summary

Address	9325 Mirandy Drive, Sacramento, California 95826	
Constructed/ Renovated	1964 / 2005	
Building Size	5,736 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Brick with aluminum windows	Fair
Roof	Primary: Gable construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ACT Floors: VCT, ceramic tile Ceilings: Textured gypsum board	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric water heater Toilets and sinks in restroom	Fair
HVAC	Individual split-system furnace and condensing units	Fair

00G Music Building: Systems Summary

Fire Suppression	Wet-pipe sprinkler system; fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8 and LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Aging hot water heater	

00G Music Building: 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	-	-	-	\$18,600	\$48,200	\$64,800
Roofing	-	-	-\$128,800	-	-	\$128,800
Interiors	-	-	\$19,600	\$50,500	\$185,000	\$255,100
Plumbing	-	\$800	-	-	\$17,700	\$18,600
Fire Suppression	-	-	-	-	\$18,900	\$18,900
HVAC	-	\$48,000	\$53,900	\$5,200	\$171,000	\$278,100
Electrical	-	-	\$700	\$300	\$104,300	\$105,400
Fire Alarm & Comm	-	-	-	\$28,200	-	\$28,200
TOTALS	-	\$48,800	\$203,000	\$102,800	\$543,100	\$897,900

9. P01 Classrooms 69-71



P01 Classrooms 69-71: Systems Summary

Address	9325 Mirandy Drive, Sacramento, California 95826	
Constructed/ Renovated	1967 / 2016	
Building Size	2,880 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: ACT Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting No hot water Sink in classroom	Fair
HVAC	Wall-mounted gas package units	Fair

P01 Classrooms 69-71: Systems Summary

Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No issues observed or reported.	

P01 Classrooms 69-71: 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	-	-	-	\$3,300	-	\$3,300
Roofing	-	-	\$66,100	-	-	\$66,100
Interiors	-	-	-	\$129,500	\$21,500	\$151,000
Plumbing	-	-	-	-	\$69,000	\$69,000
Fire Suppression	-	-	-	\$700	\$1,000	\$1,700
HVAC	-	-	-	-	\$46,700	\$46,700
Electrical	-	-	-	\$42,500	\$7,000	\$49,500
Fire Alarm & Comm	-	-	-	\$14,100	\$10,900	\$25,100
TOTALS	-	-	\$66,100	\$190,100	\$156,700	\$413,000

10. P02 Classroom 67



P02 Classroom 67: Systems Summary

Address	9325 Mirandy Drive, Sacramento, California 95826	
Constructed	1991	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: ACT Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting No hot water Sink in classroom	Good
HVAC	Wall-mounted heat pump	Fair

P02 Classroom 67: Systems Summary

Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No issues observed or reported.	

P02 Classroom 67: 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	-	-	-	\$2,200	-	\$2,200
Roofing	-	-	-	-	\$30,500	\$30,500
Interiors	-	-	-	\$11,100	\$57,600	\$68,700
Plumbing	-	-	-	-	\$64,500	\$64,500
Fire Suppression	-	-	-	\$200	\$300	\$600
HVAC	-	-	-	-	\$8,400	\$8,400
Electrical	-	-	-	-	\$16,900	\$16,900
Fire Alarm & Comm	-	-	-	\$4,700	\$10,900	\$15,600
TOTALS	-	-	-	\$18,200	\$189,100	\$207,400

11. P03 Classroom 68



P03 Classroom 68: Systems Summary

Address	9325 Mirandy Drive, Sacramento, California 95826	
Constructed	1991	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: ACT Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting No hot water Sink in classroom	Fair
HVAC	Wall-mounted heat pump	Fair

P03 Classroom 68: Systems Summary

Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No issues observed or reported.	

P03 Classroom 68: 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	-	-	-	\$2,200	-	\$2,200
Roofing	-	-	-	-	\$30,500	\$30,500
Interiors	-	-	\$9,200	\$43,200	\$12,400	\$64,800
Plumbing	-	-	-	-	\$64,500	\$64,500
Fire Suppression	-	-	-	\$500	\$700	\$1,200
HVAC	-	-	-	-	\$8,400	\$8,400
Electrical	-	-	-	-	\$17,200	\$17,200
Fire Alarm & Comm	-	-	-	\$4,700	\$10,000	\$14,700
TOTALS	-	-	\$9,200	\$50,600	\$144,600	\$204,400

12. Site Summary



Site Information		
Lot Size	22.20 acres (estimated)	
Parking Spaces	92 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt parking lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage, chain link fencing, Playgrounds and sports courts, fencing, and site lights Limited park benches, trash receptacles	Fair
Landscaping and Topography	Moderate landscaping features Irrigation is present Concrete retaining walls Flat to low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED, HPS, and metal halide Pole mounted light fixture	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Minor asphalt wear, minor cracking and potholes	

Site: Systems Expenditure Forecast

System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	-	-	\$42,300	\$42,300
Pavement	-	\$36,600	-	\$42,400	\$576,900	\$656,000
Utilities	-	-	-	\$166,600	-	\$166,600
Site Development	-	\$67,900	-	\$407,400	\$1,051,500	\$1,526,800
TOTALS	-	\$104,500	-	\$616,400	\$1,670,700	\$2,391,700

13. Property Space Use and Observed Areas

Unit Allocation

All 139,796 square feet of the property are occupied by Sacramento City Unified School District (SCUSD). The spaces are a combination of offices, classrooms, laboratory spaces with supporting restrooms, administrative offices, and mechanical and other utility spaces.

Areas Observed

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

Key Spaces Not Observed

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 1964. The facility was seismically renovated in 2005. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior or pending litigation related to existing barriers or previously removed barriers.

A full ADA Compliance Survey has been previously performed at the site. The accessibility study was not available during the site visit. The associated recommendations appear to have been addressed in full.

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 for an architectural master plan of Albert Einstein Middle School, 9325 Mirandy Drive, Sacramento, California 95826, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

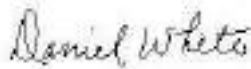
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

Prepared by: Aren Hofland,
Project Manager

Reviewed by:



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18. Appendices

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

Appendix A: Photographic Record



#1	COVER PHOTO
----	-------------



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



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



#4	REAR ELEVATION
----	----------------



#5	LEFT ELEVATION
----	----------------



#6	EXTERIOR DOOR, STEEL
----	----------------------



#7	GYMNASIUM EXTERIOR WALL
----	-------------------------



#8	EXTERIOR WALL, BRICK VENEER
----	-----------------------------



#9	CURTAIN WALL, ALUMINUM-FRAMED SYSTEM W/ GLAZING
----	---



#10	STOREFRONT, METAL-FRAMED WINDOWS W/OUT DOOR
-----	---



#11	WINDOW, ALUMINUM SINGLE-GLAZED
-----	--------------------------------



#12	MODIFIED BITUMINOUS ROOF MEMBRANE
-----	-----------------------------------



#13	ROOF, METAL
-----	-------------



#14	INTERIOR DOOR, WOOD SOLID-CORE
-----	--------------------------------



#15	CAFETERIA
-----	-----------



#16	CLASSROOM
-----	-----------



#17	INTERIOR LABORATORY SPACE
-----	---------------------------



#18	MUSIC ROOM
-----	------------



#19	INTERIOR FLOOR FINISH, MAPLE SPORTS FLOOR
-----	---



#20	LOCKERS, STEEL BAKED ENAMEL
-----	-----------------------------



#21	KITCHEN
-----	---------



#22	SINK/LAVATORY, WALL-HUNG, VITREOUS CHINA
-----	--



#23	SINK/LAVATORY, VANITY TOP, VITREOUS CHINA
-----	---



#24	URINAL, STANDARD
-----	------------------



#25	SERVICE SINK, WALL-HUNG
-----	-------------------------



#26	BACKFLOW PREVENTER, DOMESTIC, 4"
-----	----------------------------------



#27	BACKFLOW PREVENTER, FIRE PREVENTION, 8"
-----	---



#28	DRINKING FOUNTAIN, OUTSIDE/SITE STYLE
-----	---------------------------------------



#29	DOMESTIC BOILER, GAS
-----	----------------------



#30	WATER HEATER, ELECTRIC, RESIDENTIAL
-----	-------------------------------------



#31	PACKAGED UNIT (RTU)
-----	---------------------



#32	GAS PACKAGE UNIT, WALL-MOUNT
-----	------------------------------



#33	FURNACE, GAS
-----	--------------



#34	CONDENSING UNIT, SPLIT SYSTEM
-----	-------------------------------



#35	SPRINKLER HEADS
-----	-----------------



#36	FIRE ALARM SYSTEM
-----	-------------------



#37	BUILDING/MAIN SWITCHBOARD
-----	---------------------------



#38	PORTABLE MAIN DISTRIBUTION PANEL
-----	----------------------------------



#39	COMPACT FLUORESCENT LIGHTING FIXTURE W/ ELECTRONIC BALLAST
-----	--



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



#41	INTERIOR LIGHTING SYSTEM
-----	--------------------------



#42	FIRE ALARM CONTROL PANEL, BASIC/ZONED
-----	---------------------------------------

Appendix B: Site Plans

FACILITY CONDITION ASSESSMENT
AERIAL SITE PLAN

ALBERT EINSTEIN MIDDLE SCHOOL

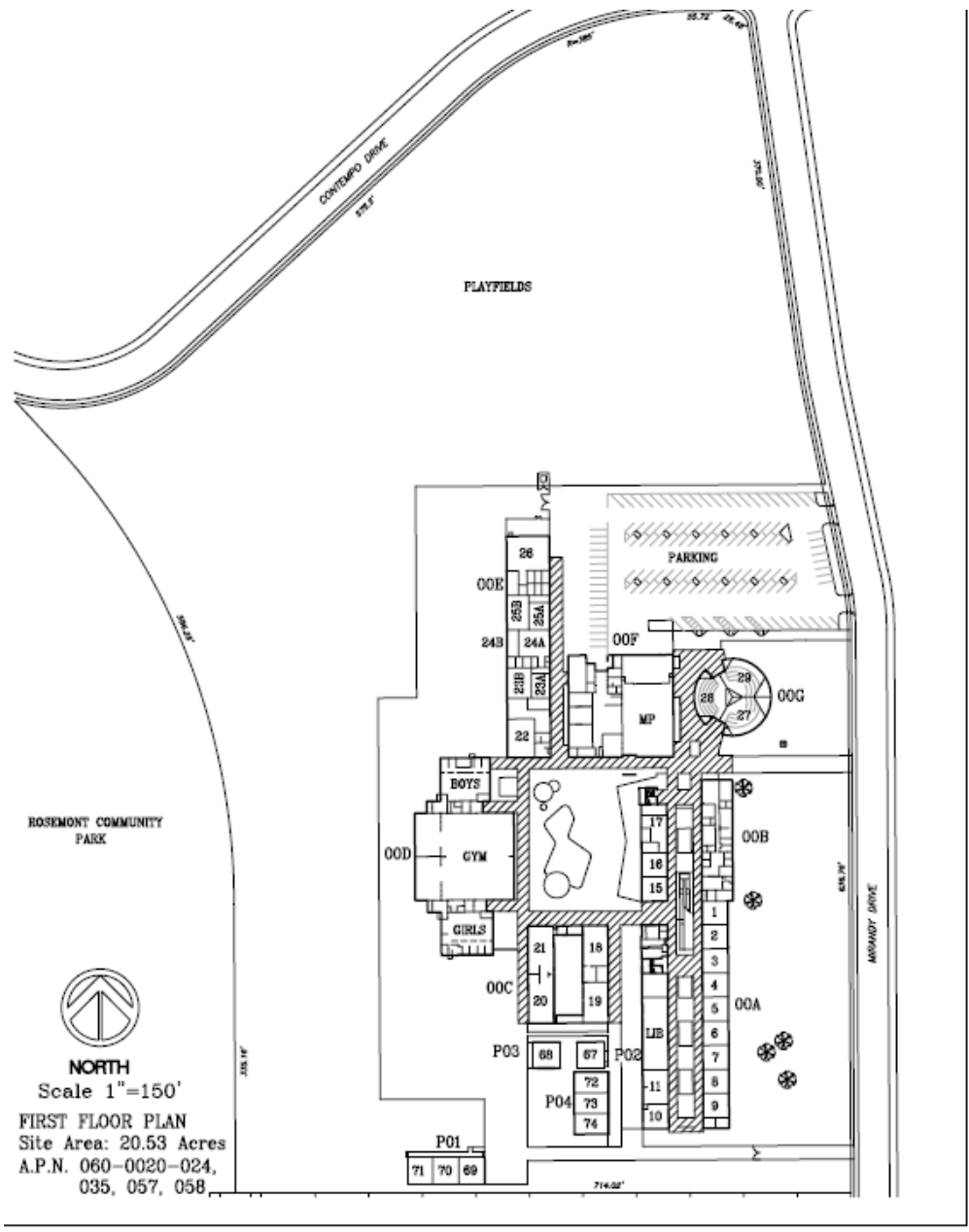
EMG PROJECT NO: 136988.19R000-082.322



SOURCE:
Google Earth

ON-SITE DATE:
September 11 – 13,
2019

Site Plan



Albert Einstein Middle School (410) 1 of 2
 9325 Mirandy Drive
 SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

EXISTING SITE DIAGRAM
 DECEMBER 2003

SOURCE:
 DLR Group

ON-SITE DATE:
 September 11 – 13,
 2019

Appendix C: Supporting Documents

ADA CHECKLIST

Date Completed: 9.29.2019

Property Name: Albert Einstein Middle School

EMG Project Number: 136988.19R000-082.322

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

ADA CHECKLIST

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

ADA CHECKLIST

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

Appendix D: Component Condition Report

Component Condition Report | Albert Einstein School

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5031	All buildings	Fair	Public Address/Announcement (PA) System, Facility Wide	139,796 SF	10	1829168
D5038	All buildings	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	139,796 SF	7	1829410

Component Condition Report | Albert Einstein School / 00A Classrooms 4-14

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	00A-Building exterior	Fair	Exterior Wall, Brick, 1-2 Stories	1,240 SF	30	1482924
B2011	00A-Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,864 SF	5	1482846
B2021	00A-Building exterior	Fair	Window, 24 SF	69	10	1420858
B2022	00A-Building exterior	Fair	Curtain Wall, Aluminum-Framed System w/ Glazing	48 SF	20	1420775
B2023	00A-Building exterior	Fair	Storefront, 12	1,764 SF	10	1420705
B2023	00A-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	1,164 SF	10	1420714
B2032	00A-Building exterior	Fair	Exterior Door, Steel	19	20	1420867
Roofing						
B3011	00A-Roof	Poor	Roof, Modified Bituminous	17,000 SF	1	1482944
Interiors						
C1021	00A-Throughout building	Fair	Interior Door, Steel	1	31	1482995
C1023	00A-Throughout building	Fair	Door Hardware System, School (per Door)	20	11	1482920
C3012	00A-Classrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	16,223 SF	5	1482938
C3024	00A-Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	5,760 SF	8	1420725
C3025	00A-Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	2,164 SF	4	1420708
C3032	00A-Classrooms	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	10,047 SF	5	1482982
Plumbing						
D2018	00A-Building exterior	Fair	Drinking Fountain, Outside/Site Style	2	6	1482885
D2023	00A-Janitorial	Fair	Water Heater, 5 - 15 GAL	1	2	1482978
D2023	00A-Janitorial	Fair	Domestic Circulation/Booster Pump, 10 HP	1	17	1482933
D2029	00A-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	10,815 SF	30	1482905
Fire Suppression						
D4019	00A-Throughout building	Fair	Sprinkler Heads (per SF)	10,815 SF	16	1491805
D4031	00A-Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	13	6	1420754
HVAC						
D3041	00A-Throughout building	Fair	HVAC System Ductwork, Medium Density	10,815 SF	11	1482997
D3052	00A-Roof	Fair	Packaged Unit (RTU), 5 TON [AC-A6]	1	5	1482851
D3052	00A-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-A7]	1	5	1482853

Component Condition Report | Albert Einstein School / 00A Classrooms 4-14

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	00A-Roof	Fair	Packaged Unit (RTU), 5 TON [AC-A2]	1	5	1482927
D3052	00A-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-A10]	1	5	1483016
D3052	00A-Roof	Fair	Packaged Unit (RTU), 5 TON [AC-A1]	1	5	1482852
D3052	00A-Roof	Fair	Packaged Unit (RTU), 5 TON [AC-A5]	1	5	1482912
D3052	00A-Roof	Fair	Packaged Unit (RTU), 5 TON [AC-A3B]	1	5	1482865
D3052	00A-Roof	Fair	Packaged Unit (RTU), 5 TON [AC-A3A]	1	5	1482868
D3052	00A-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-A9]	1	5	1483005
D3052	00A-Roof	Fair	Packaged Unit (RTU), 5 TON [AC-A4]	1	5	1482951
D3052	00A-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-A8]	1	5	1482916
D3068	00A-Throughout building	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	10,815 SF	1	1496715
Electrical						
D5012	00A-Janitorial	Fair	Secondary Transformer, 30 kVA [TA]	1	17	1482889
D5019	00A-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	10,815 SF	22	1482903
D5022	00A-Building exterior	Fair	Light Fixture, 250 WATT	2	10	1420765
D5022	00A-Building exterior	Fair	Compact Fluorescent Lighting Fixture w/ Electronic Ballast, 160 WATT	41	6	1420785
D5029	00A-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	10,815 SF	11	1483038
Fire Alarm & Comm						
D5037	00A-Throughout building	Fair	Fire Alarm System, Addressable, Install	10,815 SF	11	1482928
D5038	00A-Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	10,815 SF	6	1491812

