



FACILITY CONDITION ASSESSMENT

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

5735 47th Avenue
Sacramento, California 95824

DLR GROUP

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CALIFORNIA MONTESSORI PROJECT - CAPITOL CAMPUS

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1. Executive Summary

Portfolio Overview and Assessment Details

General Information	
Property Type/s	Elementary School and Middle School
Main Address	2635 Chestnut Hill Drive, Sacramento, California 95826
Building Construction Dates	Building 001: 1963 Building 002: 1963 Building 003: 1963 Building 004: 1963 P01 – Portable Classroom 14: 1953 P02 – Portable Classroom 15: 1991 P03 – Portable Classrooms 19 and 20: 1967
Number of Buildings	Seven
Current Occupants	California Montessori Project – Capitol Campus
Date(s) of Visit	September 03, 2019
Management Point of Contact	DLR Group, Mark Covington 916.446.0206 phone mcovington@dlrgroup.com email
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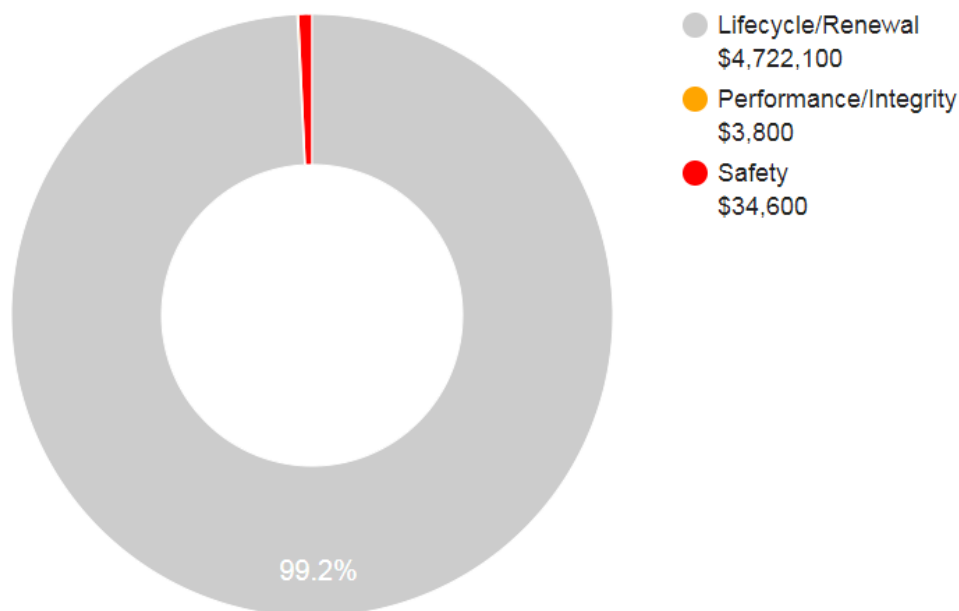
Plan Types

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: \$4,760,500

Portfolio-Level Findings and Deficiencies

Historical Summary

Buildings 001, 002, 003, and 004 were constructed in 1963. Portable buildings P01, P02, and P03 were constructed in 1953, 1991, and 1967, respectively. Portable building P04 was constructed in 1988 and is not owned by the Sacramento City Unified School District. All of the buildings are single-story with no basement. No significant renovations have been performed on any of the buildings since their construction.

Architectural

All of the buildings consist of a wood-framed structure supported by a concrete slab. The exterior façade for building 001 consists of stucco and brick with aluminum windows. For buildings 002 and 003 the façade consists of brick with aluminum windows. The façade for the portable buildings P01, P02 and P03 consist of wood siding with aluminum windows. Some of the wood siding on building P01 is missing. All of the aluminum windows are single-pane. Exterior doors for buildings 001, 003, 004, and P01 consist of wood doors. Building 002 consists of wood doors and fully-glazed entry doors. Buildings P02 and P03 consist of metal doors. The roof on buildings 001, 002, 003, and P01 consists of flat modified bitumen roofing. Buildings P02 and P03 consist of a flat metal roofing. Roof drainage across all buildings consists of gutters and downspouts.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Building 001 is heated and cooled by two packaged units that were replaced in 2003. Building 002 is heated and cooled by three split-system heat pumps located on the roof, which were replaced in 2003. Buildings 003 and P01 are heated and cooled by 11 total split-system heat pumps on the roofs each feeding a classroom. Building P02 is heated and cooled by a wall-mounted heat pump installed in 1991. Building P03 is heated and cooled by a split-system heat pump replaced in 2017 and a packaged unit replaced in 2007 both mounted on the rear of the building.

The plumbing systems are adequate for the facilities and no major piping issues were found. Domestic hot water is provided to building 001 by a gas-fired water heater replaced in 2007. The rest of the buildings are served by two electric water heaters replaced in 2002 and 2008. There was no evidence suggesting any problems with the general plumbing and sewage systems.

The buildings are served by two main switchboards, one located in Boiler Room 1 and the other in the electrical yard on the south exterior of building 001. Interior lighting mainly consists of linear fluorescent and CFL fixtures and lamps. Electrical service equipment and systems are anticipated for lifecycle replacement.

The buildings are protected by a fire alarm system. Emergency exit signs were not observed in buildings 002, 003, 004, P01, P02, and P03. None of the buildings are protected by a fire suppression sprinkler system.

Site

The site consists of the school buildings, concrete sidewalks/walkways, a paved play area with sports fixtures, grass play fields, and asphalt parking lots. Site lighting mainly consists of building mounted HID fixtures.

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
California Montessori Project - Capitol Campus / Building 001 (1963)	\$740	5,086	\$3,763,640	0.0%	0.2%	2.8%	15.0%
California Montessori Project - Capitol Campus / Building 002 (1963)	\$740	5,452	\$4,034,480	0.1%	1.1%	2.3%	8.9%
California Montessori Project - Capitol Campus / Building 003 (1963)	\$740	6,153	\$4,553,220	0.1%	1.2%	3.1%	9.7%
California Montessori Project - Capitol Campus / Building 004 (1963)	\$740	6,153	\$4,553,220	0.1%	1.2%	3.1%	10.3%
California Montessori Project - Capitol Campus / P01 - Portable Classroom 14	\$380	983	\$373,540	1.2%	7.8%	18.7%	56.8%
California Montessori Project - Capitol Campus / P02 - Portable Classroom 15 (1991)	\$380	960	\$364,800	0.2%	2.0%	6.2%	17.2%
California Montessori Project - Capitol Campus / P03 - Portable Classrooms 19 & 20 (1967)	\$380	1,800	\$684,000	0.1%	0.1%	19.7%	35.6%

Immediate Needs

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1411039	California Montessori Project - Capitol Campus / P03 - Portable Classrooms 19 & 20	Classrooms	D5092	Emergency/Exit Combo LED, Replace	NA	Safety	\$823
1410998	California Montessori Project - Capitol Campus / P02 - Portable Classroom 15	O015, Classroom 15	D5092	Emergency/Exit Combo LED, Replace	NA	Safety	\$823
1410935	California Montessori Project - Capitol Campus / P01 - Portable Classroom 14	Building exterior	B2011	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Repair	Failed	Performance/Integrity	\$3,818
1410992	California Montessori Project - Capitol Campus / P01 - Portable Classroom 14	O014, Classroom 14	D5092	Emergency/Exit Combo LED, Replace	NA	Safety	\$823
1410651	California Montessori Project - Capitol Campus / Building 004	Throughout building	D5092	Emergency/Exit Combo LED, Replace	NA	Safety	\$4,937
1410554	California Montessori Project - Capitol Campus / Building 003	Throughout building	D5092	Emergency/Exit Combo LED, Replace	NA	Safety	\$4,937
1410641	California Montessori Project - Capitol Campus / Building 002	Throughout building	D5092	Exit Sign Light Fixture, LED, Replace	NA	Safety	\$2,413
Total (7 items)							\$18,573

Key Findings

Emergency/Exit Combo LED

Priority Score: **97.0**

Plan Type: Safety

Building 004 Throughout building

Cost Estimate: \$4,900

Uniformat Code: D5092

Recommendation: **Replace in 2019**

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There are no emergency exit signs throughout the building - AssetCALC ID: 1410651

Emergency/Exit Combo LED

Priority Score: **97.0**

Plan Type: Safety

P01 - Portable Classroom 14 O014, Classroom 14

Cost Estimate: \$800

Uniformat Code: D5092

Recommendation: **Replace in 2019**

\$\$\$\$

Classroom does not have any exit signs - AssetCALC ID: 1410992

Emergency/Exit Combo LEDPriority Score: **97.0**

P02 - Portable Classroom 15 O015, Classroom 15

Plan Type: Safety

Cost Estimate: \$800

Uniformat Code: D5092

Recommendation: **Replace in 2019**

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Classroom does not have any exit signs - AssetCALC ID: 1410998

Emergency/Exit Combo LEDPriority Score: **97.0**

P03 - Portable Classrooms 19 and 20 Classrooms

Plan Type: Safety

Cost Estimate: \$800

Uniformat Code: D5092

Recommendation: **Replace in 2019**

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Classrooms do not have any exit signs - AssetCALC ID: 1411039

Exit Sign Light FixturePriority Score: **97.0**LED
Building 002 Throughout building

Plan Type: Safety

Cost Estimate: \$2,400

Uniformat Code: D5092

Recommendation: **Replace in 2019**

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Building 002 does not have any exit signs - AssetCALC ID: 1410641

Emergency/Exit Combo LEDPriority Score: **97.0**

Building 003 Throughout building

Plan Type: Safety

Cost Estimate: \$4,900

Uniformat Code: D5092

Recommendation: **Replace in 2019**

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There are no emergency exit signs throughout the building - AssetCALC ID: 1410554

**Exterior Wall in Failed condition.**

Wood Clapboard Siding, 1-2 Stories
P01 - Portable Classroom 14 Building exterior

Uniformat Code: B2011

Recommendation: **Repair in 2019**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,800

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Missing and damaged exterior wood siding - AssetCALC ID: 1410935

2. Building 001



Building 001: Systems Summary

Address	2635 Chestnut Hill Drive, Sacramento, California	
Constructed	1963	
Building Size	5,768 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco and brick with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, wood panel Floors: VCT, Unfinished Ceilings: Hard tile ceiling, painted gypsum board	Fair
Elevators	Wheelchair lift at stage	Fair
Plumbing	Copper supply and cast-iron waste & venting Gas water heaters Toilets and sinks in all restrooms	Good
HVAC	Individual packaged units	Fair

Building 001: Systems Summary

Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	The stage wheelchair lift permit has expired.	

Building 001: 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	-	-	-	\$35,200	\$32,600	\$67,900
Roofing	-	-	-	-	\$116,200	\$116,200
Interiors	-	-	-	\$86,100	\$109,200	\$195,200
Elevators	-	-	-	\$33,900	-	\$33,900
Plumbing	-	-	-	\$124,600	\$32,000	\$156,700
Fire Suppression	-	-	-	\$1,000	\$1,400	\$2,400
HVAC	-	-	\$82,100	\$6,600	\$21,700	\$110,500
Electrical	-	-	-	\$119,300	\$107,000	\$226,300
Fire Alarm & Comm	-	-	-	\$43,600	\$43,500	\$87,000
Equipment/Special	-	\$9,600	\$15,200	\$23,500	\$85,800	\$134,000
TOTALS	-	\$9,600	\$97,300	\$473,800	\$549,400	\$1,130,100

3. Building 002



Building 002: Systems Summary

Address	2635 Chestnut Hill Drive, Sacramento, California	
Constructed	1963	
Building Size	9,876 SF	
System	Description	Condition
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Brick with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, unfinished Ceilings: Hard tile ceiling, painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric water heater Toilets, urinals, and sinks in all restrooms	Good
HVAC	Split-systems	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair

Building 002: Systems Summary

Electrical	Source & Distribution: Main switchboard fed from building 001 with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, and pull stations	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks emergency exit signs throughout building	

Building 002: 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	-	-	-	\$85,200	\$25,000	\$110,200
Roofing	-	-	-	-	\$198,900	\$198,900
Interiors	-	-	\$20,900	\$57,700	\$116,600	\$195,100
Plumbing	-	\$1,900	-	\$50,200	\$104,400	\$156,500
Fire Suppression	-	-	-	\$2,500	\$3,400	\$5,900
HVAC	-	\$39,800	\$31,200	-	\$85,400	\$156,400
Electrical	\$2,400	-	-	\$29,500	\$123,900	\$155,800
Fire Alarm & Comm	-	-	-	\$46,700	\$54,600	\$101,400
Equipment/Special	-	-	-	\$6,000	\$44,900	\$50,900
TOTALS	\$2,400	\$41,700	\$52,100	\$277,800	\$757,100	\$1,131,100

