



FACILITY CONDITION ASSESSMENT

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

5735 47th Avenue
Sacramento, California 95824

DLR GROUP

1050 20th Street, Suite 250
Sacramento, California 95872



SACRAMENTO ACCELERATED ACADEMY

5601 47th Avenue
Sacramento, California 95824

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EMG PROJECT #:

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1. Executive Summary

Portfolio Overview and Assessment Details

General Information	
Property Type/s	Alternate High-School Programs
Main Address	5601 47 th Avenue, Sacramento, California 95825
Building Construction Dates	Bldg. A - Classrooms 11-15: 2002 Bldg. B - Classrooms 21-25: 2002 Bldg. C - Classrooms 6-10: 2002 Bldg. D- Classrooms 16-20: 2002 Bldg. E - Classrooms 1-5: 2002 Bldg. F - Restrooms: 2002 Multipurpose / Administration Building: 2002
Number of Buildings	Seven
Current Occupants	Sacramento City Unified School District
Date(s) of Visit	September 24, 2019
Management Point of Contact	Sacramento City Unified School District, Facilities Support Services, Mike Taxara, Facilities Project Technician 916.796.6538 Mike-taxara@scusd.edu
On-site Point of Contact (POC)	same as above
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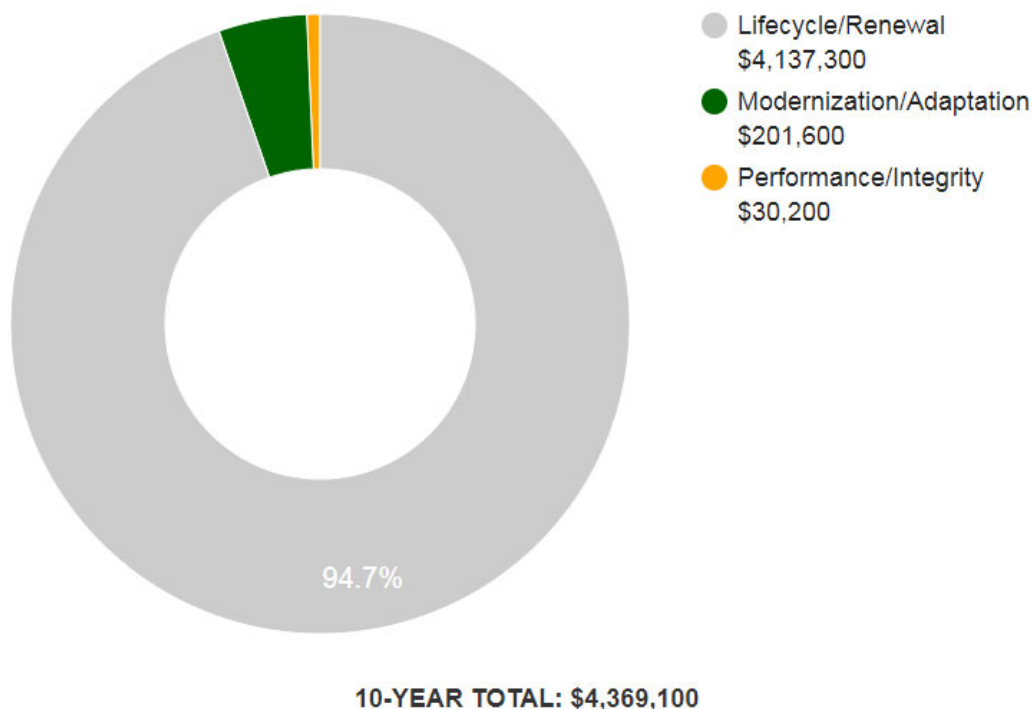
Plan Types

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

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



Portfolio-Level Findings and Deficiencies

Historical Summary

This school was built in 2002, as the Genesis Academy. It has since changed function and now houses several different high school enrichment programs.

Architectural

The classroom buildings appear to be modular units, with metal roofs and stucco integral color exterior finishes. The roofs and windows are holding up very well, but the stucco exteriors show lots of cracking. The cracks are not large, but they appear throughout. Sealing the cracks within the next three years is highly recommended.