Component Condition Report | Albert Einstein School / 00B Office, Classrooms 1-3, 15-17, 52-60

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	00B-Building exterior	Fair	Exterior Stairs, Concrete	6,600 SF	41	1482981
Facade						
B2011	00B-Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,712 SF	5	1482973
B2011	00B-Building exterior	Fair	Exterior Wall, Brick, 1-2 Stories	2,241 SF	5	1483021
B2021	00B-Building exterior	Fair	Window, 24 SF	88	10	1420787
B2023	00B-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	1,288 SF	10	1420759
B2023	00B-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	1,797 SF	10	1420682
B2032	00B-Building exterior	Fair	Exterior Door, Steel	27	20	1420661
Roofing						
B3011	00B-Roof	Poor	Roof, Modified Bituminous	20,880 SF	2	1420793
Interiors						
C1021	00B-Classrooms	Fair	Interior Door, Wood Solid-Core	4	17	1482969
C1021	00B-Office	Fair	Interior Door, Wood Solid-Core	21	20	1420749

Component Condition Report | Albert Einstein School / 00B Office, Classrooms 1-3, 15-17, 52-60

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1021	00B-Office	Fair	Interior Door, Steel	3	20	1420781
C1023	00B-Classrooms	Fair	Door Hardware System, School (per Door)	4	11	1483009
C1031	00B-Restrooms	Fair	Toilet Partitions, Plastic/Laminate	14	11	1482980
C3012	00B-Office	Fair	Interior Wall Finish, Wood Paneling	660 SF	13	1420677
C3012	00B-Restrooms	Fair	Interior Wall Finish, Ceramic Tile	12,552 SF	10	1483002
C3012	00B-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	32,146 SF	5	1482930
C3012	00B-Office	Fair	Interior Wall Finish, any surface, Prep & Paint	4,417 SF	4	1420668
C3024	00B-Office	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,893 SF	5	1420739
C3024	00B-Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	12,719 SF	9	1420753
C3024	00B-Restrooms	Fair	Interior Floor Finish, Ceramic Tile	1,312 SF	15	1420756
C3025	00B-Office	Fair	Interior Floor Finish, Carpet Commercial Standard	1,163 SF	4	1420727
C3025	00B-Classrooms	Fair	Interior Floor Finish, Carpet Commercial Tile	1,140 SF	4	1420698
C3032	00B-Office	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	2,945 SF	12	1420774
C3032	00B-Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	18,575 SF	6	1482964
Elevators						
D1011	00B-Elevator	Fair	Elevator, 1500 - 2500 LB, Renovate	1	20	1483040
D1011	00B-Elevator	Fair	Elevator Controls, 1 CAR, Modernize	1	10	1482967
D1019	00B-Elevator	Fair	Elevator Cab Finishes, Standard w/out Stainless Steel Doors	1	3	1483026
Plumbing						
D2011	00B-Office	Fair	Toilet, Commercial Water Closet	3	15	1420653
D2011	00B-Restrooms	Fair	Toilet, Commercial Water Closet	16	21	1482910
D2012	00B-Office	Fair	Urinal, Standard	1	15	1420791
D2012	00B-Restrooms	Fair	Urinal, Standard	8	11	1482850
D2014	00B-Office	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	10	1420678
D2014	00B-Office	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	3	15	1420655
D2014	00B-Classrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	13	11	1482841
D2014	00B-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	15	11	1482838
D2018	00B-Building exterior	Fair	Drinking Fountain, Outside/Site Style	3	6	1482891
D2018	00B-Office	Fair	Drinking Fountain, Interior	2	9	1420680
D2023	00B-Utility closet	Fair	Water Heater, 50 GAL	1	8	1482874
D2023	00B-Office	Fair	Water Heater, 50 GAL [No tag/plate found]	1	3	1476446
D2029	00B-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	24,257 SF	30	1491779
Fire Suppression						
D4019	00B-Throughout building	Fair	Sprinkler Heads (per SF)	24,257 SF	16	1482901
D4031	00B-Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	17	6	1420730
D4031	00B-Office	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	6	1420744

Component Condition Report | Albert Einstein School / 00B Office, Classrooms 1-3, 15-17, 52-60

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3041	00B-Throughout building	Fair	HVAC System Ductwork, Medium Density	24,257 SF	15	1483027
D3042	00B-Building exterior	Fair	Exhaust Fan, 100 - 1000 CFM	10	10	1483018
D3052	00B-Roof	Fair	Packaged Unit (RTU), 5 TON [AC-B11]	1	5	1482842
D3052	00B-Roof	Fair	Packaged Unit (RTU), 5 TON [AC-B15]	1	5	1482972
D3052	00B-Roof	Fair	Packaged Unit (RTU), 5 TON [AC-B5]	1	5	1482894
D3052	00B-Roof	Fair	Packaged Unit (RTU), 6 TON [AC-B16]	1	5	1482988
D3052	00B-Roof	Fair	Packaged Unit (RTU), 5 TON [AC-B9]	1	5	1482956
D3052	00B-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-B7]	1	5	1482979
D3052	00B-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-B10]	1	5	1482856
D3052	00B-Roof	Fair	Packaged Unit (RTU), 6 TON [AC-B8]	1	5	1482929
D3052	00B-Roof	Fair	Packaged Unit (RTU), 6 TON [AC-B18]	1	5	1482840
D3052	00B-Roof	Fair	Packaged Unit (RTU), 5 TON [AC-B13]	1	5	1482952
D3052	00B-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-B6]	1	5	1483043
D3052	00B-Roof	Fair	Packaged Unit (RTU), 5 TON [AC-B2]	1	5	1482897
D3052	00B-Roof	Fair	Packaged Unit (RTU), 6 TON [AC-B12]	1	5	1482896
D3052	00B-Roof	Fair	Packaged Unit (RTU), 5 TON [AC-B14]	1	5	1482869
D3052	00B-Roof	Fair	Packaged Unit (RTU), 6 TON [AC-B17]	1	5	1482935
D3052	00B-Roof	Fair	Packaged Unit (RTU), 6 TON [AC-B1]	1	5	1482870
D3052	00B-Roof	Fair	Packaged Unit (RTU), 5 TON [AC-B4]	1	5	1482913
D3052	00B-Roof	Fair	Packaged Unit (RTU), 5 TON [AC-B3]	1	5	1483012
D3068	00B-Throughout building	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade, Install	13,586 SF	1	1496820
Electrical						
D5012	00B-Building exterior	Fair	Building/Main Switchboard, 800 AMP	1	24	1483015
D5012	00B-Building exterior	Fair	Building/Main Switchgear, 400 AMP	1	24	1482960
D5019	00B-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	24,257 SF	25	1482886
D5022	00B-Building exterior	Fair	Compact Fluorescent Lighting Fixture w/ Electronic Ballast, 160 WATT	63	10	1420741
D5022	00B-Building exterior	Fair	Light Fixture, 250 WATT	6	10	1420793
D5022	00B-Building exterior	Fair	Light Fixture, 50 WATT	1	10	1420746
D5029	00B-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	24,257 SF	11	1482989
D5092	00B-Office	Fair	Exit Sign Light Fixture, LED	2	6	1420735
Fire Alarm & Comm						
D5038	00B-Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	24,257 SF	6	1482876
Component Condition Report Albert Einstein School / 00C Classrooms 18-21						
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID

Component Condition Report | Albert Einstein School / 00C Classrooms 18-21

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2031	00C-Building exterior	Fair	Exterior Door, Aluminum-Framed Residential Fully-Glazed Slider	4	5	1420734
Roofing						
B3011	00C-Roof	Fair	Roof, Modified Bituminous	7,803 SF	2	1476450
Interiors						
C1021	00C-Classrooms	Fair	Interior Door, Wood Solid-Core	6	20	1420701
C1031	00C-Restrooms	Fair	Toilet Partitions, Plastic/Laminate	2	10	1420699
C3012	00C-Classrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	5,007 SF	4	1420704
C3012	00C-Classrooms	Fair	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced	456 SF	15	1420748
C3012	00C-Classrooms	Fair	Interior Wall Finish, Fabric	160 SF	10	1420672
C3021	00C-Classrooms	Fair	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	3,100 SF	5	1420686
C3024	00C-Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	3,165 SF	7	1420657
C3032	00C-Classrooms	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	6,271 SF	10	1420689
Plumbing						
D2011	00C-Restrooms	Fair	Toilet, Commercial Water Closet	2	20	1420702
D2014	00C-Classrooms	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	18	1420712
D2014	00C-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	20	1420715
D2029	00C-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	7,803 SF	30	1491852
Fire Suppression						
D4019	00C-Throughout building	Fair	Sprinkler Heads (per SF)	7,803 SF	16	1491806
D4031	00C-Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	6	1420779
HVAC						
D3032	00C-Roof	Fair	Condensing Unit/Heat Pump, 2 TON [HP0-C1]	1	5	1476454
D3041	00C-Throughout building	Fair	HVAC System Ductwork, Medium Density	7,803 SF	15	1491548
D3042	00C-Roof	Fair	Exhaust Fan, 400 CFM [EF-C3]	1	5	1476451
D3042	00C-Roof	Fair	Exhaust Fan, 1725 CFM [REF-1]	1	5	1476452
D3042	00C-Roof	Fair	Exhaust Fan, 1725 CFM [REF-2]	1	5	1476448
D3052	00C-Roof	Fair	Packaged Unit (RTU), 6 TON [AC-C4]	1	5	1476449
D3052	00C-Roof	Fair	Packaged Unit (RTU), 6 TON [AC-C3]	1	5	1476447
D3052	00C-Roof	Fair	Packaged Unit (RTU), 8 TON [AC-C1]	1	5	1476453
D3052	00C-Roof	Fair	Packaged Unit (RTU), 6 TON [AC-C2]	1	5	1476455
D3068	00C-Throughout building	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade, Install	13,586 SF	1	1496622
Electrical						
D5019	00C-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	7,803 SF	22	1487542
D5022	00C-Classrooms	Fair	Light Fixture, 100 WATT	30	10	1420737
D5029	00C-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	7,803 SF	11	1420757

Component Condition Report | Albert Einstein School / 00C Classrooms 18-21

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5092	00C-Classrooms	Fair	Exit Sign Light Fixture, LED	9	5	1420666
Fire Alarm & Comm						
D5038	00C-Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	7,803 SF	6	1491813

Component Condition Report | Albert Einstein School / 00D Gymnasium

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	00D-Building exterior	Fair	Exterior Wall, any Painted Surface, 3+ Stories, Prep & Paint	8,354 SF	4	1420729
B2011	00D-Building exterior	Fair	Exterior Wall, Concrete Tilt-Up, 1-2 Stories	2,400 SF	20	1483022
B2011	00D-Building exterior	Fair	Exterior Wall, Brick Veneer, 1-2 Stories	1,408 SF	35	1420722
B2011	00D-Building exterior	Fair	Exterior Wall, .5 - 1 INCH, Remove & Replace	150 LF	2	1482871
B2021	00D-Building exterior	Fair	Window, 24 SF	30	10	1420782
B2023	00D-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	1,440 SF	10	1420671
B2032	00D-Building exterior	Fair	Exterior Door, Steel	20	20	1420685
Roofing						
B3011	00D-Roof	Poor	Roof, Modified Bituminous	13,738 SF	2	1420711
B3011	00D-Roof	Poor	Roof, Asphalt Shingle 20-Year	9,200 SF	2	1420758
Interiors						
C1021	00D-Gymnasium	Fair	Interior Door, Steel	33	20	1420773
C1033	00D-Gymnasium	Fair	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	32	10	1420673
C3012	00D-Gymnasium	Fair	Interior Wall Finish, any surface, Prep & Paint	5,722 SF	5	1420770
C3012	00D-Gymnasium	Fair	Interior Wall Finish, Ceramic Tile	996 SF	25	1420665
C3012	00D-Gymnasium	Fair	Interior Wall Finish, Vinyl	432 SF	7	1420723
C3024	00D-Gymnasium	Fair	Interior Floor Finish, Ceramic Tile	1,650 SF	25	1420713
C3024	00D-Gymnasium	Fair	Interior Floor Finish, Vinyl Tile (VCT)	300 SF	9	1420750
C3024	00D-Gymnasium	Fair	Interior Floor Finish, Vinyl Sheeting	150 SF	7	1420764
C3024	00D-Gymnasium	Fair	Interior Floor Finish, Maple Sports Floor, Refinish	11,474 SF	5	1420703
C3031	00D-Gymnasium	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	17,475 SF	4	1420692
Plumbing						
D2011	00D-Gymnasium	Fair	Toilet, Commercial Water Closet	2	20	1420654
D2014	00D-Gymnasium	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	20	1420693
D2014	00D-Gymnasium	Fair	Service Sink, Wall-Hung	1	10	1420761
D2018	00D-Building exterior	Fair	Drinking Fountain, Outside/Site Style	4	7	1420784
D2018	00D-Gymnasium	Fair	Drinking Fountain, Interior	8	7	1420794
D2029	00D-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	19,685 SF	30	1491853
Fire Suppression						

Component Condition Report | Albert Einstein School / 00D Gymnasium

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4019	00D-Throughout building	Fair	Sprinkler Heads (per SF)	19,685 SF	16	1491807
D4031	00D-Gymnasium	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	6	1420738
HVAC						
D3041	00D-Throughout building	Fair	HVAC System Ductwork, Medium Density	19,685 SF	11	1491945
D3042	00D-Roof	Fair	Exhaust Fan, 800 CFM [EF-D8]	1	10	1482821
D3042	00D-Roof	Fair	Exhaust Fan, 1800 CFM [EF-D7]	1	10	1482878
D3042	00D-Roof	Fair	Exhaust Fan, 1800 CFM [EF-D5]	1	10	1482853
D3042	00D-Roof	Fair	Exhaust Fan, 800 CFM [EF-D9]	1	20	1482834
D3042	00D-Roof	Fair	Exhaust Fan, 1800 CFM [EF-D6]	1	10	1482875
D3049	00E-Throughout building	Fair	HVAC System Hydronic Piping, 2-Pipe	12,850 SF	10	1492300
D3052	00D-Roof	Fair	Packaged Unit (RTU), 10 TON [HV-D5]	1	5	1482900
D3052	00D-Roof	Fair	Packaged Unit (RTU), 20 TON [HV-D2]	1	5	1482967
D3052	00D-Roof	Fair	Packaged Unit (RTU), 20 TON [HV-D1]	1	5	1482888
D3052	00D-Roof	Fair	Packaged Unit (RTU), 5 TON [HV-D4]	1	5	1482950
D3052	00D-Roof	Fair	Packaged Unit (RTU), 10 TON [HV-D6]	1	5	1482983
D3068	00D-Throughout building	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade, Install	13,586 SF	1	1496824
Electrical						
D5019	00D-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	19,685 SF	22	1491900
D5022	00D-Building exterior	Fair	Light Fixture, 250 WATT	6	12	1420768
D5022	00D-Building exterior	Fair	Light Fixture, 100 WATT	4	10	1420659
D5022	00D-Building exterior	Fair	Compact Fluorescent Lighting Fixture, 32 WATT	10	7	1420740
D5029	00D-Gymnasium	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	8,335 SF	11	1420694
D5029	00D-Gymnasium	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	11,350 SF	11	1420670
D5092	00D-Gymnasium	Fair	Exit Sign Light Fixture, LED	14	5	1420747
D5092	00D-Gymnasium	Fair	Emergency Light, 2-Head w/ Battery	12	5	1420675
Fire Alarm & Comm						
D5038	00D-Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	19,685 SF	6	1491814
Site Development						
G2047	00D-Gymnasium	Fair	Sports Apparatus, Basketball Backstop	8	10	1420728
G2047	00D-Gymnasium	Fair	Sports Apparatus, Scoreboard	1	18	1420736

Component Condition Report | Albert Einstein School / 00E Classrooms 22-26

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	00E-Building exterior	Fair	Exterior Wall, Aluminum Siding, 1-2 Stories	1,090 SF	15	1420719
B2011	00E-Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	5,141 SF	8	1483048