4. Building 003



Building 003: Systems Summary

Address	2635 Chestnut Hill Drive, Sacramento, California	
Constructed	1963	
Building Size	10,479 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Brick with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, unfinished Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Toilets and sinks in all restrooms	Good
HVAC	Split-systems	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair

Building 003: Systems Summary

Electrical	Source & Distribution: Main switchboard fed from building 001 with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks emergency exit signs throughout building	

Building 003: 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	-	-	-	\$123,300	\$19,200	\$142,400
Roofing	-	-	-	-	\$211,000	\$211,000
Interiors	-	-	\$40,000	\$47,400	\$141,200	\$228,600
Plumbing	-	-	-	\$56,700	\$14,900	\$71,600
Fire Suppression	-	-	-	\$2,500	\$3,400	\$5,900
HVAC	-	\$52,000	\$47,800	-	\$107,200	\$207,000
Electrical	\$4,900	-	-	\$35,800	\$114,100	\$154,800
Fire Alarm & Comm	-	-	-	\$52,700	\$52,600	\$105,300
TOTALS	\$4,900	\$52,000	\$87,800	\$318,400	\$663,600	\$1,126,600

5. Building 004



Building 004: Systems Summary

Address	2635 Chestnut Hill Drive, Sacramento, California	
Constructed	1963	
Building Size	11,489 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Brick with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, unfinished Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric water heater Toilets, urinals, and sinks in all restrooms	Good
HVAC	Split-systems	Fair

Building 004: Systems Summary

Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard fed from building 001 with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks emergency exit signs throughout building	

Building 004: 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	-	-	-	\$125,700	\$23,300	\$148,900
Roofing	-	-	-	-	\$231,400	\$231,400
Interiors	-	-	\$40,000	\$47,400	\$152,800	\$240,200
Plumbing	-	-	-	\$78,900	\$77,300	\$156,100
Fire Suppression	-	-	-	\$2,500	\$3,400	\$5,900
HVAC	-	\$51,600	\$47,800	-	\$106,800	\$206,200
Electrical	\$4,900	-	-	\$35,800	\$114,100	\$154,800
Fire Alarm & Comm	-	-	-	\$52,700	\$52,600	\$105,300
TOTALS	\$4,900	\$51,600	\$87,800	\$343,000	\$761,700	\$1,248,800

6. Building P01



Building P01: Systems Summary

Address	2635 Chestnut Hill Drive, Sacramento, California	
Constructed	1953	
Building Size	983 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board & vinyl Floors: VCT Ceilings: Hard tile ceiling	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting	Fair
HVAC	Split-system	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair

Building P01: Systems Summary

Electrical	Source & Distribution: Main switchboard fed from building 001 with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks emergency exit signs throughout building, missing some wood siding	

Building P01: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	\$1,100	-	\$1,800	\$2,900
Facade	\$3,800	\$2,000	\$9,700	\$125,500	\$13,100	\$154,200
Roofing	-	-	\$15,600	-	-	\$15,600
Interiors	-	\$5,200	\$3,600	\$8,300	\$4,800	\$21,800
Plumbing	-	-	-	\$4,000	-	\$4,000
Fire Suppression	-	-	-	\$500	\$700	\$1,200
HVAC	-	\$12,300	-	-	\$13,500	\$25,800
Electrical	\$800	-	-	\$6,000	\$18,300	\$25,100
Fire Alarm & Comm	-	\$5,900	-	\$3,000	-	\$8,900
Equipment/Special	-	-	\$11,900	-	-	\$11,900
TOTALS	\$4,600	\$25,400	\$41,900	\$147,300	\$52,200	\$271,400

7. Building P02



Building P02: Systems Summary

Address	2635 Chestnut Hill Drive, Sacramento, California	
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	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board & vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting	Fair
HVAC	Wall-mounted heat pump	Fair

Building P02: Systems Summary

Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard fed from building 001 with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks emergency exit signs throughout building	

Building P02: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$10,000	\$8,400	\$135,600	\$154,000
Roofing	-	-	-	-	\$30,900	\$30,900
Interiors	-	-	\$6,000	\$5,700	\$9,300	\$20,900
Plumbing	-	-	-	\$1,800	\$3,000	\$4,700
Fire Suppression	-	-	-	\$500	\$700	\$1,200
HVAC	-	\$6,600	-	-	\$4,100	\$10,700
Electrical	\$800	-	-	\$20,500	\$1,500	\$22,800
Fire Alarm & Comm	-	-	-	\$2,900	\$8,200	\$11,100
Equipment/Special	-	-	-	\$2,800	-	\$2,800
TOTALS	\$800	\$6,600	\$16,000	\$42,600	\$193,300	\$259,100

8. Building P03



Building P03: Systems Summary

Address	2635 Chestnut Hill Drive, Sacramento, California	
Constructed	1967	
Building Size	1,800 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Vinyl, wood panel Floors: Carpet, VCT Ceilings: Hard tile ceiling	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting	Fair
HVAC	Split-system, packaged unit	Fair

Building P03: Systems Summary

Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard fed from building 001 with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks emergency exit signs throughout building	

Building P03: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	\$1,600	-	\$2,500	\$4,100
Facade	-	-	\$136,400	\$19,200	\$21,800	\$177,400
Roofing	-	-	-	-	\$35,200	\$35,200
Interiors	-	-	-	\$41,400	-	\$41,400
Plumbing	-	-	-	\$3,300	-	\$3,300
Fire Suppression	-	-	-	\$500	\$700	\$1,200
HVAC	-	-	-	\$13,000	\$25,500	\$38,600
Electrical	\$800	-	-	\$9,800	\$32,200	\$42,800
Fire Alarm & Comm	-	-	-	\$5,500	\$15,400	\$20,900
Equipment/Special	-	-	-	\$20,200	-	\$20,200
TOTALS	\$800	-	\$138,000	\$112,900	\$133,300	\$385,100

9. Site Summary



Site Information

Lot Size	9.95 acres (estimated)	
Parking Spaces	28 total spaces all in open lots; 2 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt parking lots with concrete sidewalks, curbs, and ramps	Fair
Site Development	Property entrance signage, chain link fencing with gates, Playgrounds and sports courts and fields, fencing, and site lights	Good
Landscaping and Topography	Moderate landscaping features Irrigation is present No retaining walls Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Building-mounted: HPS	Good
Ancillary Structures	Pre-fabricated storage sheds	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Moderate alligator cracking in asphalt pavement	

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
Structure	-	-	-	-	\$14,100	\$14,100
Plumbing	-	-	-	\$11,100	-	\$11,100
Fire Suppression	-	-	-	\$10,800	-	\$10,800
Electrical	-	-	-	-	-	-
Site Development	-	\$20,600	\$30,200	\$43,900	\$505,900	\$600,600
Landscaping	-	-	-	\$1,358,200	-	\$1,358,200
Pavement	-	\$39,600	-	\$402,700	\$114,800	\$557,100
Utilities	-	-	-	\$163,900	-	\$163,900
TOTALS	-	\$60,200	\$30,200	\$1,990,600	\$634,800	\$2,715,800

10. Property Space Use and Observed Areas

Unit Allocation

All 43,275 square feet of the property are occupied by the California Montessori Project - Capitol Campus. Building 001 is a multi-purpose room and kitchen. The rest of the spaces are mostly classrooms 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.

11. 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 1963. The facility was not subsequently renovated. Complaints about accessibility issues have not been received by the property management. The property does not have associated litigation related to existing barriers or previously removed barriers.

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

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

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

12. 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.

13. 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.

14. Certification

DLR Group (the Client) retained EMG to perform this Facility Condition Assessment in connection with the preparation of an architectural master plan of California Montessori Project - Capitol Campus, 2635 Chestnut Hill 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: Jonathan Levine

Reviewed by:



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15. Appendices

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

Appendix A: Photographic Record



#1

COVER PHOTO



#2

FRONT ELEVATION



#3

LEFT ELEVATION



#4

REAR ELEVATION



#5

RIGHT ELEVATION



#6

OFFICE



#7

MULTI-PURPOSE ROOM



#8

CLASSROOM



#9

CLASSROOM



#10

PORTABLE CLASSROOM



#11

RESTROOM



#12

RESTROOM



#13	SUPPLY CLOSET
-----	---------------



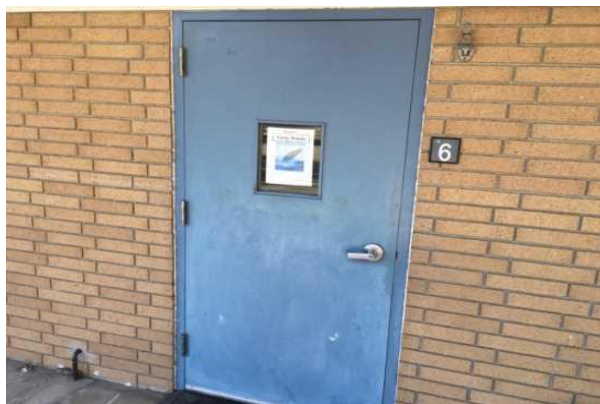
#14	KITCHEN
-----	---------



#15	EXTERIOR ALUMINUM WINDOWS
-----	---------------------------



#16	EXTERIOR FULLY GLAZED DOOR
-----	----------------------------



#17	EXTERIOR WOOD DOOR
-----	--------------------



#18	EXTERIOR STEEL DOOR
-----	---------------------



#19

MAIN ROOF OVERVIEW



#20

MODIFIED BITUMINOUS ROOF



#21

METAL ROOF



#22

WHEELCHAIR LIFT



#23

GAS-FIRED WATER HEATER



#24

ELECTRIC WATER HEATER



#25	BACKFLOW PREVENTER
-----	--------------------



#26	HVAC SYSTEM DUCTWORK
-----	----------------------



#27	PACKAGED UNIT
-----	---------------



#28	SPLIT-SYSTEM HEAT PUMP
-----	------------------------



#29	FURNACE
-----	---------



#30	FURNACE
-----	---------



#31 WALL-MOUNTED HEAT PUMP



#32 ROOF-MOUNTED EXHAUST FAN



#33 MAIN SWITCHBOARD



#34 MAIN SWITCHBOARD



#35 MAIN DISTRIBUTION PANEL



#36 INTERIOR LIGHTING



#37

INTERIOR LIGHTING



#38

INTERIOR LIGHTING



#39

FIRE ALARM CONTROL PANEL



#40

FIRE ALARM SYSTEM



#41

EMERGENCY LIGHTS



#42

FIRE EXTINGUISHER



#43

CCTV SYSTEM



#44

PA SYSTEM



#45

EXTERIOR BUILDING MOUNTED
LIGHT

#46

EXTERIOR BUILDING MOUNTED
LIGHT

#47

OPEN PLAY AREA



#48

ASPHALT PARKING LOT



#49

PLAY STRUCTURE



#50

CHAIN LINK FENCING



#51

PROPERTY SIGNAGE



#52

FLAGPOLE



#53

WOODEN SHEDS



#54

IRRIGATION SYSTEM



#55

PORTABLE BUILDING P01



#56

PORTABLE BUILDING P02



#57

PORTABLE BUILDING P03



#58

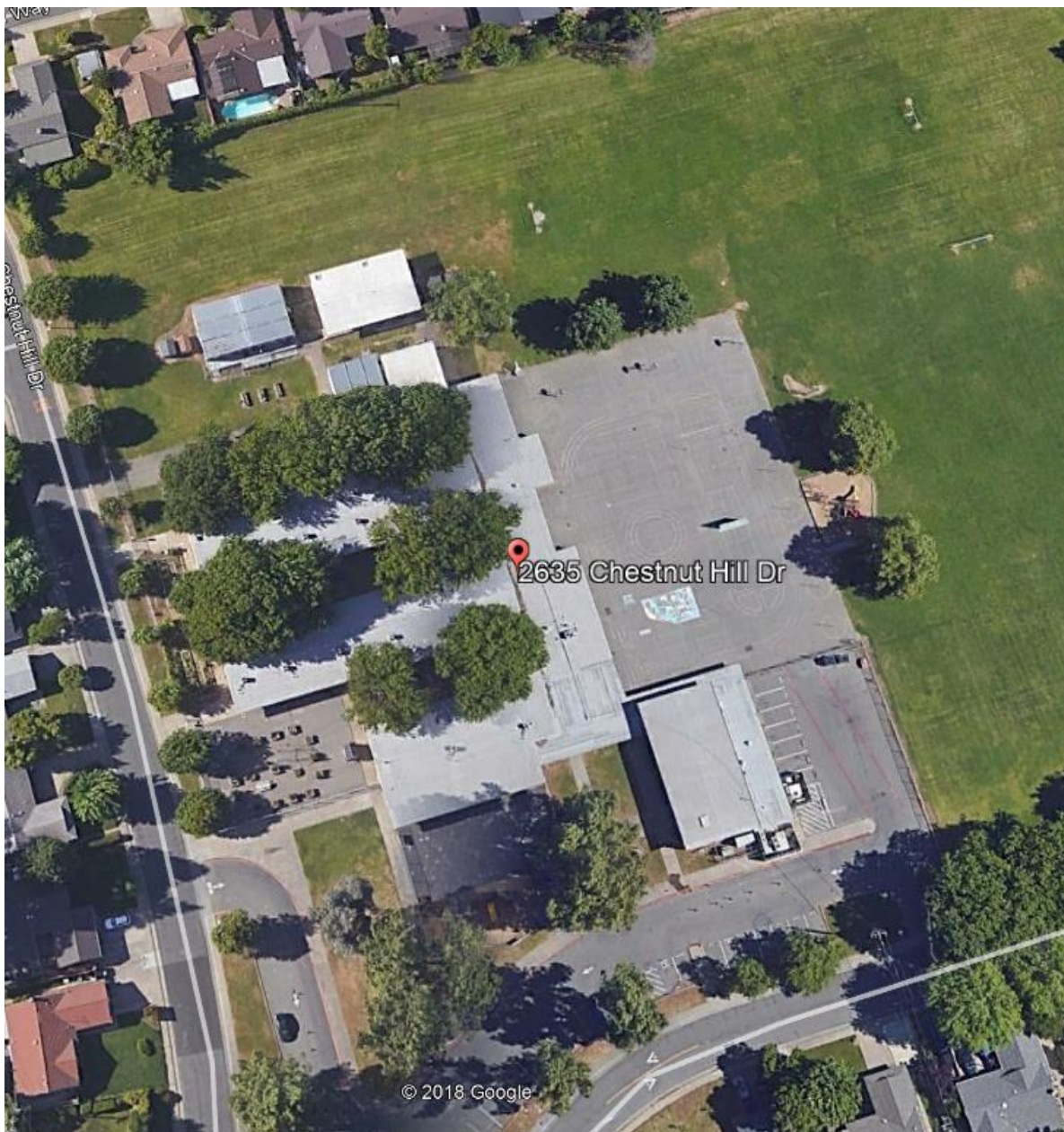
PORTABLE BUILDING P04

Appendix B: Site and Floor Plans

FACILITY CONDITION ASSESSMENT
AERIAL PHOTO

CALIFORNIA MONTESSORI PROJECT – CAPITOL CAMPUS

EMG PROJECT NO.: 136988.19R000.070.322

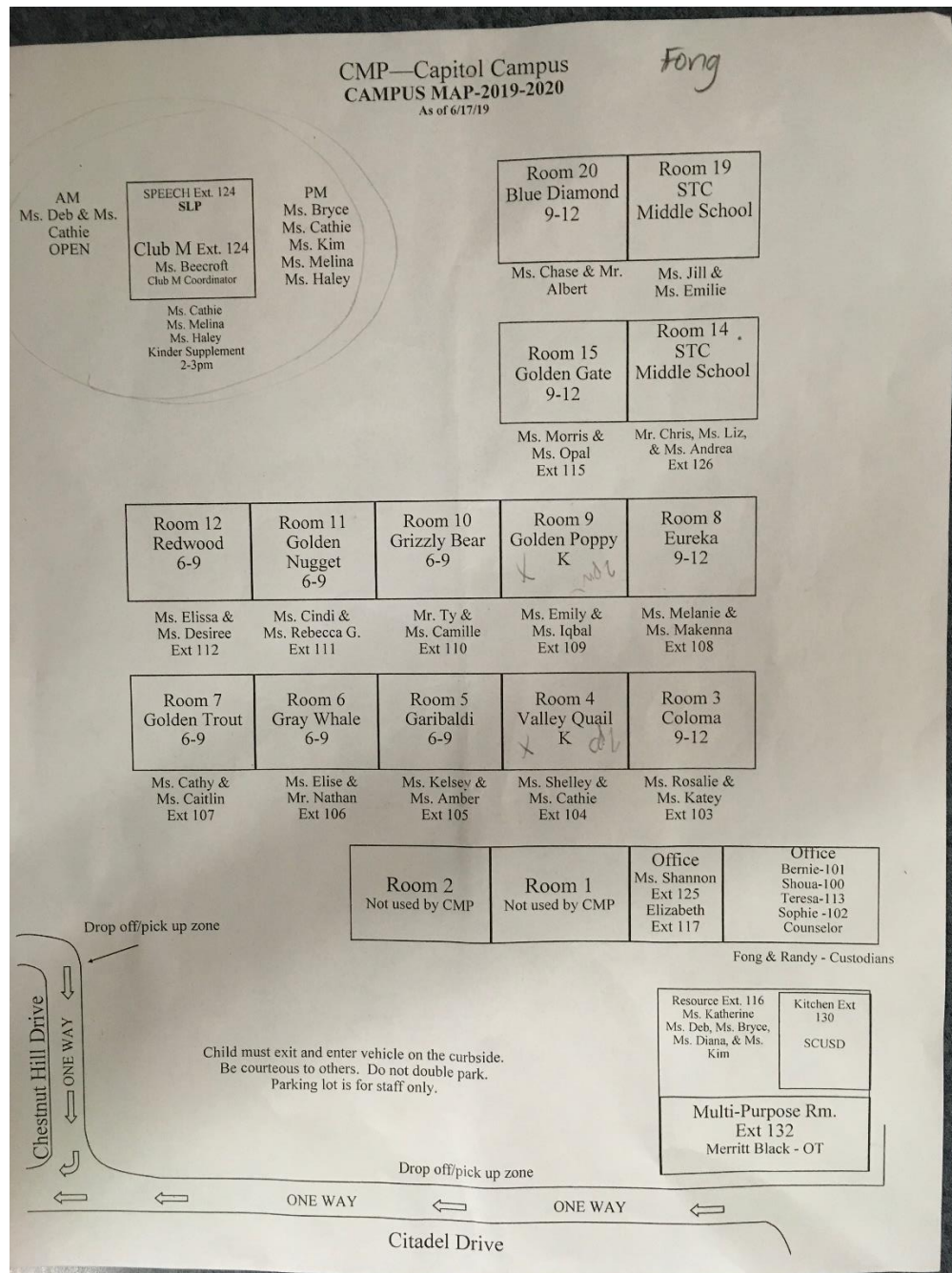


SOURCE:
Sacramento City Unified School District



ON-SITE DATE:
September 03, 2019

Floor Plan



SOURCE:

California Montessori Project – Capitol Campus



ON-SITE DATE:

September 03, 2019

Appendix C: Supporting Documents

ADA CHECKLIST

Date Completed: September 3, 2019

Property Name: California Montessori Project – Capitol Campus

EMG Project Number: 136988.19R000-070.322

	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		Van space does not have a sign
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	
3	Does the width between railings appear at least 36 inches?			X	

ADA CHECKLIST

	Ramps (cont.)	Yes	No	NA	Comments
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 | California Montessori Project - Capitol Campus

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5038	All buildings	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	43,275 SF	7	1829396

Component Condition Report | California Montessori Project - Capitol Campus / Building 001

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,700 SF	7	1503483
B2021	Building Exterior	Fair	Window, 12 SF	18	10	1409996
B2032	Building Exterior	Good	Exterior Door, Wood Solid-Core	9	17	1410018
B2034	K00K, Kitchen	Good	Overhead/Dock Door, 144 SF	1	22	1409990
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	5,768 SF	13	1410021
Interiors						
C1021	Throughout building	Good	Interior Door, Wood Solid-Core	8	30	1410029
C3012	Throughout building	Good	Interior Wall Finish, any surface, Prep & Paint	9,175 SF	7	1410019
C3012	Multiple-purpose room	Good	Interior Wall Finish, Wood Paneling	900 SF	20	1410000
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	4,851 SF	8	1410006
C3031	Throughout building	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	3,926 SF	7	1410023
C3032	Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	1,160 SF	10	1410025
Elevators						
D1013	Z00H, stage	Fair	Wheelchair Lift, 5' Rise, Renovate [No tag/plate found]	1	10	1409997
Plumbing						
D2011	T004, kitchen restroom	Good	Toilet, Residential Water Closet	1	20	1409977
D2014	K00K, Kitchen	Good	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	2	20	1410016
D2014	J002, janitor's closet	Fair	Service Sink, Wall-Hung	1	20	1409992
D2014	K00K, Kitchen	Good	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	1	20	1410008
D2014	Office	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	1409979
D2014	T004, kitchen restroom	Good	Sink/Lavatory, Wall-Hung, Vitreous China	1	20	1410032
D2014	K00K, Kitchen	Good	Commercial Kitchen Sink, 2.2 GPM	1	20	1410022
D2023	B001, Boiler Rm. Number 1	Fair	Water Heater, 75 GAL [No tag/plate found]	1	8	1410005
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,086 SF	10	1410020
Fire Suppression						

Component Condition Report | California Montessori Project - Capitol Campus / Building 001

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4031	Throughout building	Good	Fire Extinguisher, Wet Chemical/CO2	2	7	1410013
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	5,086 SF	15	1409986
D3042	Roof	Fair	Exhaust Fan, CFM [No tag/plate found]	1	10	1410026
D3042	Roof	Fair	Exhaust Fan, 501 - 1000 CFM [No tag/plate found]	1	4	1409985
D3042	Roof	Fair	Exhaust Fan, 501 - 1000 CFM [No tag/plate found]	1	5	1410024
D3042	Roof	Fair	Exhaust Fan, 501 - 1000 CFM [No tag/plate found]	1	5	1410009
D3042	Roof	Fair	Exhaust Fan, CFM [No tag/plate found]	1	10	1409991
D3042	Roof	Fair	Exhaust Fan, CFM [No tag/plate found]	1	10	1410015
D3042	Roof	Fair	Exhaust Fan, 501 - 1000 CFM [No tag/plate found]	1	5	1410028
D3052	South Mechanical Yard	Fair	Packaged Unit, 16 TON [A/C-1]	1	4	1409994
D3052	East Mechanical Yard	Fair	Packaged Unit, 3 TON [A/C-2]	1	4	1410031
Electrical						
D5012	B001, Boiler Rm. Number 1	Fair	Building/Main Switchboard, 800 AMP [No tag/plate found]	1	10	1409978
D5012	B001, Boiler Rm. Number 1	Fair	Main Distribution Panel, 800 AMP [Dist. Panel DPA]	1	14	1409988
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	5,086 SF	10	1410010
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	3	10	1410017
D5029	Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	5,086 SF	15	1409999
D5092	Throughout building	Good	Exit Sign Light Fixture, LED	3	7	1410001
D5092	Multiple-purpose room	Good	Emergency Light, 2-Head w/ Battery	4	7	1409995
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	5,086 SF	10	1411077
D5037	Throughout building	Good	Fire Alarm System, Standard Addressable, Upgrade	5,086 SF	15	1409980
D5038	Throughout building	Good	Security/Surveillance System, Cameras and CCTV	5,086 SF	10	1409983
Equipment/Special						
E1093	K00K, Kitchen	Fair	Commercial Kitchen, Food Warmer [No tag/plate found]	1	7	1409993
E1093	K00K, Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	5	1410027
E1093	K00K, Kitchen	Fair	Commercial Kitchen, Range, 2-Burner [No tag/plate found]	1	7	1409998
E1093	K00K, Kitchen	Good	Commercial Kitchen, Convection Oven, Double [No tag/plate found]	1	7	1409984
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In [No tag/plate found]	1	4	1409989
E1093	K00K, Kitchen	Fair	Commercial Kitchen, Refrigerator, 3-Door Reach-In [No tag/plate found]	1	3	1410007
E1093	Kitchen	Good	Commercial Kitchen, 5 LF	1	12	1410011
E2012	Kitchen	Good	Kitchen Cabinetry, Stock Hardwood	30 LF	15	1410014

Component Condition Report California Montessori Project - Capitol Campus / Building 002						
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2021	Building Exterior	Fair	Window, 12 SF	20	10	1410513
B2021	Building Exterior	Fair	Window, 24 SF	35	10	1410510
B2031	Building Exterior	Good	Exterior Door, Aluminum-Framed Fully-Glazed	4	20	1410508
B2032	Building Exterior	Good	Exterior Door, Wood Solid-Core	7	20	1410514
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	9,876 SF	13	1410517
Interiors						
C1021	Throughout building	Good	Interior Door, Wood Solid-Core	15	30	1410499
C1031	Restrooms	Good	Toilet Partitions, Wood	9	17	1410504
C3012	Throughout building	Good	Interior Wall Finish, any surface, Prep & Paint	11,450 SF	7	1410520
C3024	Throughout building	Good	Interior Floor Finish, Vinyl Tile (VCT)	2,681 SF	10	1410507
C3024	Restrooms	Good	Interior Floor Finish, Ceramic Tile	252 SF	35	1410527
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	1,750 SF	5	1410522
C3031	Throughout building	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	1,182 SF	7	1410521
C3032	Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	1,824 SF	13	1410515
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,446 SF	20	1410526
Plumbing						
D2011	Restrooms	Good	Toilet, Commercial Water Closet	10	20	1410512
D2012	Restrooms	Good	Urinal, Standard	4	20	1410501
D2014	S005, work room	Good	Service Sink, Wall-Hung	1	25	1410509
D2014	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	9	20	1410518
D2014	Throughout Building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	6	20	1410503
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	3	15	1410497
D2023	B001, boiler rm. number 2	Fair	Water Heater, Gas, Residential, 30 to 50 GAL [No tag/plate found]	1	2	1410500
D2029	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	5,452 SF	10	1410642
Fire Suppression						
D4031	Throughout building	Good	Fire Extinguisher, Wet Chemical/CO2	5	7	1410511
HVAC						
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [CU-1]	1	2	1410496
D3032	Roof	Fair	Condensing Unit/Heat Pump, 7.5 TON [No tag/plate found]	1	3	1410012
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [CU-2]	1	2	1410502
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	5,452 SF	15	1410524