The multipurpose building contains a gym, kitchen facility and offices. The kitchen facility is no longer used, most equipment has been removed. The modified bitumen roofs appear original, replacement within the next few years is anticipated, and has been budgeted.

Most interiors are original, typical life cycle-based replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Split systems are used to heat and cool the classroom buildings. Package units are used to heat and cool the multipurpose building. This equipment is original, replacement within the next few years is anticipated and has been budgeted. In the multipurpose building as well as the restroom building, a gas fired tank water heater supplies hot water. In the classrooms, at the sinks, an electric instant water heater is typically installed. At most locations, only the cold water supply is active, so most of the instant water heaters have not been used.

Site

Asphalt parking areas and concrete flatwork is in good condition. Although the irrigation backflow preventer was not located, the irrigation system appears to be working well. Plants are thriving and the grass field is green.

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
Sacramento Accelerated Academy / Bldg A Classrooms 11-15 (2002)	\$750	5,130	\$3,847,500	0.5%	3.0%	3.4%	10.5%
Sacramento Accelerated Academy / Bldg B Classrooms 21-25 (2002)	\$750	5,130	\$3,847,500	1.2%	1.7%	4.5%	10.8%
Sacramento Accelerated Academy / Bldg C Classrooms 6-10 (2002)	\$750	5,130	\$3,847,500	0.5%	1.3%	4.6%	16.9%
Sacramento Accelerated Academy / Bldg D Classrooms 16-20 (2002)	\$750	5,130	\$3,847,500	0.5%	1.5%	3.8%	12.0%
Sacramento Accelerated Academy / Bldg E Classrooms 1-5 (2002)	\$750	5,130	\$3,847,500	0.5%	1.3%	3.2%	12.2%
Sacramento Accelerated Academy / Bldg F Restrooms (2002)	\$750	900	\$675,000	0.0%	2.6%	6.2%	13.6%
Sacramento Accelerated Academy / Multipurpose/Administration (2002)	\$750	15,595	\$11,696,250	0.5%	0.8%	4.7%	12.0%

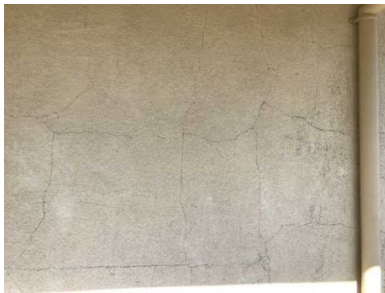
Immediate Needs

Facility/Building	Total Items	Total Cost
Sacramento Accelerated Academy	7	\$171,566
Total	7	\$171,566

Sacramento Accelerated Academy

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1484332	Sacramento Accelerated Academy / Multipurpose/Administration		D3068	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	Poor	Modernization/Adaptation	\$53,463
1484361	Sacramento Accelerated Academy / Bldg E Classrooms 1-5		D3068	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	Poor	Modernization/Adaptation	\$17,587
1484331	Sacramento Accelerated Academy / Bldg D Classrooms 16-20		D3068	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	Poor	Modernization/Adaptation	\$17,587
1484330	Sacramento Accelerated Academy / Bldg C Classrooms 6-10		D3068	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	Poor	Modernization/Adaptation	\$17,587
1462145	Sacramento Accelerated Academy / Bldg B Classrooms 21-25	Building Exterior	B2011	Exterior Wall, Stucco, 1-2 Stories, Repair	Poor	Performance/Integrity	\$30,168
1484329	Sacramento Accelerated Academy / Bldg B Classrooms 21-25		D3068	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	Poor	Modernization/Adaptation	\$17,587
1484328	Sacramento Accelerated Academy / Bldg A Classrooms 11-15		D3068	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	Poor	Modernization/Adaptation	\$17,587
Total (7 items)							\$171,566

Key Findings



Exterior Wall in Poor condition.

Stucco, 1-2 Stories
Bldg B Classrooms 21-25 Building Exterior

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$30,200

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The exterior stucco shows multiple cracks throughout - AssetCALC ID: 1462145



BAS/HVAC Controls in Poor condition.