Component Condition Report | Albert Einstein School / 00E Classrooms 22-26

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2011	00E-Building exterior	Fair	Exterior Wall, Brick Veneer, 1-2 Stories	1,542 SF	35	1420681
B2011	00E-Building exterior	Fair	Exterior Wall, Brick, 1-2 Stories	2,695 SF	20	1482909
B2011	00E-Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,552 SF	4	1420792
B2011	00E-Building exterior	Poor	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	200 SF	1	1482966
B2021	00E-Building exterior	Fair	Window, 24 SF	36	10	1420733
B2023	00E-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	1,404 SF	10	1483037
B2032	00E-Building exterior	Fair	Exterior Door, Steel	21	20	1420684
B2032	00E-Building exterior	Fair	Exterior Door, Steel	8	20	1420710
Roofing						
B3011	00E-Roof	Poor	Roof, Modified Bituminous	13,554 SF	2	1420766
Interiors						
C1021	00E-Throughout building	Fair	Interior Door, Steel	18	10	1482843
C1023	00E-Throughout building	Fair	Door Hardware System, School (per Door)	17	10	1482826
C1031	00E-Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	10	1492328
C3012	00E-Classrooms	Fair	Interior Wall Finish, Vinyl	2,080 SF	6	1483028
C3012	00E-Restrooms	Fair	Interior Wall Finish, Ceramic Tile	360 SF	31	1482958
C3012	00E-Classrooms	Fair	Interior Wall Finish, Laminated Paneling (FRP)	50 SF	12	1420788
C3012	00E-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	16,785 SF	5	1482843
C3024	00E-Restrooms	Fair	Interior Floor Finish, Ceramic Tile	448 SF	20	1420721
C3024	00E-Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	5,876 SF	7	1420742
C3025	00E-Classrooms	Fair	Interior Floor Finish, Carpet Commercial Tile	2,246 SF	4	1420683
C3031	00E-Classrooms	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	4,950 SF	5	1482844
C3032	00E-Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	6,510 SF	10	1483008
C3032	00E-Classrooms	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	1,120 SF	11	1483004
Plumbing						
D2011	00E-Restrooms	Fair	Toilet, Commercial Water Closet	5	21	1482941
D2012	00E-Restrooms	Fair	Urinal, Standard	5	11	1482860
D2014	00E-Classrooms	Fair	Service Sink, Wall-Hung	4	10	1482839
D2014	00E-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	21	1483019
D2018	00E-Building exterior	Fair	Drinking Fountain, Outside/Site Style	3	5	1420778
D2018	00E-Building exterior	Fair	Drinking Fountain, Outside/Site Style	2	7	1420776
D2023	00E-Boiler room	Fair	Water Storage Tank, 140 GAL	1	15	1483032
D2023	00E-Boiler room	Fair	Domestic Boiler, 1500 MBH [B-2]	1	10	1483001
D2023	00E-Boiler room	Fair	Domestic Circulation Pump, .5 HP	1	2	1482939
D2023	00E-Building exterior	Fair	Domestic Circulation/Booster Pump, 10 HP	1	5	1483031
D2023	00E-Boiler room	Fair	Domestic Boiler, 1500 MBH [B-1]	1	10	1483033

Component Condition Report | Albert Einstein School / 00E Classrooms 22-26

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2029	00E-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	12,850 SF	30	1481854
Fire Suppression						
D4019	00E-Throughout building	Fair	Sprinkler Heads (per SF)	12,850 SF	10	1483035
D4031	00E-Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	7	6	1420674
HVAC						
D3032	00E-Roof	Fair	Condensing Unit/Heat Pump, 2 TON	1	5	1482872
D3041	00E-Throughout building	Fair	HVAC System Ductwork, Medium Density	12,850 SF	11	1482959
D3042	00E-Roof	Fair	Exhaust Fan, 2400 CFM	1	6	1482949
D3042	00E-Roof	Fair	Exhaust Fan, 3600 CFM	1	6	1483006
D3042	00E-Roof	Fair	Exhaust Fan, 3000 CFM	1	10	1482994
D3042	00E-Roof	Fair	Exhaust Fan, 1500 CFM [EF-E1]	1	10	1483020
D3042	00E-Roof	Fair	Exhaust Fan, 1500 CFM [EF-D1]	1	10	1483029
D3042	00E-Roof	Fair	Exhaust Fan, 2400 CFM	1	6	1483041
D3042	00E-Roof	Fair	Exhaust Fan, 1500 CFM [EF-D2]	1	10	1482982
D3042	00E-Roof	Fair	Exhaust Fan, 2400 CFM	1	6	1482992
D3042	00E-Roof	Fair	Exhaust Fan, 1500 CFM [EF-D4]	1	10	1482983
D3042	00E-Roof	Fair	Exhaust Fan, 2200 CFM	1	10	1483030
D3042	00E-Roof	Fair	Exhaust Fan, 800 CFM	1	6	1482923
D3042	00E-Roof	Fair	Exhaust Fan, 1500 CFM [EF-D3]	1	10	1482984
D3042	00E-Roof	Fair	Exhaust Fan, 2400 CFM	1	6	1483007
D3042	00E-Roof	Fair	Exhaust Fan, 2400 CFM	1	6	1482873
D3052	00E-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-4]	1	4	1483047
D3052	00E-Roof	Fair	Packaged Unit (RTU), 2 TON	1	3	1482964
D3052	00E-Roof	Fair	Packaged Unit (RTU), 3 TON [AC-3]	1	5	1482948
D3052	00E-Roof	Fair	Packaged Unit (RTU), 2 TON	1	3	1482971
D3052	00E-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-2]	1	4	1482983
D3052	00E-Roof	Fair	Packaged Unit (RTU), 2 TON [25B]	1	3	1482982
D3052	00E-Roof	Fair	Packaged Unit (RTU), 5 TON [AC-1]	1	4	1483000
D3052	00E-Roof	Fair	Packaged Unit (RTU), 8 TON [AC-E5]	1	5	1482998
D3052	00E-Roof	Fair	Packaged Unit (RTU), 3 TON [AC-E6]	1	5	1482990
D3052	00E-Roof	Fair	Packaged Unit (RTU), 5 TON [HV-D3]	1	5	1482847
D3052	00E-Roof	Fair	Packaged Unit (RTU), 2 TON [25A]	1	3	1483034
D3068	00E-Throughout building	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade, Install	13,586 SF	1	1496826
Electrical						
D5012	00E-Boiler room	Fair	Secondary Transformer, 75 kVA [TG]	1	17	1482999
D5012	00E-Building exterior	Fair	Secondary Transformer, 112.5 kVA	1	14	1482986

Component Condition Report | Albert Einstein School / 00E Classrooms 22-26

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	00E-Boiler room	Fair	Secondary Transformer, 75 kVA [TA]	1	13	1483017
D5012	00E-Boiler room	Fair	Building/Main Switchboard, 1600 AMP	1	27	1482968
D5012	00E-Building exterior	Fair	Building/Main Switchboard, 400 AMP	1	24	1482845
D5012	00E-Building exterior	Fair	Building/Main Switchboard, 3000 AMP	1	24	1482880
D5012	00E-Boiler room	Fair	Building/Main Switchboard, 400 AMP	1	24	1482914
D5019	00E-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	12,850 SF	22	1491901
D5022	00E-Building exterior	Fair	Compact Fluorescent Lighting Fixture, 32 WATT	13	7	1420772
D5022	00E-Building exterior	Fair	Compact Fluorescent Lighting Fixture, 100 WATT	18	7	1420769
D5022	00E-Building exterior	Fair	Light Fixture, 150 WATT	4	10	1420716
D5029	00E-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	12,850 SF	11	1482855
D5092	00E-Classrooms	Fair	Exit Sign Light Fixture, LED	2	6	1420679
Fire Alarm & Comm						
D5037	00E-Boiler room	Fair	Fire Alarm Control Panel, Addressable	1	6	1482985
D5038	00E-Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	12,850 SF	6	1482942

Component Condition Report | Albert Einstein School / 00F Kitchen, Multipurpose

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	00F-Building exterior	Fair	Exterior Wall, Brick, 1-2 Stories	2,910 SF	30	1482801
B2011	00F-Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	6,030 SF	5	1482911
B2021	00F-Building exterior	Fair	Window, 24 SF	5	15	1420680
B2023	00F-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	320 SF	20	1482955
B2032	00F-Building exterior	Fair	Exterior Door, Steel	22	20	1420717
B2034	00F-Building exterior	Fair	Overhead/Dock Door, 144 SF	1	15	1420743
Roofing						
B3011	00F-Roof	Poor	Roof, Modified Bituminous	15,037 SF	2	1420731
Interiors						
C1021	00F-Throughout building	Fair	Interior Door, Wood Solid-Core	10	35	1482975
C1023	00F-Throughout building	Fair	Door Hardware System, School (per Door)	10	19	1483024
C3012	00F-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	23,096 SF	5	1482977
C3012	00F-Cafeteria	Fair	Interior Wall Finish, Acoustical Tile (ACT)	4,056 SF	16	1482940
C3021	00F-Kitchen	Fair	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	1,600 SF	6	1420790
C3024	00F-Kitchen	Fair	Interior Floor Finish, Vinyl Sheeting	150 SF	6	1420697
C3024	00F-Cafeteria	Fair	Interior Floor Finish, Vinyl Tile (VCT)	4,512 SF	8	1420718
C3024	00F-Cafeteria	Fair	Interior Floor Finish, Wood Strip	1,500 SF	12	1420786
C3024	00F-Kitchen	Fair	Interior Floor Finish, Ceramic Tile	200 SF	25	1420687