Component Condition Report | California Montessori Project - Capitol Campus / Building 002

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3051	B001, boiler rm. number 2	Fair	Furnace, Gas, 151 to 200 MBH [F-13]	1	4	1410519
D3051	Y002, Classroom 2	Fair	Furnace, 110 MBH [F-2]	1	4	1410493
D3051	Y001, Classroom 1	Fair	Furnace, 110 MBH [F-1]	1	4	1410506
Electrical						
D5012	B001, boiler rm. number 2	Fair	Main Distribution Panel, 600 AMP [Panel PB HVAC B SECT]	1	14	1410495
D5012	B001, boiler rm. number 2	Fair	Main Distribution Panel, 600 AMP [Panel PB HVAC A SECT]	1	14	1410505
D5019	Throughout Building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	5,452 SF	10	1410643
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	3	10	1421450
D5029	Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	5,452 SF	14	1410525
D5092	Throughout building	NA	Exit Sign Light Fixture, LED	8	0	1410641
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	5,452 SF	10	1411078
D5037	Throughout building	Good	Fire Alarm System, Standard Addressable, Upgrade	5,452 SF	15	1410498
D5037	B001, boiler rm. number 2	Good	Fire Alarm Control Panel, Addressable [No tag/plate found]	1	13	1410492
D5038	Throughout building	Good	Security/Surveillance System, Cameras and CCTV	5,452 SF	10	1410640
Equipment/Special						
E2012	C00D, main office	Good	Kitchen Counter, Plastic Laminate, Postformed	65 LF	10	1410523
E2012	C00D, main office	Good	Kitchen Cabinetry, Stock Hardwood	70 LF	15	1410494

Component Condition Report | California Montessori Project - Capitol Campus / Building 003

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2021	Building Exterior	Fair	Window, 12 SF	43	10	1410551
B2021	Building Exterior	Fair	Window, 24 SF	41	10	1410536
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	14	12	1410535
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	10,479 SF	13	1410560
Interiors						
C1021	Throughout building	Good	Interior Door, Wood Solid-Core	5	30	1410547
C3012	Throughout building	Good	Interior Wall Finish, any surface, Prep & Paint	11,700 SF	7	1410553
C3024	Classrooms	Good	Interior Floor Finish, Vinyl Tile (VCT)	1,437 SF	10	1410534
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	3,354 SF	5	1410533
C3031	Throughout building	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	1,362 SF	7	1410543

Component Condition Report | California Montessori Project - Capitol Campus / Building 003

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3032	Classrooms	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,791 SF	20	1410539
Plumbing						
D2014	Classrooms	Good	Sink/Lavatory, Vanity Top, Stainless Steel	5	20	1410541
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	6,153 SF	10	1410559
Fire Suppression						
D4031	Classrooms	Good	Fire Extinguisher, Wet Chemical/CO2	5	7	1410558
HVAC						
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [CU-6]	1	2	1410545
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [CU-7]	1	2	1410540
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [CU-5]	1	3	1410537
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [CU-3]	1	2	1410546
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [CU-4]	1	2	1410555
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	6,153 SF	15	1410550
D3051	O003, Classroom 3	Fair	Furnace, 110 MBH [F-7]	1	4	1410544
D3051	O007, Classroom 7	Fair	Furnace, 110 MBH [F-6]	1	4	1410556
D3051	O005, Classroom 5	Fair	Furnace, 110 MBH [F-5]	1	4	1410538
D3051	O004, Classroom 4	Fair	Furnace, 110 MBH [F-4]	1	4	1410542
D3051	O003, Classroom 3	Fair	Furnace, 110 MBH [F-3]	1	4	1410548
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	6,153 SF	10	1410557
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	2	10	1421451
D5029	Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	6,153 SF	15	1410549
D5092	Throughout building	NA	Emergency/Exit Combo LED	12	0	1410554
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	6,153 SF	10	1411079
D5037	Throughout building	Good	Fire Alarm System, Standard Addressable, Upgrade	6,153 SF	15	1410561
D5038	Throughout building	Good	Security/Surveillance System, Cameras and CCTV	6,153 SF	10	1410644

Component Condition Report | California Montessori Project - Capitol Campus / Building 004

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2021	Building Exterior	Fair	Window, 24 SF	41	10	1410669
B2021	Building Exterior	Fair	Window, 12 SF	45	10	1410653

Component Condition Report | California Montessori Project - Capitol Campus / Building 004

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	17	12	1410658
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	11,489 SF	13	1410574
Interiors						
C1021	Throughout building	Good	Interior Door, Wood Solid-Core	5	30	1410665
C1031	Restrooms	Good	Toilet Partitions, Metal	6	17	1410686
C3012	Throughout building	Good	Interior Wall Finish, any surface, Prep & Paint	11,700 SF	7	1410652
C3024	Classrooms	Good	Interior Floor Finish, Vinyl Tile (VCT)	1,437 SF	10	1410655
C3024	Restrooms	Good	Interior Floor Finish, Ceramic Tile	516 SF	35	1410692
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	3,354 SF	5	1410661
C3031	Throughout building	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	1,362 SF	7	1410675
C3032	Classrooms	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,791 SF	20	1410657
Plumbing						
D2011	Restrooms	Good	Toilet, Commercial Water Closet	6	20	1410687
D2012	T002, boys restroom	Good	Urinal, Standard	5	20	1410569
D2014	J001, janitor's closet	Fair	Service Sink, Wall-Hung	1	20	1410566
D2014	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	7	20	1410685
D2014	Classrooms	Good	Sink/Lavatory, Vanity Top, Stainless Steel	5	20	1410670
D2023	J001, janitor's closet	Fair	Water Heater, 30 GAL [No tag/plate found]	1	9	1410568
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	6,153 SF	10	1410673
Fire Suppression						
D4031	Classrooms	Good	Fire Extinguisher, Wet Chemical/CO2	5	7	1410668
HVAC						
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [CU-8]	1	2	1410563
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [CU-10]	1	2	1410570
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [CU-12]	1	2	1410565
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [CU-9]	1	2	1410573
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [CU-11]	1	2	1410567
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	6,153 SF	15	1410572
D3051	O009, Classroom 9	Fair	Furnace, 110 MBH [F-9]	1	4	1410562
D3051	O010, Classroom 10	Fair	Furnace, 110 MBH [F-10]	1	4	1410571
D3051	X008, Classroom 8	Fair	Furnace, 110 MBH [F-8]	1	4	1410576
D3051	O012, Classroom 12	Fair	Furnace, 110 MBH [F-12]	1	4	1410564

Component Condition Report | California Montessori Project - Capitol Campus / Building 004

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3051	O011, Classroom 11	Fair	Furnace, 110 MBH [F-11]	1	4	1410575
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	6,153 SF	10	1410662
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	2	10	1421452
D5029	Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	6,153 SF	15	1410664
D5092	Throughout building	NA	Emergency/Exit Combo LED	12	0	1410651
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	6,153 SF	10	1411076
D5037	Throughout building	Good	Fire Alarm System, Standard Addressable, Upgrade	6,153 SF	15	1410656
D5038	Throughout building	Good	Security/Surveillance System, Cameras and CCTV	6,153 SF	10	1410671

Component Condition Report | California Montessori Project - Capitol Campus / P01 - Portable Classroom 14

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Building exterior	Fair	Exterior Stairs, Wood	18 SF	5	1410932
Facade						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,100 SF	4	1503485
B2011	Building exterior	Fair	Exterior Wall, Wood Clapboard Siding, 1-2 Stories	2,100 SF	6	1503490
B2011	Building exterior	Failed	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Repair	96 SF	0	1410935
B2021	Building exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	8	10	1410946
B2021	Building exterior	Fair	Window, 12 SF	7	10	1410938
B2032	Building exterior	Fair	Exterior Door, Wood Solid-Core	2	2	1410941
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	983 SF	5	1410953
Interiors						
C3012	O014, Classroom 14	Fair	Interior Wall Finish, any surface, Prep & Paint	1,500 SF	5	1410933
C3024	O014, Classroom 14	Fair	Interior Floor Finish, Vinyl Tile (VCT)	983 SF	7	1410949
C3032	O014, Classroom 14	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	983 SF	3	1410940
Plumbing						
D2014	O014, Classroom 14	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	1410930
D2029	O014, Classroom 14	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	983 SF	10	1410993
Fire Suppression						
D4031	O014, Classroom 14	Good	Fire Extinguisher, Wet Chemical/CO2	1	7	1410931

Component Condition Report | California Montessori Project - Capitol Campus / P01 - Portable Classroom 14

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3032	Roof	Fair	Condensing Unit/Heat Pump, 3 TON [No tag/plate found]	1	3	1410942
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	983 SF	15	1411074
D3051	O014, Classroom 14	Fair	Furnace, 70 MBH [No tag/plate found]	1	3	1410934
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	983 SF	10	1410937
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	10	1410936
D5029	O014, Classroom 14	Good	Lighting System, Interior, Medium Density & Standard Fixtures	983 SF	15	1410944
D5092	O014, Classroom 14	NA	Emergency/Exit Combo LED	2	0	1410992
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	983 SF	10	1410943
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	983 SF	3	1410951
Equipment/Special						
E2012	O014, Classroom 14	Fair	Kitchen Cabinetry, Stock Hardwood	25 LF	5	1410947

Component Condition Report | California Montessori Project - Capitol Campus / P02 - Portable Classroom 15

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Fair	Exterior Wall, Wood Clapboard Siding, 1-2 Stories	2,100 SF	11	1503489
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,100 SF	5	1503486
B2021	Building exterior	Fair	Window, 12 SF	7	10	1408467
B2032	Building exterior	Fair	Exterior Door, Steel	2	15	1408465
Roofing						
B3011	Roof	Fair	Roof, Metal	960 SF	20	1408472
Interiors						
C3012	O015, Classroom 15	Fair	Interior Wall Finish, Vinyl	1,500 SF	5	1408478
C3032	O015, Classroom 15	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	7	1408470
Plumbing						
D2014	O015, Classroom 15	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	1411002
D2029	O015, Classroom 15	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	960 SF	10	1410995
Fire Suppression						
D4031	O015, Classroom 15	Good	Fire Extinguisher, Wet Chemical/CO2	1	7	1408476
HVAC						

Component Condition Report | California Montessori Project - Capitol Campus / P02 - Portable Classroom 15

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	960 SF	15	1411073
D3052	Building exterior	Fair	Heat Pump, 3 TON [1]	1	3	1408466
Electrical						
D5019	O015, Classroom 15	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	960 SF	10	1411001
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	2	10	1408469
D5029	O015, Classroom 15	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	10	1408473
D5092	O015, Classroom 15	NA	Emergency/Exit Combo LED	2	0	1410998
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	960 SF	10	1410999
D5037	Throughout building	Good	Fire Alarm System, Standard Addressable, Upgrade	960 SF	15	1408464
Equipment/Special						
E2012	O015, Classroom 15	Good	Kitchen Counter, Plastic Laminate, Postformed	30 LF	10	1408477

Component Condition Report | California Montessori Project - Capitol Campus / P03 - Portable Classrooms 19 & 20

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Building exterior	Fair	Exterior Stairs, Wood	25 SF	5	1410970
Facade						
B2011	Building exterior	Fair	Exterior Wall, Wood Clapboard Siding, 1-2 Stories	2,600 SF	5	1503491
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,600 SF	5	1503487
B2021	Building exterior	Fair	Window, 12 SF	16	10	1410964
B2032	Building exterior	Fair	Exterior Door, Steel	4	15	1410966
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	1,800 SF	12	1410979
Interiors						
C3012	Classrooms	Fair	Interior Wall Finish, Wood Paneling	200 SF	10	1410986
C3012	Classrooms	Fair	Interior Wall Finish, Vinyl	2,900 SF	7	1410972
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	900 SF	7	1410973
C3032	Classrooms	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	1,800 SF	10	1410969
Plumbing						
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	1,800 SF	10	1411038
Fire Suppression						
D4031	O019, Classroom 19	Good	Fire Extinguisher, Wet Chemical/CO2	1	7	1410984