Basic System or Legacy Upgrades
Throughout

Uniformat Code: D3068
Recommendation: **Install in 2019**

Priority Score: **59.0**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$123,900

\$\$\$

upgrade - AssetCALC ID: 1484331

2. Building A



Building A Classrooms 11-15: Systems Summary

Address	5601 47 th Avenue, Sacramento, California 95824	
Constructed/ Renovated	2002	
Building Size	5,130 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board and vinyl Floors: Carpet and VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Electric instant hot	Good

Building A Classrooms 11-15: Systems Summary

HVAC	Individual split-system units	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	The exterior stucco is showing significant cracking. Existing N2 EMS is failing. All classrooms are not on EMS.	

Building A: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$49,600	-	-	\$139,100	\$188,700
Roofing	-	-	-	\$5,800	-	\$5,800
Interiors	-	\$50,600	\$11,400	\$35,300	\$147,500	\$244,700
Plumbing	-	-	-	\$6,300	\$26,700	\$32,900
Fire Suppression	-	-	\$1,200	\$14,200	\$1,600	\$17,000
HVAC	\$17,600	-	-	\$165,400	\$27,400	\$210,400
Electrical	-	\$700	\$3,200	-	\$125,300	\$129,200
Fire Alarm & Comm	-	-	-	\$53,000	-	\$53,000
Equipment/Special	-	-	-	-	\$224,300	\$224,300
TOTALS	\$17,600	\$100,900	\$15,800	\$280,000	\$691,900	\$1,106,000

3. Building B



Building B Classrooms 21-25: Systems Summary

Address	5601 47 th Avenue, Sacramento, California 95824	
Constructed/ Renovated	2002	
Building Size	5,130 SF	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board and vinyl Floors: Carpet and VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Electric instant hot	Good

Building B Classrooms 21-25: Systems Summary

HVAC	Individual split-system units	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	The exterior stucco is showing significant cracking. Existing N2 EMS is failing. All classrooms are not on EMS.	

Building B: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$30,200	\$16,600	-	-	\$97,200	\$144,000
Roofing	-	-	-	\$5,800	-	\$5,800
Interiors	-	-	\$52,100	\$45,600	\$131,600	\$229,300
Plumbing	-	-	-	\$6,900	\$26,300	\$33,200
Fire Suppression	-	-	\$1,200	-	\$18,000	\$19,200
HVAC	\$17,600	-	\$60,200	\$59,900	\$71,200	\$208,900
Electrical	-	-	\$700	\$76,400	\$50,500	\$127,500
Fire Alarm & Comm	-	-	-	\$53,400	-	\$53,400
Equipment/Special	-	-	-	-	\$260,100	\$260,100
TOTALS	\$47,800	\$16,600	\$114,200	\$248,000	\$654,900	\$1,081,400

4. Building C



Building C Classrooms 6-10: Systems Summary

Address	5601 47 th Avenue, Sacramento, California 95824	
Constructed/ Renovated	2002	
Building Size	5,130 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board and vinyl Floors: Carpet and VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Electric instant hot	Good

Building C Classrooms 6-10: Systems Summary

HVAC	Individual split-system units	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	The exterior stucco is showing significant cracking. Existing N2 EMS is failing. All classrooms are not on EMS.	

Building C: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$33,000	\$17,100	-	\$82,800	\$132,900
Roofing	-	-	-	\$5,800	-	\$5,800
Interiors	-	-	\$52,100	\$44,600	\$134,300	\$231,000
Plumbing	-	-	\$800	\$6,300	\$28,800	\$35,800
Fire Suppression	-	-	\$1,200	\$14,200	\$1,600	\$17,000
HVAC	\$17,600	-	\$60,200	\$97,700	\$27,400	\$202,900
Electrical	-	-	\$700	\$72,000	\$50,500	\$123,200
Fire Alarm & Comm	-	-	-	\$52,500	-	\$52,500
Equipment/Special	-	-	-	\$193,500	-	\$193,500
TOTALS	\$17,600	\$33,000	\$132,100	\$486,600	\$325,400	\$994,600

5. Building D



Building D Classrooms 16-20: Systems Summary

Address	5601 47 th Avenue, Sacramento, California 95824	
Constructed/ Renovated	2002	
Building Size	5,130 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board and vinyl Floors: Carpet and VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Electric instant hot	Good

Building D Classrooms 16-20: Systems Summary

HVAC	Individual split-system units	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	The exterior stucco is showing significant cracking. Existing N2 EMS is failing. All classrooms are not on EMS.	