Component Condition Report | Albert Einstein School / 00F Kitchen, Multipurpose

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3031	00F-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	7,505 SF	5	1482408
C3032	00F-Cafeteria	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	6,081 SF	16	1482882
Plumbing						
D2014	00F-S004	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	15	1482860
D2014	00F-K006-Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	1	15	1482858
D2014	00F-K006-Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	15	1482998
D2014	00F-K006-Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	1	15	1483042
D2014	00F-K006-Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	15	1482904
D2014	00F-K006-Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	1	15	1482917
D2014	00F-K006-Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	1	15	1482945
D2018	00F-Building exterior	Fair	Drinking Fountain, Outside/Site Style	2	7	1420760
D2023	00F-K006-Kitchen	Fair	Water Heater, 85 - 120 GAL	1	2	1482925
D2029	00F-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	13,586 SF	30	1481855
D2034	00F-K006-Kitchen	Fair	Grease Trap/Interceptor, Underground	1	5	1482906
Fire Suppression						
D4019	00F-Throughout building	Fair	Sprinkler Heads (per SF)	13,586 SF	16	1481808
D4031	00F-Kitchen	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	6	1420771
HVAC						
D3041	00F-Roof	Poor	Make-Up Air Unit, 8000 CFM [MAU-F1]	1	2	1482208
D3041	00F-Throughout building	Fair	HVAC System Ductwork, Medium Density	13,586 SF	11	1481948
D3042	00F-Roof	Fair	Exhaust Fan, 4000 CFM [No tag/plate found]	1	4	1482211
D3042	00F-Roof	Fair	Exhaust Fan, 1200 CFM [No tag/plate found]	1	8	1482204
D3042	00F-Roof	Fair	Exhaust Fan, 1200 CFM [No tag/plate found]	1	8	1482203
D3042	00F-Roof	Fair	Exhaust Fan, 1200 CFM [EF-F1]	1	8	1482205
D3042	00F-Roof	Fair	Exhaust Fan, 9000 CFM [No tag/plate found]	1	8	1482208
D3052	00F-Roof	Fair	Packaged Unit (RTU), 5 TON [AC-F5]	1	6	1482207
D3052	00F-Roof	Fair	Packaged Unit (RTU), 5 TON [AC-F4]	1	6	1482209
D3052	00F-Roof	Fair	Packaged Unit (RTU), 30 TON [AC-F1]	1	6	1482213
D3052	00F-Roof	Fair	Packaged Unit (RTU), 13 TON [AC-F2]	1	6	1482212
D3052	00F-Roof	Fair	Packaged Unit (RTU), 3 TON [AC-F3]	1	6	1482210
D3068	00F-I002-Receiving	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades	13,586 SF	1	1496818
Electrical						
D5012	00F-Building exterior	Fair	Building/Main Switchboard, 400 AMP	1	24	1482908
D5019	00F-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	13,586 SF	22	1481902
D5022	00F-Cafeteria	Fair	Compact Fluorescent Lighting Fixture, 32 WATT	8	9	1420684
D5022	00F-Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	3	10	1420720

Component Condition Report | Albert Einstein School / 00F Kitchen, Multipurpose

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5022	00F-Building exterior	Fair	Light Fixture, 400 WATT	2	16	1420751
D5022	00F-Building exterior	Fair	Compact Fluorescent Lighting Fixture, 32 WATT	10	9	1420683
D5029	00F-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	13,586 SF	11	1482400
D5092	00F-Cafeteria	Fair	Exit Sign Light Fixture, LED	5	5	1420690
Fire Alarm & Comm						
D5038	00F-Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	13,586 SF	6	1491815
Equipment/Special						
E1093	00F-K006-Kitchen	Fair	Commercial Kitchen, Convection Oven, Single	1	5	1482985
E1093	00F-D003	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	7	1482877
E1093	00F-K006-Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	3	1483011
E1093	00F-K006-Kitchen	Fair	Commercial Kitchen, Convection Oven, Double	1	5	1482970
E1093	00F-K006-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	13	1482947
E1093	00F-K006-Kitchen	Fair	Commercial Kitchen, Dishwasher	1	3	1482918
E1093	00F-K006-Kitchen	Fair	Commercial Kitchen, Convection Oven, Single	1	6	1483039
E1093	00F-K006-Kitchen	Fair	Commercial Kitchen, Griddle	1	10	1482883
E1093	00F-K006-Kitchen	Fair	Commercial Kitchen, Convection Oven, Single	1	5	1482890
E1093	00F-K006-Kitchen	Fair	Commercial Kitchen, Garbage Disposal, 1 to 3 HP	1	11	1482899
E1093	00F-K006-Kitchen	Fair	Commercial Kitchen, Convection Oven, Single	1	6	1482931
E1093	00F-K006-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	12	1483044
E1093	00F-S004	Fair	Commercial Kitchen, Food Warmer	1	2	1483036
E1093	00F-K006-Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	2	1483010
E1093	00F-K006-Kitchen	Fair	Commercial Kitchen, Convection Oven, Single	1	5	1482892
E1093	00F-K006-Kitchen	Fair	Commercial Kitchen, Convection Oven, Single	1	5	1482854
E1093	00F-K006-Kitchen	Fair	Commercial Kitchen, Mixer, Freestanding	1	21	1483045
E1093	00F-K006-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	3	1482937

Component Condition Report | Albert Einstein School / 00G Music, Classrooms 27-29

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	00G-Building exterior	Fair	Exterior Wall, Brick, 1-2 Stories	2,520 SF	30	1482936
B2021	00G-Building exterior	Fair	Window, 24 SF	14	15	1420767
B2023	00G-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	189 SF	9	1420688
B2032	00G-Building exterior	Fair	Exterior Door, Steel	12	20	1420763
Roofing						
B3011	00G-Roof	Fair	Roof, Modified Bituminous	8,100 SF	5	1482895
Interiors						

Component Condition Report | Albert Einstein School / 00G Music, Classrooms 27-29

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1021	00G-Throughout building	Fair	Interior Door, Wood Solid-Core	4	15	1492430
C1023	00G-Throughout building	Fair	Door Hardware System, School (per Door)	16	11	1492431
C3012	00G-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	8,220 SF	5	1492429
C3012	00G-Throughout building	Fair	Interior Wall Finish, Acoustical Tile (ACT)	3,200 SF	11	1492428
C3024	00G-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	5,479 SF	10	1492426
C3031	00G-Throughout building	Fair	Interior Ceiling Finish, Textured Spray Coating	5,736 SF	15	1492427
Plumbing						
D2011	00G-Restroom	Fair	Toilet, Commercial Water Closet	2	15	1492445
D2014	00G-Restroom	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	3	15	1492446
D2023	00G-Electrical room	Fair	Water Heater, 10 GAL	1	3	1482991
D2029	00G-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,736 SF	30	1491856
Fire Suppression						
D4019	00G-Throughout building	Fair	Sprinkler Heads (per SF)	5,736 SF	16	1491809
HVAC						
D3032	00G-Building exterior	Fair	Condensing Unit/Heat Pump, 5 TON [ACCU-G1]	1	5	1482879
D3032	00G-Building exterior	Fair	Condensing Unit/Heat Pump, 5 TON [ACCU-G3]	1	5	1482954
D3032	00G-Building exterior	Fair	Condensing Unit/Heat Pump, 5 TON [ACCU-G2]	1	5	1483003
D3041	00G-Throughout building	Fair	HVAC System Ductwork, Medium Density	5,736 SF	11	1491947
D3042	00G-Building exterior	Fair	Exhaust Fan, 100 - 1000 CFM	2	10	1482946
D3051	00G-S028-Attic	Fair	Furnace, 80 MBH [GF-G2]	1	5	1482915
D3051	00G-S029-Attic	Fair	Furnace, 80 MBH [GF-G3]	1	5	1482922
D3051	00G-S027-Attic	Fair	Furnace, 80 MBH [GF-G1]	1	5	1482902
D3068	00G-Throughout building	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/ Install	13,586 SF	1	1496628
Electrical						
D5012	00G-Electrical room	Fair	Secondary Transformer, 45 kVA	1	17	1482884
D5012	00G-Building exterior	Fair	Building/Main Switchgear, 400 AMP	1	24	1482881
D5019	00G-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	5,736 SF	22	1491903
D5022	00G-Building exterior	Fair	Compact Fluorescent Lighting Fixture, 32 WATT	3	5	1420689
D5022	00G-Building exterior	Fair	Light Fixture, 250 WATT	1	10	1420695
D5029	00G-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,736 SF	11	1492407
Fire Alarm & Comm						
D5038	00G-Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	5,736 SF	6	1491816