Component Condition Report | California Montessori Project - Capitol Campus / P03 - Portable Classrooms 19 & 20

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3032	Building exterior	Good	Condensing Unit/Heat Pump, 3 TON [No tag/plate found]	1	13	1410980
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	1,800 SF	15	1411037
D3051	O020, Classroom 20	Good	Furnace, 70 MBH [No tag/plate found]	1	18	1410968
D3052	Building exterior	Fair	Packaged Unit (RTU), 3 Ton [No tag/plate found]	1	8	1410981
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	1,800 SF	10	1410983
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	10	1410977
D5029	Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	1,800 SF	15	1410978
D5092	Classrooms	NA	Emergency/Exit Combo LED	2	0	1411039
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	1,800 SF	10	1411040
D5037	Throughout building	Good	Fire Alarm System, Standard Addressable, Upgrade	1,800 SF	15	1410976
Equipment/Special						
E2012	Classrooms	Fair	Kitchen Cabinetry, Stock Hardwood	40 LF	7	1410985

Component Condition Report | California Montessori Project - Capitol Campus / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Site	Fair	Exterior Stairs, Metal or Pan-Filled	150 SF	12	1408471
Plumbing						
D2021	Site	Fair	Backflow Preventer, 4 INCH [No tag/plate found]	1	7	1408569
Fire Suppression						
D4011	Site	Fair	Backflow Preventer, 4 INCH [No tag/plate found]	1	6	1408553
Electrical						
D5012	South Electrical Yard	Good	Building/Main Switchboard, 2000 AMP [No tag/plate found]	1	30	1410030
Pavement						
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	60,450 SF	2	1410004
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	60,450 SF	7	1410003
Site Development						
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	2,460 LF	20	1409981
G2044	Site	Fair	Signage, Property, Monument/Pylon	1	6	1409987
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	24	15	1408567

Component Condition Report | California Montessori Project - Capitol Campus / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2045	Site	Good	Site Furnishings, Bike Rack	4	17	1408562
G2047	Site	Good	Play Structure, Medium	2	15	1408559
G2047	Site	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	2,750 SF	10	1408572
G2047	Open Play Area	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	31,500 SF	2	1408556
G2047	Site	Fair	Sports Apparatus, Basketball Backstop	2	5	1408570
G2047	Site	Fair	Sports Apparatus, Basketball Backstop	5	15	1408560
G2048	Site	Fair	Flagpole, Metal	1	15	1408561
G2049	Site	Fair	Shed, Wooden Framed, Asphalt Shingles	600 SF	12	1408571
Landscaping						
G2057	Site	Fair	Irrigation System	237,000 SF	6	1409982
Utilities						
G3011	Site	Fair	Water Line, Copper, 2"	242 LF	10	1836758
G3021	Site	Fair	Sewer Line, PVC, 6"	242 LF	9	1836759

Appendix E: Replacement Reserves

Replacement Reserves Report

6/11/2020

Building	Subfolder	Unifomat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
California Montessori Project - Capitol Campus		D5038	1829396	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	15	8	7	43275	SF	\$4.46	\$192,863								\$192,863				\$192,863
California Montessori Project - Capitol Campus	Building 001	B2011	1503483	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	2700	SF	\$4.11	\$11,107								\$11,107				\$11,107
California Montessori Project - Capitol Campus	Building 001	B2021	1409996	Window, 12 SF, Replace	30	20	10	18	EA	\$891.34	\$16,044										\$16,044		\$16,044
California Montessori Project - Capitol Campus	Building 001	C3012	1410019	Interior Wall Finish, any surface, Prep & Paint	10	3	7	9175	SF	\$2.06	\$18,872								\$18,872				\$18,872
California Montessori Project - Capitol Campus	Building 001	C3024	1410006	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	4851	SF	\$6.86	\$33,261									\$33,261			\$33,261
California Montessori Project - Capitol Campus	Building 001	C3031	1410023	Interior Ceiling Finish, any flat surface, Prep & Paint	10	3	7	3926	SF	\$2.74	\$10,767								\$10,767				\$10,767
California Montessori Project - Capitol Campus	Building 001	C3032	1410025	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	15	10	1160	SF	\$4.80	\$5,567										\$5,567		\$5,567
California Montessori Project - Capitol Campus	Building 001	D1013	1409997	Wheelchair Lift, 5' Rise, Renovate	25	15	10	1	EA	\$25,231.74	\$25,232										\$25,232		\$25,232
California Montessori Project - Capitol Campus	Building 001	D2023	1410005	Water Heater, 75 GAL, Replace	20	12	8	1	EA	\$17,004.00	\$17,004									\$17,004			\$17,004
California Montessori Project - Capitol Campus	Building 001	D2029	1410020	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	30	10	5086	SF	\$15.08	\$76,718										\$76,718		\$76,718
California Montessori Project - Capitol Campus	Building 001	D3042	1409985	Exhaust Fan, 501 - 1000 CFM, Replace	20	16	4	1	EA	\$1,919.81	\$1,920					\$1,920							\$1,920
California Montessori Project - Capitol Campus	Building 001	D3042	1410024	Exhaust Fan, 501 - 1000 CFM, Replace	20	15	5	1	EA	\$1,919.81	\$1,920						\$1,920						\$1,920
California Montessori Project - Capitol Campus	Building 001	D3042	1410009	Exhaust Fan, 501 - 1000 CFM, Replace	20	15	5	1	EA	\$1,919.81	\$1,920						\$1,920						\$1,920
California Montessori Project - Capitol Campus	Building 001	D3042	1410028	Exhaust Fan, 501 - 1000 CFM, Replace	20	15	5	1	EA	\$1,919.81	\$1,920						\$1,920						\$1,920
California Montessori Project - Capitol Campus	Building 001	D3042	1410026	Exhaust Fan, CFM, Replace	20	10	10	1	EA	\$1,645.55	\$1,646										\$1,646		\$1,646
California Montessori Project - Capitol Campus	Building 001	D3042	1409991	Exhaust Fan, CFM, Replace	20	10	10	1	EA	\$1,645.55	\$1,646										\$1,646		\$1,646
California Montessori Project - Capitol Campus	Building 001	D3042	1410015	Exhaust Fan, CFM, Replace	20	10	10	1	EA	\$1,645.55	\$1,646										\$1,646		\$1,646
California Montessori Project - Capitol Campus	Building 001	D3052	1409994	Packaged Unit, 16 TON, Replace	20	16	4	1	EA	\$54,851.60	\$54,852					\$54,852							\$54,852
California Montessori Project - Capitol Campus	Building 001	D3052	1410031	Packaged Unit, 3 TON, Replace	20	16	4	1	EA	\$10,284.68	\$10,285					\$10,285							\$10,285
California Montessori Project - Capitol Campus	Building 001	D4031	1410013	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	2	EA	\$411.39	\$823								\$823				\$823
California Montessori Project - Capitol Campus	Building 001	D5012	1409978	Building/Main Switchboard, 800 AMP, Replace	40	30	10	1	EA	\$68,564.50	\$68,565										\$68,565		\$68,565
California Montessori Project - Capitol Campus	Building 001	D5019	1410010	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	5086	SF	\$3.43	\$17,436										\$17,436		\$17,436
California Montessori Project - Capitol Campus	Building 001	D5022	1410017	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	3	EA	\$287.97	\$864										\$864		\$864
California Montessori Project - Capitol Campus	Building 001	D5031	1411077	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	5086	SF	\$2.26	\$11,508										\$11,508		\$11,508
California Montessori Project - Capitol Campus	Building 001	D5038	1409983	Security/Surveillance System, Cameras and CCTV, Replace	15	5	10	5086	SF	\$4.11	\$20,923										\$20,923		\$20,923
California Montessori Project - Capitol Campus	Building 001	D5092	1410001	Exit Sign Light Fixture, LED, Replace	10	3	7	3	EA	\$301.68	\$905								\$905				\$905
California Montessori Project - Capitol Campus	Building 001	D5092	1409995	Emergency Light, 2-Head w/ Battery, Replace	10	3	7	4	EA	\$301.68	\$1,207							\$1,207					\$1,207
California Montessori Project - Capitol Campus	Building 001	E1093	1410007	Commercial Kitchen, Refrigerator, 3-Door Reach-In, Replace	15	12	3	1	EA	\$8,776.26	\$8,776				\$8,776								\$8,776
California Montessori Project - Capitol Campus	Building 001	E1093	1409989	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	11	4	1	EA	\$6,993.58	\$6,994					\$6,994							\$6,994
California Montessori Project - Capitol Campus	Building 001	E1093	1410027	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$6,307.93	\$6,308						\$6,308						\$6,308
California Montessori Project - Capitol Campus	Building 001	E1093	1409993	Commercial Kitchen, Food Warmer, Replace	15	8	7	1	EA	\$2,331.19	\$2,331								\$2,331				\$2,331
California Montessori Project - Capitol Campus	Building 001	E1093	1409998	Commercial Kitchen, Range, 2-Burner, Replace	15	8	7	1	EA	\$3,491.95	\$3,492								\$3,492				\$3,492
California Montessori Project - Capitol Campus	Building 001	E1093	1409984	Commercial Kitchen, Convection Oven, Double, Replace	10	3	7	1	EA	\$13,027.26	\$13,027								\$13,027				\$13,027
California Montessori Project - Capitol Campus	Building 002	B2021	1410513	Window, 12 SF, Replace	30	20	10	20	EA	\$891.34	\$17,827										\$17,827		\$17,827
California Montessori Project - Capitol Campus	Building 002	B2021	1410510	Window, 24 SF, Replace	30	20	10	35	EA	\$1,302.73	\$45,595										\$45,595		\$45,595
California Montessori Project - Capitol Campus	Building 002	C3012	1410520	Interior Wall Finish, any surface, Prep & Paint	10	3	7	11450	SF	\$2.06	\$23,552								\$23,552				\$23,552
California Montessori Project - Capitol Campus	Building 002	C3024	1410507	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	2681	SF	\$6.86	\$18,382										\$18,382		\$18,382
California Montessori Project - Capitol Campus	Building 002	C3025	1410522	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	1750	SF	\$10.28	\$17,998						\$17,998						\$17,998
California Montessori Project - Capitol Campus	Building 002	C3031	1410521	Interior Ceiling Finish, any flat surface, Prep & Paint	10	3	7	1182	SF	\$2.74	\$3,242								\$3,242				\$3,242
California Montessori Project - Capitol Campus	Building 002	D2023	1410500	Water Heater, Gas, Residential, 30 to 50 GAL, Replace	15	13	2	1	EA	\$1,782.68	\$1,783			\$1,783									\$1,783
California Montessori Project - Capitol Campus	Building 002	D2029	1410642	Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace	40	30	10	5452	SF	\$6.86	\$37,381										\$37,381		\$37,381
California Montessori Project - Capitol Campus	Building 002	D3032	1410496	Condensing Unit/Heat Pump, 5 TON, Replace	15	13	2	1	EA	\$9,736.16	\$9,736			\$9,736									\$9,736
California Montessori Project - Capitol Campus	Building 002	D3032	1410502	Condensing Unit/Heat Pump, 5 TON, Replace	15	13	2	1	EA	\$9,736.16	\$9,736			\$9,736									\$9,736
California Montessori Project - Capitol Campus	Building 002	D3032	1410012	Condensing Unit/Heat Pump, 7.5 TON, Replace	15	12	3	1	EA	\$17,552.51	\$17,553				\$17,553								\$17,553
California Montessori Project - Capitol Campus	Building 002	D3051	1410519	Furnace, Gas, 151 to 200 MBH, Replace	20	16	4	1	EA	\$10,696.06	\$10,696					\$10,696							\$10,696
California Montessori Project - Capitol Campus	Building 002	D3051	1410493	Furnace, 110 MBH, Replace	20	16	4	1	EA	\$8,502.00	\$8,502					\$8,502							\$8,502