Building D: 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	-	\$40,600	-	-	\$85,900	\$126,500
Roofing	-	-	-	\$5,800	-	\$5,800
Interiors	-	\$1,500	\$61,900	\$32,900	\$153,700	\$250,000
Plumbing	-	-	-	\$28,200	\$3,000	\$31,200
Fire Suppression	-	-	\$1,200	-	\$17,600	\$18,800
HVAC	\$17,600	-	\$24,800	\$109,500	\$27,400	\$179,300
Electrical	-	-	\$700	\$72,000	\$50,500	\$123,200
Fire Alarm & Comm	-	-	-	\$69,000	\$32,900	\$101,900
Equipment/Special	-	-	-	\$10,700	\$224,300	\$235,000
TOTALS	\$17,600	\$42,100	\$88,600	\$328,100	\$595,300	\$1,071,700

6. Building E



Building E Classrooms 1-5: Systems Summary

Address	5601 47 th Avenue, Sacramento, California 95824	
Constructed/ Renovated	2002	
Building Size	5,130 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board and vinyl Floors: Carpet and VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Electric instant hot	Good

Building E Classrooms 1-5: Systems Summary

HVAC	Individual split-system units	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	The exterior stucco is showing significant cracking. Existing N2 EMS is failing. All classrooms are not on EMS.	

Building E: 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	-	\$33,000	\$17,100	-	\$81,600	\$131,700
Roofing	-	-	-	\$5,800	-	\$5,800
Interiors	-	-	\$59,200	\$38,600	\$134,000	\$231,800
Plumbing	-	-	-	\$7,200	\$23,500	\$30,700
Fire Suppression	-	-	\$1,200	\$14,200	\$1,600	\$17,000
HVAC	\$17,600	-	-	\$165,400	\$27,400	\$210,400
Electrical	-	-	-	\$76,400	\$51,600	\$127,900
Fire Alarm & Comm	-	-	-	\$43,100	\$43,800	\$87,000
Equipment/Special	-	-	-	\$4,700	\$224,300	\$229,000
TOTALS	\$17,600	\$33,000	\$77,500	\$355,400	\$587,800	\$1,071,300

7. Multipurpose/Administration



Multipurpose/Administration: Systems Summary

Address	5601 47 th Avenue, Sacramento, California 95824	
Constructed/ Renovated	2002	
Building Size	15,595 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Curved construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, wood look plastic laminate, RFP Floors: Hardwood, quarry tile, carpet and VCT Ceilings: Painted gypsum board, exposed structure and ACT	Fair
Elevators	None	--

Multipurpose/Administration: Systems Summary

Plumbing	Copper supply and cast-iron waste and venting Gas fired tank water heater Toilets, urinal and sinks	Good
HVAC	Individual package units	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Good
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations and exit signs	Good
Equipment/Special	Kitchen	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Existing N2 EMS is failing. All classrooms are not on EMS.	

Multipurpose/Administration: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	\$80,000	\$3,500	\$223,800	\$307,300
Roofing	-	-	\$219,600	-	\$50,000	\$269,600
Interiors	-	\$28,100	\$24,800	\$111,600	\$763,200	\$927,700
Plumbing	-	-	-	\$88,000	\$135,300	\$223,300
Fire Suppression	-	-	\$1,400	-	\$52,200	\$53,600
HVAC	\$53,500	-	\$134,800	\$241,200	\$217,400	\$646,800
Electrical	-	-	\$3,400	\$217,100	\$47,300	\$267,800
Fire Alarm & Comm	-	-	-	\$185,400	-	\$185,400
Equipment/Special	-	\$15,100	-	\$30,000	\$95,700	\$140,800
Site Development	-	-	-	\$5,900	\$47,100	\$53,000
TOTALS	\$53,500	\$43,200	\$464,000	\$882,700	\$1,632,000	\$3,075,300