Component Condition Report | Albert Einstein School / P01 Classrooms 69-71

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

Component Condition Report | Albert Einstein School / P01 Classrooms 69-71

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2032	P01-Building exterior	Fair	Exterior Door, Steel	3	10	1492442
Roofing						
B3011	P01-Roof	Fair	Roof, Metal	3,200 SF	5	1483046
Interiors						
C3012	P01-Classrooms	Fair	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced	4,077 SF	10	1420856
C3024	P01-Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,880 SF	7	1420700
C3032	P01-Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,880 SF	15	1420755
Plumbing						
D2014	P01-Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	1420862
D2029	P01-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	2,880 SF	12	1492432
Fire Suppression						
D4031	P01-Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	6	1420709
HVAC						
D3052	P01-O070-Building exterior	Good	Package Unit, Gas, 3.5 TON	1	17	1482837
D3052	P01-O069-Building exterior	Good	Package Unit, Gas, 3.5 TON	1	17	1482887
D3052	P01-O071-Building exterior	Good	Package Unit, Gas, 3.5 TON	1	17	1483013
Electrical						
D5012	P01-O071-Building exterior	Fair	Main Distribution Panel, 100 AMP	1	15	1483014
D5012	P01-O070-Building exterior	Fair	Main Distribution Panel, 100 AMP	1	15	1482961
D5012	P01-O069-Building exterior	Fair	Main Distribution Panel, 100 AMP	1	15	1482849
D5019	P01-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	2,880 SF	22	1491904
D5029	P01-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	2,880 SF	10	1420732
Fire Alarm & Comm						
D5037	P01-Throughout building	Fair	Fire Alarm System, Addressable, Install	2,880 SF	11	1492433
D5038	P01-Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	2,880 SF	6	1491817

Component Condition Report | Albert Einstein School / P02 Classroom 67

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2032	P02-Building exterior	Fair	Exterior Door, Steel	2	10	1492443
Roofing						
B3011	P02-Roof	Fair	Roof, Metal	1,200 SF	12	1482859
Interiors						
C3012	P02-Classrooms	Fair	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced	1,375 SF	12	1420762
C3024	P02-Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	186 SF	7	1420762
C3025	P02-Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	774 SF	6	1420777

Component Condition Report | Albert Einstein School / P02 Classroom 67

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3032	P02-Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	15	1420676
Plumbing						
D2014	P02-Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	1420789
D2029	P02-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	2,880 SF	12	1492434
Fire Suppression						
D4031	P02-Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1420745
HVAC						
D3052	P02-O067-Building exterior	Good	Heat Pump, 3 TON	1	11	1482993
Electrical						
D5012	P02-O067-Building exterior	Fair	Main Distribution Panel, 100 AMP	1	15	1482876
D5019	P02-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	960 SF	22	1491905
D5029	P02-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	11	1420706
Fire Alarm & Comm						
D5037	P02-Throughout building	Fair	Fire Alarm System, Addressable, Install	2,880 SF	11	1492435
D5038	P02-Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	960 SF	6	1491818

Component Condition Report | Albert Einstein School / P03 - Classroom 68

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2032	P01-Building exterior	Fair	Exterior Door, Steel	2	10	1492444
Roofing						
B3011	P03-Roof	Fair	Roof, Metal	1,200 SF	12	1482848
Interiors						
C3012	P03-Classrooms	Fair	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced	1,375 SF	10	1420691
C3024	P03-Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	186 SF	7	1492439
C3025	P03-Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	774 SF	5	1420728
C3032	P03-Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	10	1420780
Plumbing						
D2014	P03-Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	1420707
D2029	P03-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	2,880 SF	12	1492436
Fire Suppression						
D4031	P03-Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1492441
D4031	P03-Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1420666
HVAC						
D3052	P03-O068-Building exterior	Good	Heat Pump, 3 TON	1	11	1482932
Electrical						

Component Condition Report | Albert Einstein School / P03 - Classroom 68

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	P03-O068-Building exterior	Fair	Main Distribution Panel, 100 AMP	1	19	1482857
D5019	P03-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	960 SF	22	1491906
D5029	P03-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	11	1492438
Fire Alarm & Comm						
D5037	P03-Throughout building	Fair	Fire Alarm System, Addressable, Install	2,880 SF	11	1492437
D5038	P03-Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	960 SF	6	1491819

Component Condition Report | Albert Einstein School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2021	Site	Fair	Backflow Preventer, 4 INCH	1	13	1482883
D2021	Site	Fair	Backflow Preventer, 8 INCH	1	13	1482907
Pavement						
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	54,300 SF	3	1492447
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	54,300 SF	20	1482974
Site Development						
G2042	Site	Fair	Retaining Wall, Brick/Stone (per SF Face)	960 SF	10	1483025
G2047	Site	Fair	Play Structure, Very Small	7	10	1483023
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	100,900 SF	19	1492448
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	100,900 SF	3	1492449
G2047	Site	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	2,184 SF	10	1482998
G2048	Site	Fair	Flagpole, Metal	1	15	1482987
G2049	Site	Fair	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High, Replace/Install	22 LF	21	1482957
Utilities						
G3011	Site	Fair	Water Line, Copper, 2"	246 LF	10	1836473
G3021	Site	Fair	Sewer Line, PVC, 6"	246 LF	9	1836472