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
California Montessori Project - Capitol Campus	Building 002	D3051	1410506	Furnace, 110 MBH, Replace	20	16	4	1	EA	\$8,502.00	\$8,502					\$8,502							\$8,502
California Montessori Project - Capitol Campus	Building 002	D4031	1410511	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	5	EA	\$411.39	\$2,057							\$2,057					\$2,057
California Montessori Project - Capitol Campus	Building 002	D5019	1410643	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	5452	SF	\$3.43	\$18,691											\$18,691	\$18,691
California Montessori Project - Capitol Campus	Building 002	D5022	1421450	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	3	EA	\$287.97	\$864											\$864	\$864
California Montessori Project - Capitol Campus	Building 002	D5031	1411078	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	5452	SF	\$2.26	\$12,336											\$12,336	\$12,336
California Montessori Project - Capitol Campus	Building 002	D5038	1410640	Security/Surveillance System, Cameras and CCTV, Replace	15	5	10	5452	SF	\$4.11	\$22,429											\$22,429	\$22,429
California Montessori Project - Capitol Campus	Building 002	D5092	1410641	Exit Sign Light Fixture, LED, Replace	10	10	0	8	EA	\$301.68	\$2,413	\$2,413										\$2,413	\$4,827
California Montessori Project - Capitol Campus	Building 002	E2012	1410523	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	5	10	65	LF	\$68.56	\$4,457											\$4,457	\$4,457
California Montessori Project - Capitol Campus	Building 003	B2021	1410551	Window, 12 SF, Replace	30	20	10	43	EA	\$891.34	\$38,328											\$38,328	\$38,328
California Montessori Project - Capitol Campus	Building 003	B2021	1410536	Window, 24 SF, Replace	30	20	10	41	EA	\$1,302.73	\$53,412											\$53,412	\$53,412
California Montessori Project - Capitol Campus	Building 003	C3012	1410553	Interior Wall Finish, any surface, Prep & Paint	10	3	7	11700	SF	\$2.06	\$24,066							\$24,066					\$24,066
California Montessori Project - Capitol Campus	Building 003	C3024	1410534	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	1437	SF	\$6.86	\$9,853											\$9,853	\$9,853
California Montessori Project - Capitol Campus	Building 003	C3025	1410533	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	3354	SF	\$10.28	\$34,495						\$34,495						\$34,495
California Montessori Project - Capitol Campus	Building 003	C3031	1410543	Interior Ceiling Finish, any flat surface, Prep & Paint	10	3	7	1362	SF	\$2.74	\$3,735								\$3,735				\$3,735
California Montessori Project - Capitol Campus	Building 003	D2029	1410559	Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace	40	30	10	6153	SF	\$6.86	\$42,188											\$42,188	\$42,188
California Montessori Project - Capitol Campus	Building 003	D3032	1410545	Condensing Unit/Heat Pump, 5 TON, Replace	15	13	2	1	EA	\$9,736.16	\$9,736			\$9,736									\$9,736
California Montessori Project - Capitol Campus	Building 003	D3032	1410540	Condensing Unit/Heat Pump, 5 TON, Replace	15	13	2	1	EA	\$9,736.16	\$9,736			\$9,736									\$9,736
California Montessori Project - Capitol Campus	Building 003	D3032	1410546	Condensing Unit/Heat Pump, 5 TON, Replace	15	13	2	1	EA	\$9,736.16	\$9,736			\$9,736									\$9,736
California Montessori Project - Capitol Campus	Building 003	D3032	1410555	Condensing Unit/Heat Pump, 5 TON, Replace	15	13	2	1	EA	\$9,736.16	\$9,736			\$9,736									\$9,736
California Montessori Project - Capitol Campus	Building 003	D3032	1410537	Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	\$9,736.16	\$9,736				\$9,736								\$9,736
California Montessori Project - Capitol Campus	Building 003	D3051	1410544	Furnace, 110 MBH, Replace	20	16	4	1	EA	\$8,502.00	\$8,502					\$8,502							\$8,502
California Montessori Project - Capitol Campus	Building 003	D3051	1410556	Furnace, 110 MBH, Replace	20	16	4	1	EA	\$8,502.00	\$8,502					\$8,502							\$8,502
California Montessori Project - Capitol Campus	Building 003	D3051	1410538	Furnace, 110 MBH, Replace	20	16	4	1	EA	\$8,502.00	\$8,502					\$8,502							\$8,502
California Montessori Project - Capitol Campus	Building 003	D3051	1410542	Furnace, 110 MBH, Replace	20	16	4	1	EA	\$8,502.00	\$8,502					\$8,502							\$8,502
California Montessori Project - Capitol Campus	Building 003	D3051	1410548	Furnace, 110 MBH, Replace	20	16	4	1	EA	\$8,502.00	\$8,502					\$8,502							\$8,502
California Montessori Project - Capitol Campus	Building 003	D4031	1410558	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	5	EA	\$411.39	\$2,057							\$2,057					\$2,057
California Montessori Project - Capitol Campus	Building 003	D5019	1410557	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	6153	SF	\$3.43	\$21,094											\$21,094	\$21,094
California Montessori Project - Capitol Campus	Building 003	D5022	1421451	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	2	EA	\$287.97	\$576											\$576	\$576
California Montessori Project - Capitol Campus	Building 003	D5031	1411079	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	6153	SF	\$2.26	\$13,922											\$13,922	\$13,922
California Montessori Project - Capitol Campus	Building 003	D5038	1410644	Security/Surveillance System, Cameras and CCTV, Replace	15	5	10	6153	SF	\$4.11	\$25,313											\$25,313	\$25,313
California Montessori Project - Capitol Campus	Building 003	D5092	1410554	Emergency/Exit Combo LED, , Replace	10	10	0	12	EA	\$411.39	\$4,937	\$4,937										\$4,937	\$9,873
California Montessori Project - Capitol Campus	Building 004	B2021	1410669	Window, 24 SF, Replace	30	20	10	41	EA	\$1,302.73	\$53,412											\$53,412	\$53,412
California Montessori Project - Capitol Campus	Building 004	B2021	1410653	Window, 12 SF, Replace	30	20	10	45	EA	\$891.34	\$40,110											\$40,110	\$40,110
California Montessori Project - Capitol Campus	Building 004	C3012	1410652	Interior Wall Finish, any surface, Prep & Paint	10	3	7	11700	SF	\$2.06	\$24,066							\$24,066					\$24,066
California Montessori Project - Capitol Campus	Building 004	C3024	1410655	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	1437	SF	\$6.86	\$9,853											\$9,853	\$9,853
California Montessori Project - Capitol Campus	Building 004	C3025	1410661	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	3354	SF	\$10.28	\$34,495						\$34,495						\$34,495
California Montessori Project - Capitol Campus	Building 004	C3031	1410675	Interior Ceiling Finish, any flat surface, Prep & Paint	10	3	7	1362	SF	\$2.74	\$3,735								\$3,735				\$3,735
California Montessori Project - Capitol Campus	Building 004	D2023	1410568	Water Heater, 30 GAL, Replace	20	11	9	1	EA	\$17,004.00	\$17,004										\$17,004		\$17,004
California Montessori Project - Capitol Campus	Building 004	D2029	1410673	Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace	40	30	10	6153	SF	\$6.86	\$42,188											\$42,188	\$42,188
California Montessori Project - Capitol Campus	Building 004	D3032	1410563	Condensing Unit/Heat Pump, 5 TON, Replace	15	13	2	1	EA	\$9,736.16	\$9,736			\$9,736									\$9,736
California Montessori Project - Capitol Campus	Building 004	D3032	1410570	Condensing Unit/Heat Pump, 5 TON, Replace	15	13	2	1	EA	\$9,736.16	\$9,736			\$9,736									\$9,736
California Montessori Project - Capitol Campus	Building 004	D3032	1410565	Condensing Unit/Heat Pump, 5 TON, Replace	15	13	2	1	EA	\$9,736.16	\$9,736			\$9,736									\$9,736
California Montessori Project - Capitol Campus	Building 004	D3032	1410573	Condensing Unit/Heat Pump, 5 TON, Replace	15	13	2	1	EA	\$9,736.16	\$9,736			\$9,736									\$9,736
California Montessori Project - Capitol Campus	Building 004	D3032	1410567	Condensing Unit/Heat Pump, 5 TON, Replace	15	13	2	1	EA	\$9,736.16	\$9,736			\$9,736									\$9,736
California Montessori Project - Capitol Campus	Building 004	D3051	1410562	Furnace, 110 MBH, Replace	20	16	4	1	EA	\$8,502.00	\$8,502					\$8,502							\$8,502
California Montessori Project - Capitol Campus	Building 004	D3051	1410571	Furnace, 110 MBH, Replace	20	16	4	1	EA	\$8,502.00	\$8,502					\$8,502							\$8,502
California Montessori Project - Capitol Campus	Building 004	D3051	1410576	Furnace, 110 MBH, Replace	20	16	4	1	EA	\$8,502.00	\$8,502					\$8,502							\$8,502
California Montessori Project - Capitol Campus	Building 004	D3051	1410564	Furnace, 110 MBH, Replace	20	16	4	1	EA	\$8,502.00	\$8,502					\$8,502							\$8,502
California Montessori Project - Capitol Campus	Building 004	D3051	1410575	Furnace, 110 MBH, Replace	20	16	4	1	EA	\$8,502.00	\$8,502					\$8,502							\$8,502
California Montessori Project - Capitol Campus	Building 004	D4031	1410668	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	5	EA	\$411.39	\$2,057							\$2,057					\$2,057
California Montessori Project - Capitol Campus	Building 004	D5019	1410662	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	6153	SF	\$3.43	\$21,094											\$21,094	\$21,094