8. Building F



Building F Restrooms: Systems Summary

Address	5601 47 th Avenue, Sacramento, California 95824	
Constructed/ Renovated	2002	
Building Size	900 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Ceramic tile Ceilings: Painted gypsum board	Good
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Gas fired tank water heater	Good

Building F Restrooms: Systems Summary

HVAC	Mechanical ventilation only	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	<p>The exterior stucco is showing significant cracking.</p> <p>In the restroom building, student restrooms are locked and unavailable for use, not even the maintenance department has a key. It was explained that it is believed that the student restrooms are haunted and are therefore no longer available for use.</p>	

Building F: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$18,000	\$5,700	-	\$16,000	\$39,700
Roofing	-	-	-	\$1,300	-	\$1,300
Interiors	-	-	-	\$2,900	\$9,100	\$12,000
Plumbing	-	-	\$19,700	\$21,900	\$1,700	\$43,300
Fire Suppression	-	-	-	\$2,500	-	\$2,500
HVAC	-	-	-	\$6,600	-	\$6,600
Electrical	-	-	-	\$9,100	\$3,600	\$12,700
Fire Alarm & Comm	-	-	-	\$6,600	-	\$6,600
TOTALS	-	\$18,000	\$25,400	\$50,900	\$30,400	\$124,700

9. Site Summary



Site Information

Lot Size	6.73 acres (estimated)	
Parking Spaces	76 total spaces all in open lots; 10 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt parking lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Property entrance signage, chain link and hollow tube fencing with gates, Playgrounds, fencing, and site lights Limited park benches, trash receptacles	Good
Landscaping and Topography	Moderate landscaping features Irrigation is present Concrete retaining walls Flat throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Building-mounted: LED, HPS Pole mounted light fixture	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	None	

Site: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Roofing	-	-	\$4,500	-	\$6,000	\$10,400
Electrical	-	-	-	-	\$2,900	\$2,900
Pavement	-	-	\$45,100	\$28,300	\$70,800	\$144,200
Site Development	-	\$8,900	-	\$41,800	\$168,900	\$219,600
Landscaping	-	-	-	-	\$479,000	\$479,000
TOTALS	-	\$8,900	\$49,600	\$70,100	\$727,600	\$856,100

10. Property Space Use and Observed Areas

Unit Allocation

All 42,145 square feet of the property are occupied by the City of Sacramento Unified School District. The spaces are mostly classrooms with supporting restrooms, administrative offices, and mechanical and other utility spaces.

Areas Observed

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

Key Spaces Not Observed

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

- Student restrooms in 007, the restroom building. It was explained that it is believed that the restrooms are haunted, and therefore they no longer available for use.

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 2002. The facility has not been subsequently renovated. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior or pending litigation related to existing barriers or previously removed barriers.

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 for an architectural master plan of Sacramento Accelerated Academy, 5601 47th Avenue, Sacramento, California 95824, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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15. Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: Supporting Documents