Appendix E: Replacement Reserves

Appendix F: Equipment Inventory List

1	1482968	D5012	Building/Main Switchboard	1600 AMP	Albert Einstein School / 00E Classrooms 22-26	00E-Boiler room	Cutler-Hammer	No tag/plate found	No tag/plate found	2006	00256400
2	1482880	D5012	Building/Main Switchboard	3000 AMP	Albert Einstein School / 00E Classrooms 22-26	00E-Building exterior	Cutler-Hammer	No tag/plate found	No tag/plate found	2003	00264523
3	1482908	D5012	Building/Main Switchboard	400 AMP	Albert Einstein School / 00F Kitchen, Multipurpose	00F-Building exterior	Cutler-Hammer	No tag/plate found	No tag/plate found	2003	00256406
4	1482845	D5012	Building/Main Switchboard	400 AMP	Albert Einstein School / 00E Classrooms 22-26	00E-Building exterior	Cutler-Hammer	No tag/plate found	No tag/plate found	2003	00256366
5	1482914	D5012	Building/Main Switchboard	400 AMP	Albert Einstein School / 00E Classrooms 22-26	00E-Boiler room	Cutler-Hammer	No tag/plate found	No tag/plate found	2003	00256402
6	1483015	D5012	Building/Main Switchboard	800 AMP	Albert Einstein School / 00B Office, Classrooms 1-3, 15-17, 52-60	00B-Building exterior	Cutler-Hammer	No tag/plate found	No tag/plate found	2003	00256349
7	1482960	D5012	Building/Main Switchgear	400 AMP	Albert Einstein School / 00B Office, Classrooms 1-3, 15-17, 52-60	00B-Building exterior	Cutler-Hammer	No tag/plate found	No tag/plate found	2003	00256348
8	1482881	D5012	Building/Main Switchgear	400 AMP	Albert Einstein School / 00G Music, Classrooms 27-29	00G-Building exterior	Cutler-Hammer	No tag/plate found	No tag/plate found	2003	00256345
9	1483014	D5012	Main Distribution Panel	100 AMP	Albert Einstein School / P01 Classrooms 69-71	P01-O071-Building exterior	Square D	No tag/plate found	No tag/plate found	2004	00256389
10	1482876	D5012	Main Distribution Panel	100 AMP	Albert Einstein School / P02 Classroom 67	P02-O067-Building exterior	Inaccessible	Inaccessible	Inaccessible	2004	00256392
11	1482961	D5012	Main Distribution Panel	100 AMP	Albert Einstein School / P01 Classrooms 69-71	P01-O070-Building exterior	Square D	No tag/plate found	No tag/plate found	2004	00256390
12	1482849	D5012	Main Distribution Panel	100 AMP	Albert Einstein School / P01 Classrooms 69-71	P01-O069-Building exterior	Square D			2004	00256391
13	1482857	D5012	Main Distribution Panel	100 AMP	Albert Einstein School / P03 - Classroom 68	P03-O068-Building exterior	No tag/plate found	No tag/plate found	No tag/plate found	2008	00256395
14	1482986	D5012	Secondary Transformer	112.5 kVA	Albert Einstein School / 00E Classrooms 22-26	00E-Building exterior	Cutler-Hammer	No tag/plate found	J03E01086	2003	00256367
15	1482884	D5012	Secondary Transformer	45 kVA	Albert Einstein School / 00G Music, Classrooms 27-29	00G-Electrical room	Cutler-Hammer	No tag/plate found	J06K02257	2006	00256384
16	1482889	D5012	Secondary Transformer [TA]	30 kVA	Albert Einstein School / 00A Classrooms 4-14	00A-Janitorial	Cutler-Hammer	V48M28T30EE	J06K02767	2006	00256309
17	1483017	D5012	Secondary Transformer [TA]	75 kVA	Albert Einstein School / 00E Classrooms 22-26	00E-Boiler room	Siemens	3F3Y075C	M02A	2002	00256399
18	1482999	D5012	Secondary Transformer [TG]	75 kVA	Albert Einstein School / 00E Classrooms 22-26	00E-Boiler room	Cutler-Hammer	V48M28T75EE	J06K02289	2006	00256401
19	1420769	D5022	Compact Fluorescent Lighting Fixture	100 WATT	Albert Einstein School / 00E Classrooms 22-26	00E-Building exterior					18
20	1420772	D5022	Compact Fluorescent Lighting Fixture	32 WATT	Albert Einstein School / 00E Classrooms 22-26	00E-Building exterior					13
21	1420684	D5022	Compact Fluorescent Lighting Fixture	32 WATT	Albert Einstein School / 00F Kitchen, Multipurpose	00F-Cafeteria					8
22	1420669	D5022	Compact Fluorescent Lighting Fixture	32 WATT	Albert Einstein School / 00G Music, Classrooms 27-29	00G-Building exterior					3
23	1420740	D5022	Compact Fluorescent Lighting Fixture	32 WATT	Albert Einstein School / 00D Gymnasium	00D-Building exterior					10
24	1420663	D5022	Compact Fluorescent Lighting Fixture	32 WATT	Albert Einstein School / 00F Kitchen, Multipurpose	00F-Building exterior					10
25	1420741	D5022	Compact Fluorescent Lighting Fixture w/ Electronic Ballast	160 WATT	Albert Einstein School / 00B Office, Classrooms 1-3, 15-17, 52-60	00B-Building exterior					63
26	1420785	D5022	Compact Fluorescent Lighting Fixture w/ Electronic Ballast	160 WATT	Albert Einstein School / 00A Classrooms 4-14	00A-Building exterior					41
27	1420659	D5022	Light Fixture	100 WATT	Albert Einstein School / 00D Gymnasium	00D-Building exterior					4
28	1420737	D5022	Light Fixture	100 WATT	Albert Einstein School / 00C Classrooms 18-21	00C-Classrooms					30
29	1420716	D5022	Light Fixture	150 WATT	Albert Einstein School / 00E Classrooms 22-26	00E-Building exterior					4
30	1420783	D5022	Light Fixture	250 WATT	Albert Einstein School / 00B Office, Classrooms 1-3, 15-17, 52-60	00B-Building exterior					6
31	1420765	D5022	Light Fixture	250 WATT	Albert Einstein School / 00A Classrooms 4-14	00A-Building exterior					2
32	1420768	D5022	Light Fixture	250 WATT	Albert Einstein School / 00D Gymnasium	00D-Building exterior					6
33	1420695	D5022	Light Fixture	250 WATT	Albert Einstein School / 00G Music, Classrooms 27-29	00G-Building exterior					
34	1420751	D5022	Light Fixture	400 WATT	Albert Einstein School / 00F Kitchen, Multipurpose	00F-Building exterior					2
35	1420746	D5022	Light Fixture	50 WATT	Albert Einstein School / 00B Office, Classrooms 1-3, 15-17, 52-60	00B-Building exterior					
36	1420720	D5022	Light Fixture		Albert Einstein School / 00F Kitchen, Multipurpose	00F-Building exterior					3
37	1482985	D5037	Fire Alarm Control Panel		Albert Einstein School / 00E Classrooms 22-26	00E-Boiler room	Notifier	AFC	No tag/plate found	2010	00256398
38	1420675	D5092	Emergency Light		Albert Einstein School / 00D Gymnasium	00D-Gymnasium					12
39	1420747	D5092	Exit Sign Light Fixture		Albert Einstein School / 00D Gymnasium	00D-Gymnasium					14
40	1420735	D5092	Exit Sign Light Fixture		Albert Einstein School / 00B Office, Classrooms 1-3, 15-17, 52-60	00B-Office					2
41	1420679	D5092	Exit Sign Light Fixture		Albert Einstein School / 00E Classrooms 22-26	00E-Classrooms					2
42	1420696	D5092	Exit Sign Light Fixture		Albert Einstein School / 00C Classrooms 18-21	00C-Classrooms					9
43	1420690	D5092	Exit Sign Light Fixture		Albert Einstein School / 00F Kitchen, Multipurpose	00F-Cafeteria					5

E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1482970	E1093	Commercial Convection Oven, Double		Albert Einstein School / 00F Kitchen, Multipurpose	00F-K006-Kitchen	Montague	No tag/plate found	No tag/plate found	2000	00256351	
2	1482965	E1093	Commercial Convection Oven, Single		Albert Einstein School / 00F Kitchen, Multipurpose	00F-K006-Kitchen	Blodgett	Illegible	062706YA01ST	2006	00180017	
3	1483039	E1093	Commercial Convection Oven, Single		Albert Einstein School / 00F Kitchen, Multipurpose	00F-K006-Kitchen	Southbend	SLGS/22SC	15L28413	2015	00256354	
4	1482890	E1093	Commercial Convection Oven, Single		Albert Einstein School / 00F Kitchen, Multipurpose	00F-K006-Kitchen	Wolf	No tag/plate found	No tag/plate found	2014	00180024	
5	1482931	E1093	Commercial Convection Oven, Single		Albert Einstein School / 00F Kitchen, Multipurpose	00F-K006-Kitchen	Southbend	SLGS/22SC	15L28413	2015	00256353	
6	1482892	E1093	Commercial Convection Oven, Single		Albert Einstein School / 00F Kitchen, Multipurpose	00F-K006-Kitchen	Wolf	No tag/plate found	No tag/plate found	2014	00180025	
7	1482854	E1093	Commercial Convection Oven, Single		Albert Einstein School / 00F Kitchen, Multipurpose	00F-K006-Kitchen	Blodgett	No tag/plate found	062706YA019B	2006	00180018	
8	1482918	E1093	Commercial Dishwasher		Albert Einstein School / 00F Kitchen, Multipurpose	00F-K006-Kitchen	Hobart	C-54	12-061-213	2012	00256364	
9	1482947	E1093	Commercial Food Warmer		Albert Einstein School / 00F Kitchen, Multipurpose	00F-K006-Kitchen	CresCor	H137UA12D	LBB-J274931-5	2017	00180022	
10	1483044	E1093	Commercial Food Warmer		Albert Einstein School / 00F Kitchen, Multipurpose	00F-K006-Kitchen	CresCor	H137UA12C	KAH-J160565-171	2016	00180023	
11	1483036	E1093	Commercial Food Warmer		Albert Einstein School / 00F Kitchen, Multipurpose	00F-S004	CresCor	5495 039	JJJ-K5593B	2005	00180015	
12	1482937	E1093	Commercial Food Warmer		Albert Einstein School / 00F Kitchen, Multipurpose	00F-K006-Kitchen	CresCor	HU-18-671-46-AC	KIH	2000	00180020	
13	1482877	E1093	Commercial Freezer, 2-Door Reach-In		Albert Einstein School / 00F Kitchen, Multipurpose	00F-D003	Beverage-Air	SM58N-W	11802684	2011	00180016	
14	1483010	E1093	Commercial Freezer, 2-Door Reach-In		Albert Einstein School / 00F Kitchen, Multipurpose	00F-K006-Kitchen	True Manufacturing Co	T-49F	1-3931695	2005	00180021	
15	1482899	E1093	Commercial Garbage Disposal, 1 to 3 HP		Albert Einstein School / 00F Kitchen, Multipurpose	00F-K006-Kitchen	Waste King	1500-3	No tag/plate found	2015	00256362	
16	1482883	E1093	Commercial Griddle		Albert Einstein School / 00F Kitchen, Multipurpose	00F-K006-Kitchen	Montague	No tag/plate found	No tag/plate found	2014	00256365	
17	1483045	E1093	Commercial Mixer, Freestanding		Albert Einstein School / 00F Kitchen, Multipurpose	00F-K006-Kitchen	Hobart	H-600T	1552740	2015	00256352	
18	1483011	E1093	Commercial Refrigerator, 2-Door Reach-In		Albert Einstein School / 00F Kitchen, Multipurpose	00F-K006-Kitchen	Koch			2000	00180019	