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
California Montessori Project - Capitol Campus	Building 004	D5022	1421452	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	2	EA	\$287.97	\$576											\$576	\$576
California Montessori Project - Capitol Campus	Building 004	D5031	1411076	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	6153	SF	\$2.26	\$13,922											\$13,922	\$13,922
California Montessori Project - Capitol Campus	Building 004	D5038	1410671	Security/Surveillance System, Cameras and CCTV, Replace	15	5	10	6153	SF	\$4.11	\$25,313											\$25,313	\$25,313
California Montessori Project - Capitol Campus	Building 004	D5092	1410651	Emergency/Exit Combo LED, , Replace	10	10	0	12	EA	\$411.39	\$4,937	\$4,937										\$4,937	\$9,873
California Montessori Project - Capitol Campus	P01 - Portable Classroom 14	B1015	1410932	Exterior Stairs, Wood, Replace	15	10	5	18	SF	\$54.85	\$987						\$987						\$987
California Montessori Project - Capitol Campus	P01 - Portable Classroom 14	B2011	1410935	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Repair	0	0	0	96	SF	\$39.77	\$3,818	\$3,818											\$3,818
California Montessori Project - Capitol Campus	P01 - Portable Classroom 14	B2011	1503485	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	2100	SF	\$4.11	\$8,639					\$8,639							\$8,639
California Montessori Project - Capitol Campus	P01 - Portable Classroom 14	B2011	1503490	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Replace	30	24	6	2100	SF	\$41.14	\$86,391							\$86,391					\$86,391
California Montessori Project - Capitol Campus	P01 - Portable Classroom 14	B2021	1410946	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	20	10	8	EA	\$1,302.73	\$10,422											\$10,422	\$10,422
California Montessori Project - Capitol Campus	P01 - Portable Classroom 14	B2021	1410938	Window, 12 SF, Replace	30	20	10	7	EA	\$891.34	\$6,239											\$6,239	\$6,239
California Montessori Project - Capitol Campus	P01 - Portable Classroom 14	B2032	1410941	Exterior Door, Wood Solid-Core, Replace	25	23	2	2	EA	\$959.90	\$1,920			\$1,920									\$1,920
California Montessori Project - Capitol Campus	P01 - Portable Classroom 14	B3011	1410953	Roof, Modified Bituminous, Replace	20	15	5	983	SF	\$13.71	\$13,480						\$13,480						\$13,480
California Montessori Project - Capitol Campus	P01 - Portable Classroom 14	C3012	1410933	Interior Wall Finish, any surface, Prep & Paint	10	5	5	1500	SF	\$2.06	\$3,085						\$3,085						\$3,085
California Montessori Project - Capitol Campus	P01 - Portable Classroom 14	C3024	1410949	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	8	7	983	SF	\$6.86	\$6,740								\$6,740				\$6,740
California Montessori Project - Capitol Campus	P01 - Portable Classroom 14	C3032	1410940	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	22	3	983	SF	\$4.80	\$4,718				\$4,718								\$4,718
California Montessori Project - Capitol Campus	P01 - Portable Classroom 14	D2014	1410930	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	1	EA	\$1,645.55	\$1,646											\$1,646	\$1,646
California Montessori Project - Capitol Campus	P01 - Portable Classroom 14	D2029	1410993	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures), Replace	40	30	10	983	SF	\$1.37	\$1,348											\$1,348	\$1,348
California Montessori Project - Capitol Campus	P01 - Portable Classroom 14	D3032	1410942	Condensing Unit/Heat Pump, 3 TON, Replace	15	12	3	1	EA	\$5,485.16	\$5,485				\$5,485								\$5,485
California Montessori Project - Capitol Campus	P01 - Portable Classroom 14	D3051	1410934	Furnace, 70 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759				\$5,759								\$5,759
California Montessori Project - Capitol Campus	P01 - Portable Classroom 14	D4031	1410931	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	1	EA	\$411.39	\$411								\$411				\$411
California Montessori Project - Capitol Campus	P01 - Portable Classroom 14	D5019	1410937	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	983	SF	\$3.43	\$3,370											\$3,370	\$3,370
California Montessori Project - Capitol Campus	P01 - Portable Classroom 14	D5022	1410936	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	1	EA	\$287.97	\$288											\$288	\$288
California Montessori Project - Capitol Campus	P01 - Portable Classroom 14	D5031	1410943	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	983	SF	\$2.26	\$2,224											\$2,224	\$2,224
California Montessori Project - Capitol Campus	P01 - Portable Classroom 14	D5037	1410951	Fire Alarm System, Standard Addressable, Upgrade	20	17	3	983	SF	\$5.49	\$5,392				\$5,392								\$5,392
California Montessori Project - Capitol Campus	P01 - Portable Classroom 14	D5092	1410992	Emergency/Exit Combo LED, Replace	10	10	0	2	EA	\$411.39	\$823	\$823										\$823	\$1,646
California Montessori Project - Capitol Campus	P01 - Portable Classroom 14	E2012	1410947	Kitchen Cabinetry, Stock Hardwood, Replace	20	15	5	25	LF	\$411.39	\$10,285						\$10,285						\$10,285
California Montessori Project - Capitol Campus	P02 - Portable Classroom 15	B2011	1503486	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	2100	SF	\$4.11	\$8,639						\$8,639						\$8,639
California Montessori Project - Capitol Campus	P02 - Portable Classroom 15	B2021	1408467	Window, 12 SF, Replace	30	20	10	7	EA	\$891.34	\$6,239											\$6,239	\$6,239
California Montessori Project - Capitol Campus	P02 - Portable Classroom 15	C3012	1408478	Interior Wall Finish, Vinyl, Replace	15	10	5	1500	SF	\$3.43	\$5,142						\$5,142						\$5,142
California Montessori Project - Capitol Campus	P02 - Portable Classroom 15	C3032	1408470	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	18	7	960	SF	\$4.80	\$4,608								\$4,608				\$4,608
California Montessori Project - Capitol Campus	P02 - Portable Classroom 15	D2029	1410995	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures), Replace	40	30	10	960	SF	\$1.37	\$1,316											\$1,316	\$1,316
California Montessori Project - Capitol Campus	P02 - Portable Classroom 15	D3052	1408466	Heat Pump, 3 TON, Replace	20	17	3	1	EA	\$6,033.68	\$6,034				\$6,034								\$6,034
California Montessori Project - Capitol Campus	P02 - Portable Classroom 15	D4031	1408476	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	1	EA	\$411.39	\$411								\$411				\$411
California Montessori Project - Capitol Campus	P02 - Portable Classroom 15	D5019	1411001	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	960	SF	\$3.43	\$3,291											\$3,291	\$3,291
California Montessori Project - Capitol Campus	P02 - Portable Classroom 15	D5022	1408469	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	2	EA	\$287.97	\$576											\$576	\$576
California Montessori Project - Capitol Campus	P02 - Portable Classroom 15	D5029	1408473	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	960	SF	\$10.97	\$10,532											\$10,532	\$10,532
California Montessori Project - Capitol Campus	P02 - Portable Classroom 15	D5031	1410999	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	960	SF	\$2.26	\$2,172											\$2,172	\$2,172
California Montessori Project - Capitol Campus	P02 - Portable Classroom 15	D5092	1410998	Emergency/Exit Combo LED, Replace	10	10	0	2	EA	\$411.39	\$823	\$823										\$823	\$1,646
California Montessori Project - Capitol Campus	P02 - Portable Classroom 15	E2012	1408477	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	5	10	30	LF	\$68.56	\$2,057											\$2,057	\$2,057
California Montessori Project - Capitol Campus	P03 - Portable Classrooms 19 & 20	B1015	1410970	Exterior Stairs, Wood, Replace	15	10	5	25	SF	\$54.85	\$1,371						\$1,371						\$1,371
California Montessori Project - Capitol Campus	P03 - Portable Classrooms 19 & 20	B2011	1503491	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Replace	30	25	5	2600	SF	\$41.14	\$106,961						\$106,961						\$106,961
California Montessori Project - Capitol Campus	P03 - Portable Classrooms 19 & 20	B2011	1503487	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	2600	SF	\$4.11	\$10,696						\$10,696						\$10,696
California Montessori Project - Capitol Campus	P03 - Portable Classrooms 19 & 20	B2021	1410964	Window, 12 SF, Replace	30	20	10	16	EA	\$891.34	\$14,261											\$14,261	\$14,261
California Montessori Project - Capitol Campus	P03 - Portable Classrooms 19 & 20	C3012	1410972	Interior Wall Finish, Vinyl, Replace	15	8	7	2900	SF	\$3.43	\$9,942								\$9,942				\$9,942
California Montessori Project - Capitol Campus	P03 - Portable Classrooms 19 & 20	C3012	1410986	Interior Wall Finish, Wood Paneling, Replace	30	20	10	200	SF	\$37.02	\$7,405											\$7,405	\$7,405
California Montessori Project - Capitol Campus	P03 - Portable Classrooms 19 & 20	C3024	1410973	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	8	7	900	SF	\$6.86	\$6,171								\$6,171				\$6,171
California Montessori Project - Capitol Campus	P03 - Portable Classrooms 19 & 20	C3032	1410969	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	15	10	1800	SF	\$4.80	\$8,639											\$8,639	\$8,639
California Montessori Project - Capitol Campus	P03 - Portable Classrooms 19 & 20	D2029	1411038	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures), Replace	40	30	10	1800	SF	\$1.37	\$2,468											\$2,468	\$2,468
California Montessori Project - Capitol Campus	P03 - Portable Classrooms 19 & 20	D3052	1410981	Packaged Unit (RTU), 3 Ton, Replace	20	12	8	1	EA	\$10,284.68	\$10,285									\$10,285			\$10,285
California Montessori Project - Capitol Campus	P03 - Portable Classrooms 19 & 20	D4031	1410984	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	1	EA	\$411.39	\$411								\$411				\$411
California Montessori Project - Capitol Campus	P03 - Portable Classrooms 19 & 20	D5019	1410983	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	1800	SF	\$3.43	\$6,171											\$6,171	\$6,171

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate		
California Montessori Project - Capitol Campus	P03 - Portable Classrooms 19 & 20	D5022	1410977	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	1	EA	\$287.97	\$288											\$288	\$288		
California Montessori Project - Capitol Campus	P03 - Portable Classrooms 19 & 20	D5031	1411040	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	1800	SF	\$2.26	\$4,073											\$4,073	\$4,073		
California Montessori Project - Capitol Campus	P03 - Portable Classrooms 19 & 20	D5092	1411039	Emergency/Exit Combo LED, Replace	10	10	0	2	EA	\$411.39	\$823	\$823										\$823	\$1,646		
California Montessori Project - Capitol Campus	P03 - Portable Classrooms 19 & 20	E2012	1410985	Kitchen Cabinetry, Stock Hardwood, Replace	20	13	7	40	LF	\$411.39	\$16,455							\$16,455					\$16,455		
California Montessori Project - Capitol Campus	Site	D2021	1408569	Backflow Preventer, 4 INCH, Replace	30	23	7	1	EA	\$9,050.51	\$9,051							\$9,051					\$9,051		
California Montessori Project - Capitol Campus	Site	D4011	1408553	Backflow Preventer, 4 INCH, Replace	30	24	6	1	EA	\$9,050.51	\$9,051						\$9,051						\$9,051		
California Montessori Project - Capitol Campus	Site	G2022	1410004	Parking Lots, Asphalt Pavement, Seal & Stripe	5	3	2	60450	SF	\$0.62	\$37,303			\$37,303					\$37,303					\$74,605	
California Montessori Project - Capitol Campus	Site	G2022	1410003	Parking Lots, Asphalt Pavement, Mill & Overlay	25	18	7	60450	SF	\$4.80	\$290,131							\$290,131						\$290,131	
California Montessori Project - Capitol Campus	Site	G2044	1409987	Signage, Property, Monument/Pylon, Replace	20	14	6	1	EA	\$13,027.26	\$13,027							\$13,027						\$13,027	
California Montessori Project - Capitol Campus	Site	G2047	1408556	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	3	2	31500	SF	\$0.62	\$19,395			\$19,395					\$19,395						\$38,790
California Montessori Project - Capitol Campus	Site	G2047	1408570	Sports Apparatus, Basketball Backstop, Replace	25	20	5	2	EA	\$13,027.26	\$26,055						\$26,055							\$26,055	
California Montessori Project - Capitol Campus	Site	G2047	1408572	Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	10	10	2750	SF	\$1.23	\$3,375											\$3,375		\$3,375	
California Montessori Project - Capitol Campus	Site	G2057	1409982	Irrigation System, , Replace	25	19	6	237000	SF	\$4.80	\$1,137,485							\$1,137,485						\$1,137,485	
California Montessori Project - Capitol Campus	Site	G3011	1836758	Water Line, Copper, 2", Replace	40	30	10	242	LF	\$250.53	\$60,629											\$60,629		\$60,629	
California Montessori Project - Capitol Campus	Site	G3021	1836759	Sewer Line, PVC, 6", Replace	40	31	9	242	LF	\$261.09	\$63,185										\$63,185			\$63,185	
Totals, Unescalated												\$18,573	\$0	\$167,498	\$63,453	\$195,409	\$285,756	\$1,245,954	\$744,991	\$60,549	\$80,189	\$1,010,691	\$3,873,063		
Totals, Escalated (3.0% inflation, compounded annually)												\$18,573	\$0	\$177,698	\$69,337	\$219,934	\$331,270	\$1,487,734	\$916,245	\$76,702	\$104,628	\$1,358,284	\$4,760,406		