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

Appendix F: Equipment Inventory List

Appendix A: Photographic Record



#1

FRONT ELEVATION 001-005



#2

SIDE ELEVATION 001-005



#3

REAR ELEVATION 001-005



#4

SIDE ELEVATION 001-005



#5

SITE LAYOUT



#6

ALUMINUM WINDOWS 001-005



#7

WINDOW DETAIL 001-005



#8

EXTERIOR DOOR 001-005



#9

STUCCO CRACKING SEEN
THROUGHOUT 001-005

#10

STUCCO CRACKING SEEN
THROUGHOUT 001-005

#11

STUCCO CRACKING SEEN
THROUGHOUT 001-005

#12

ROOF OVERVIEW 001-005



#13

INTERIOR 001-005



#14

INTERIOR 001-005

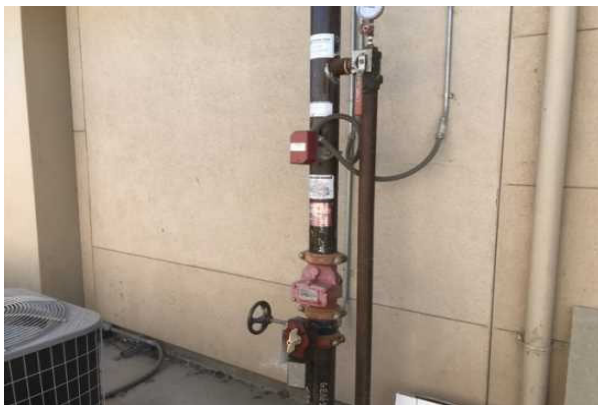


#15

INTERIOR 001-005



#16

RARELY HOOKED UP INSTANT
HOT WATER 001-005

#17

STANDPIPE 001-005



#18

SPLIT SYSTEM COMPONENTS
001-005, WITH TRANSFORMER



#19

FURNACE ONE PER
CLASSROOM 001-005

#20

EXTERIOR LIGHT FIXTURE



#21

MAIN DISTRIBUTION PANEL ONE
IN EACH BUILDING 001-006

#22

FRONT ELEVATION 006,
MULTIPURPOSE

#23

REAR ELEVATION 006,
MULTIPURPOSE

#24

LEFT ELEVATION



#25

RIGHT ELEVATION



#26

006 MULTIPURPOSE ROOF,
MODIFIED BITUMEN

#27

006 MODIFIED BITUMEN ROOF



#28

006 MULTIPURPOSE METAL
CURVED ROOF

#29

006 MULTIPURPOSE LOBBY



#30

006 MULTIPURPOSE OFFICE
AREA



#31

INTERIOR CEILING



#32

LOBBY FLOORING



#33

006 MULTIPURPOSE, GYM FLOOR



#34

006 MULTIPURPOSE /MAIN SWITCHBOARD,



#35

006 MULTIPURPOSE FIRE SUPPRESSION



#36

006 MULTIPURPOSE FIRE ALARM CONTROL PANEL



#37

006 MULTIPURPOSE PACKAGED UNIT (RTU)



#38

006 MULTIPURPOSE WATER HEATERS



#39

007 RESTROOMS, EXTERIOR



#40

007 RESTROOMS REAR ELEVATION



#41

007 RESTROOMS FIXTURES



#42

007 RESTROOMS FIXTURES



#43

OVERVIEW OF PARKING AREA



#44

LANDSCAPING OVERVIEW



#45

PLAZA



#46

PLAZA



#47

PARKING



#48

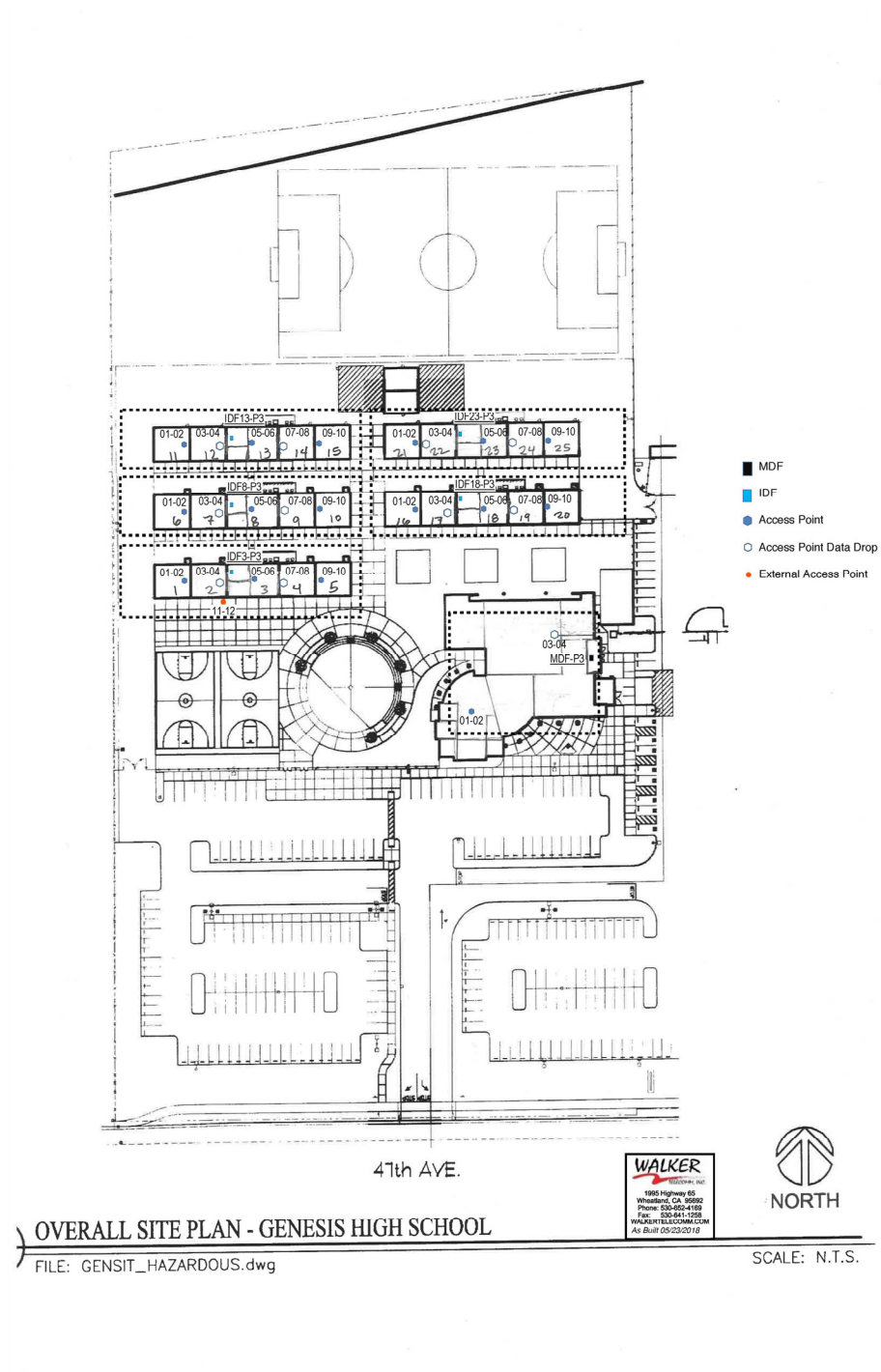
LANDSCAPING

Appendix B: Site Plan

FACILITY CONDITION ASSESSMENT SITE PLAN

SACRAMENTO ACCELERATED ACADEMY

EMG PROJECT NO.: 136988.19R000-063.322



SOURCE:
Client



ON-SITE DATE:
September 24, 2019

Appendix C: Supporting Documents

ADA CHECKLIST

Date Completed: September 24, 2019

Property Name: Sacramento Accelerated Academy

EMG Project Number: 136988.19R000-063.322

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?		✓		
2	Have any ADA improvements been made to the property?			✓	The building was built in 2004
3	Do a Transition Plan / Barrier Removal Plan exist for the property?			✓	
4	Has building ownership or management received any ADA related complaints that have not been resolved?		✓		
5	Is any litigation pending related to ADA issues?		✓		
	Parking	Yes	No	NA	Comments
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✓			
2	Are there sufficient van-accessible parking spaces available?	✓			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	✓			
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?	✓			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✓			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			✓	Not required
	Ramps	Yes	No	NA	Comments
1	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			✓	No ramps along accessible path of travel
2	Are ramps that appear longer than 6 FT complete with railings on both sides?			✓	No ramps along accessible path of travel