Appendix F: Equipment Inventory List

D10 CONVEYING												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1409997	D1013	Wheelchair Lift		California Montessori Project - Capitol Campus / Building 001	Z00H, stage	Garaventa	Genisis Opal	25699	2004	00262762	
D20 PLUMBING												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1408569	D2021	Backflow Preventer	4 INCH	California Montessori Project - Capitol Campus / Site	Site	Kennedy	750A-3	Illegible	1996	00258482	
2	1410568	D2023	Water Heater	30 GAL	California Montessori Project - Capitol Campus / Building 004	J001, janitor's closet	Rheem	82SV30-2	0208R00276	2008	00262791	
3	1410005	D2023	Water Heater	75 GAL	California Montessori Project - Capitol Campus / Building 001	B001, Boiler Rm. Number 1	Rheem	G75-75N-1	RRLN0507D16071	2007	00262770	
4	1410500	D2023	Water Heater	40 GAL	California Montessori Project - Capitol Campus / Building 002	B001, boiler rm. number 2	A. O. Smith	FGR 40 248	GG02-0802349-248	2002	00262789	
D30 HVAC												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1410496	D3032	Condensing Unit/Heat Pump [CU-1]	5 TON	California Montessori Project - Capitol Campus / Building 002	Roof	Carrier	38CK060570	3003E16337	2003	00262749	
2	1410570	D3032	Condensing Unit/Heat Pump [CU-10]	5 TON	California Montessori Project - Capitol Campus / Building 004	Roof	Carrier	38CK060570	3003E16341	2003		
3	1410567	D3032	Condensing Unit/Heat Pump [CU-11]	5 TON	California Montessori Project - Capitol Campus / Building 004	Roof	Carrier	38CK060570	3003E16340	2003	00262759	
4	1410565	D3032	Condensing Unit/Heat Pump [CU-12]	5 TON	California Montessori Project - Capitol Campus / Building 004	Roof	Carrier	38CK060570	3003E16352	2003	00262760	
5	1410502	D3032	Condensing Unit/Heat Pump [CU-2]	5 TON	California Montessori Project - Capitol Campus / Building 002	Roof	Carrier	38CK060570	3003E16343	2003	00262750	
6	1410546	D3032	Condensing Unit/Heat Pump [CU-3]	5 TON	California Montessori Project - Capitol Campus / Building 003	Roof	Carrier	38CK060570	3003E16371	2003	00262751	
7	1410555	D3032	Condensing Unit/Heat Pump [CU-4]	5 TON	California Montessori Project - Capitol Campus / Building 003	Roof	Carrier	38CK060570	3003E16247	2003	00262752	
8	1410537	D3032	Condensing Unit/Heat Pump [CU-5]	5 TON	California Montessori Project - Capitol Campus / Building 003	Roof	Carrier	38CK060570	3003E16350	2003	00262753	
9	1410545	D3032	Condensing Unit/Heat Pump [CU-6]	5 TON	California Montessori Project - Capitol Campus / Building 003	Roof	Carrier	38CK060570	3003E14193	2003	00262754	
10	1410540	D3032	Condensing Unit/Heat Pump [CU-7]	5 TON	California Montessori Project - Capitol Campus / Building 003	Roof	Carrier	38CK060570	3003E16369	2003	00262755	
11	1410563	D3032	Condensing Unit/Heat Pump [CU-8]	5 TON	California Montessori Project - Capitol Campus / Building 004	Roof	Carrier	38CK060570	3003E16375	2003	00262756	
12	1410573	D3032	Condensing Unit/Heat Pump [CU-9]	5 TON	California Montessori Project - Capitol Campus / Building 004	Roof	Carrier	38CK060570	3003E16373	2003	00262757	
13	1410942	D3032	Condensing Unit/Heat Pump	3 TON	California Montessori Project - Capitol Campus / P01 - Portable Classroom 14	Roof	Carrier	38BRC036300	3197E14967	1997	00262761	
14	1410980	D3032	Condensing Unit/Heat Pump	3 TON	California Montessori Project - Capitol Campus / P03 - Portable Classrooms 19 & 20	Building exterior	Lennox	ML14XC1-036-230B06	1917H13012	2017	00258495	
15	1410012	D3032	Condensing Unit/Heat Pump	7.5 TON	California Montessori Project - Capitol Campus / Building 002	Roof	Carrier	38ARZ008-501	2202G20057	2002	00262744	
16	1409985	D3042	Exhaust Fan	No tag/plate found	California Montessori Project - Capitol Campus / Building 001	Roof	Greenheck	SB-071-4X-QD-R3	03H08774	2003	00262745	
17	1410024	D3042	Exhaust Fan	No tag/plate found	California Montessori Project - Capitol Campus / Building 001	Roof	Greenheck	SB-091-4X-QD-R2	04E13863	2004	00262746	
18	1410009	D3042	Exhaust Fan	No tag/plate found	California Montessori Project - Capitol Campus / Building 001	Roof	Greenheck	SB-071-4X-QD-R3	04D28545	2004	00262748	
19	1410028	D3042	Exhaust Fan	No tag/plate found	California Montessori Project - Capitol Campus / Building 001	Roof	Greenheck	SB-091-4X-QD-R2	04E13860	2004	00262747	
20	1410026	D3042	Exhaust Fan	No tag/plate found	California Montessori Project - Capitol Campus / Building 001	Roof	JennAir	18l BCRG	EG		00262743	
21	1409991	D3042	Exhaust Fan	No tag/plate found	California Montessori Project - Capitol Campus / Building 001	Roof	JennAir	91CRA EG	No tag/plate found		00262741	
22	1410015	D3042	Exhaust Fan	No tag/plate found	California Montessori Project - Capitol Campus / Building 001	Roof	JennAir	18l BCRG	LG		00262742	
23	1410506	D3051	Furnace [F-1]	110 MBH	California Montessori Project - Capitol Campus / Building 002	Y001, Classroom 1	Carrier	58DLX110---10122	2603A42837	2003	00262774	
24	1410571	D3051	Furnace [F-10]	110 MBH	California Montessori Project - Capitol Campus / Building 004	O010, Classroom 10	Carrier	58DLX110---10122	Inaccessible	2003	00262783	
25	1410575	D3051	Furnace [F-11]	110 MBH	California Montessori Project - Capitol Campus / Building 004	O011, Classroom 11	Carrier	58DLX110---10122	2603A42845	2003	00262782	
26	1410564	D3051	Furnace [F-12]	110 MBH	California Montessori Project - Capitol Campus / Building 004	O012, Classroom 12	Carrier	58DLX110---10122	2603A42836	2003	00262781	
27	1410519	D3051	Furnace [F-13]	200 MBH	California Montessori Project - Capitol Campus / Building 002	B001, boiler rm. number 2	Reznor	CAUA200-2	BCH77X2N07896	2003	00262790	
28	1410493	D3051	Furnace [F-2]	110 MBH	California Montessori Project - Capitol Campus / Building 002	Y002, Classroom 2	Carrier	58DLX110---10122	2603A42825	2003	00262775	
29	1410548	D3051	Furnace [F-3]	110 MBH	California Montessori Project - Capitol Campus / Building 003	O003, Classroom 3	Carrier	58DLX110---10122	2603A42832	2003	00262776	
30	1410542	D3051	Furnace [F-4]	110 MBH	California Montessori Project - Capitol Campus / Building 003	O004, Classroom 4	Carrier	58DLX110---10122	2603A42835	2003	00262777	
31	1410538	D3051	Furnace [F-5]	110 MBH	California Montessori Project - Capitol Campus / Building 003	O005, Classroom 5	Carrier	58DLX110---10122	2603A42827	2003	00262778	
32	1410556	D3051	Furnace [F-6]	110 MBH	California Montessori Project - Capitol Campus / Building 003	O007, Classroom 7	Carrier	58DLX110---10122	2603A42831	2003	00262779	
33	1410544	D3051	Furnace [F-7]	110 MBH	California Montessori Project - Capitol Campus / Building 003	O003, Classroom 3	Carrier	58DLX110---10122	2603A42834	2003	00262780	
34	1410576	D3051	Furnace [F-8]	110 MBH	California Montessori Project - Capitol Campus / Building 004	X008, Classroom 8	Carrier	58DLX110---10122	Inaccessible	2003	00262785	
35	1410562	D3051	Furnace [F-9]	110 MBH	California Montessori Project - Capitol Campus / Building 004	O009, Classroom 9	Carrier	58DLX110---10122	2503A42841	2003	00262784	
36	1410934	D3051	Furnace	70 MBH	California Montessori Project - Capitol Campus / P01 - Portable Classroom 14	O014, Classroom 14	Carrier	58PAU070-12	2998A07953	1998	00258489	
37	1410968	D3051	Furnace	70 MBH	California Montessori Project - Capitol Campus / P03 - Portable Classrooms 19 & 20	O020, Classroom 20	Lennox	ML195UH070XP36B-58	1717E14060	2017	00258485	
38	1408466	D3052	Heat Pump [1]	3 TON	California Montessori Project - Capitol Campus / P02 - Portable Classroom 15	Building exterior	Bard	36WH7-A05C	087K910693616	1991	00258781	
39	1409994	D3052	Packaged Unit [A/C-1]	16 TON	California Montessori Project - Capitol Campus / Building 001	South Mechanical Yard	Aaon	RK-16-2-E0-212: F0CED0E0H00S0X	2003-08-AKGM50895	2003	00262773	
40	1410031	D3052	Packaged Unit [A/C-2]	3 TON	California Montessori Project - Capitol Campus / Building 001	East Mechanical Yard	Aaon	RK-03-2-F0-212: DACAA000H00S0X	2003-08-AKGB50935	2003	00262769	
41	1410981	D3052	Packaged Unit (RTU)	3 TON	California Montessori Project - Capitol Campus / P03 - Portable Classrooms 19 & 20	Building exterior	Carrier	48ESN036090301	1807G21319	2007	00258487	
D40 FIRE PROTECTION												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1408553	D4011	Backflow Preventer	4 INCH	California Montessori Project - Capitol Campus / Site	Site	AMES	4000SS	4KK0956	1995	00258481	
2	1410931	D4031	Fire Extinguisher		California Montessori Project - Capitol Campus / P01 - Portable Classroom 14	O014, Classroom 14						
3	1410668	D4031	Fire Extinguisher		California Montessori Project - Capitol Campus / Building 004	Classrooms						5
4	1410984	D4031	Fire Extinguisher		California Montessori Project - Capitol Campus / P03 - Portable Classrooms 19 & 20	O019, Classroom 19						
5	1408476	D4031	Fire Extinguisher		California Montessori Project - Capitol Campus / P02 - Portable Classroom 15	O015, Classroom 15						

6	1410511	D4031	Fire Extinguisher	California Montessori Project - Capitol Campus / Building 002	Throughout building	5
7	1410558	D4031	Fire Extinguisher	California Montessori Project - Capitol Campus / Building 003	Classrooms	5
8	1410013	D4031	Fire Extinguisher	California Montessori Project - Capitol Campus / Building 001	Throughout building	2

D50 ELECTRICAL												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1410030	D5012	Building/Main Switchboard	2000 AMP	California Montessori Project - Capitol Campus / Site	South Electrical Yard	Eaton Cutler-Hammer	POW-R-LINE C	LSR00754	2009	00262792	
2	1409978	D5012	Building/Main Switchboard	800 AMP	California Montessori Project - Capitol Campus / Building 001	B001, Boiler Rm. Number 1	Zinsco	No tag/plate found	154171		00262772	
3	1409988	D5012	Main Distribution Panel [Dist. Panel DPA]	800 AMP	California Montessori Project - Capitol Campus / Building 001	B001, Boiler Rm. Number 1	Siemens	P5	P5C75MD800ETS	2003	00262771	
4	1410505	D5012	Main Distribution Panel [Panel PB HVAC A SECT]	600 AMP	California Montessori Project - Capitol Campus / Building 002	B001, boiler rm. number 2	Siemens	P3	P3C74LX600FTS	2003	00262787	
5	1410495	D5012	Main Distribution Panel [Panel PB HVAC B SECT]	600 AMP	California Montessori Project - Capitol Campus / Building 002	B001, boiler rm. number 2	Siemens	P2	P2C42ML600FBS	2003	00262786	
6	1410977	D5022	Light Fixture	250 WATT	California Montessori Project - Capitol Campus / P03 - Portable Classrooms 19 & 20	Building exterior						
7	1410936	D5022	Light Fixture		California Montessori Project - Capitol Campus / P01 - Portable Classroom 14	Building exterior						
8	1421451	D5022	Light Fixture	100 WATT	California Montessori Project - Capitol Campus / Building 003	Building exterior						2
9	1421452	D5022	Light Fixture	100 WATT	California Montessori Project - Capitol Campus / Building 004	Building exterior						2
10	1421450	D5022	Light Fixture	100 WATT	California Montessori Project - Capitol Campus / Building 002	Building exterior						3
11	1410017	D5022	Light Fixture	100 WATT	California Montessori Project - Capitol Campus / Building 001	Building exterior						3
12	1408469	D5022	Light Fixture		California Montessori Project - Capitol Campus / P02 - Portable Classroom 15	Building exterior						2
13	1410492	D5037	Fire Alarm Control Panel		California Montessori Project - Capitol Campus / Building 002	B001, boiler rm. number 2	Fire-Lite Alarms, Inc.	MS-9600UDLS	No tag/plate found	2017	00262788	
14	1409995	D5092	Emergency Light		California Montessori Project - Capitol Campus / Building 001	Multiple-purpose room						4
15	1411039	D5092	Emergency/Exit Combo LED		California Montessori Project - Capitol Campus / P03 - Portable Classrooms 19 & 20	Classrooms						2
16	1410998	D5092	Emergency/Exit Combo LED		California Montessori Project - Capitol Campus / P02 - Portable Classroom 15	O015, Classroom 15						2
17	1410992	D5092	Emergency/Exit Combo LED		California Montessori Project - Capitol Campus / P01 - Portable Classroom 14	O014, Classroom 14						2
18	1410554	D5092	Emergency/Exit Combo LED		California Montessori Project - Capitol Campus / Building 003	Throughout building						12
19	1410651	D5092	Emergency/Exit Combo LED		California Montessori Project - Capitol Campus / Building 004	Throughout building						12
20	1410641	D5092	Exit Sign Light Fixture		California Montessori Project - Capitol Campus / Building 002	Throughout building						8
21	1410001	D5092	Exit Sign Light Fixture		California Montessori Project - Capitol Campus / Building 001	Throughout building						3

E10 EQUIPMENT												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1410011	E1093	Commercial 5 LF	5 LF	California Montessori Project - Capitol Campus / Building 001	Kitchen				2016		
2	1409984	E1093	Commercial Convection Oven, Double		California Montessori Project - Capitol Campus / Building 001	K00K, Kitchen	Southbend	SLGS/22SC	16F42803	2016	00262764	
3	1409993	E1093	Commercial Food Warmer		California Montessori Project - Capitol Campus / Building 001	K00K, Kitchen	CresCor	CO151F1818B2081Q10ES	IAJ-J213510-086		00262767	
4	1409989	E1093	Commercial Freezer, 2-Door Reach-In		California Montessori Project - Capitol Campus / Building 001	Kitchen	True Manufacturing Co	TS-49F	6925008	2008	00262768	
5	1409998	E1093	Commercial Range, 2-Burner		California Montessori Project - Capitol Campus / Building 001	K00K, Kitchen	U.S. Range	No tag/plate found	No tag/plate found		00262765	
6	1410027	E1093	Commercial Refrigerator, 2-Door Reach-In		California Montessori Project - Capitol Campus / Building 001	K00K, Kitchen	Ascend	JVL-40R	VR40-0906-0048	2009	00262763	
7	1410007	E1093	Commercial Refrigerator, 3-Door Reach-In		California Montessori Project - Capitol Campus / Building 001	K00K, Kitchen	True Manufacturing Co	TS-72	7525900	2000	00262766	