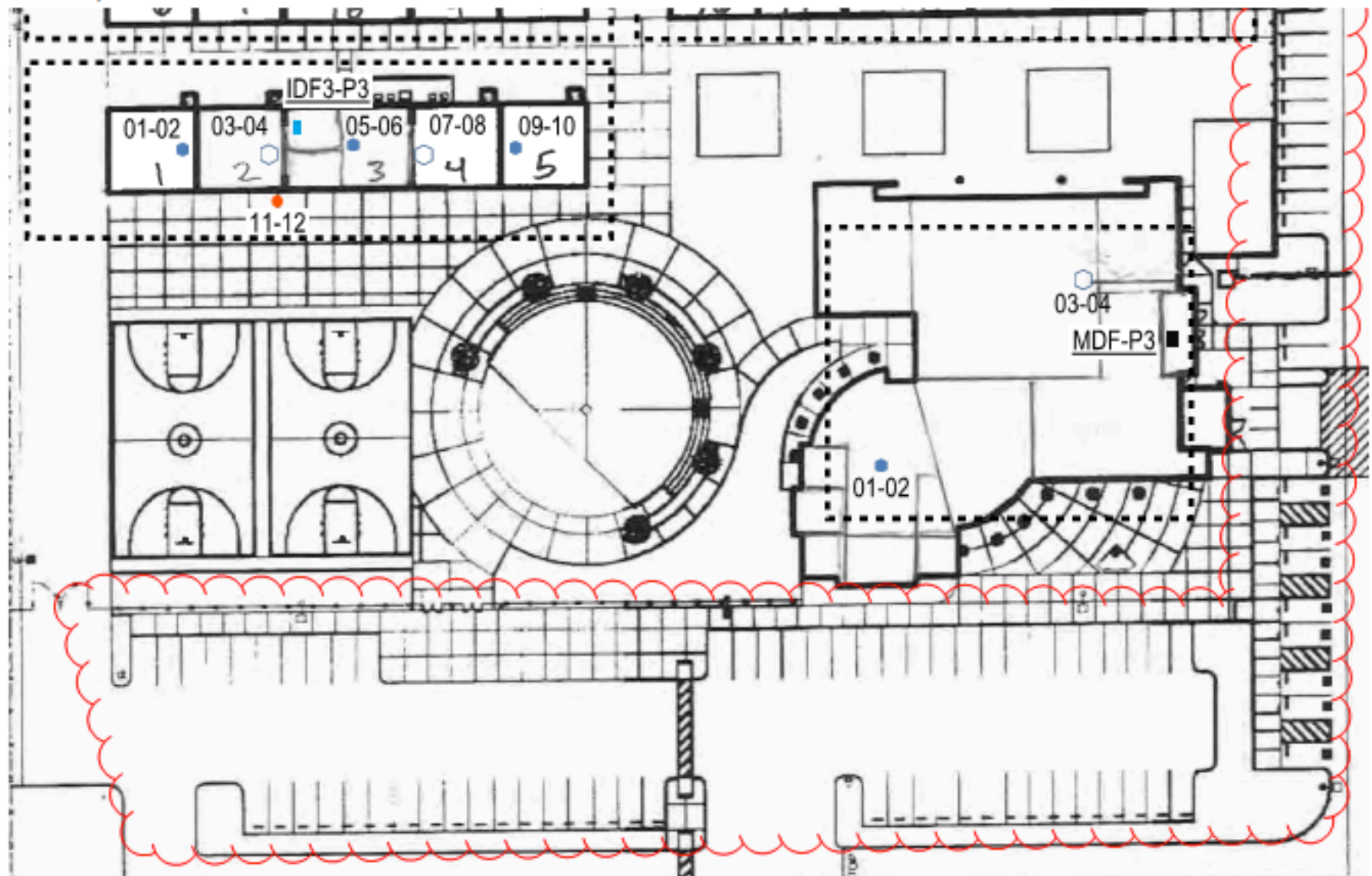
ADA CHECKLIST

	Ramps (cont.)	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			✓	No ramps along accessible path of travel
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?			✓	No ramps along accessible path of travel
	Entrances/Exits	Yes	No	NA	Comments
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	✓			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			✓	Main entries are accessible
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)?	✓			
	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)?	✓			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✓			
3	Is there a path of travel that does not require the use of stairs?	✓			
	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?			✓	No elevators
2	Are there visual and audible signals inside cars indicating floor change?			✓	No elevators
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			✓	No elevators
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?			✓	No elevators
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			✓	No elevators
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✓	No elevators

ADA CHECKLIST

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

Thanks,



Appendix D: Component Condition Report

Component Condition Report | Sacramento Accelerated Academy

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	42,545 SF	7	1829423

Component Condition Report | Sacramento Accelerated Academy / Bldg A Classrooms 11-15

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Repair	1,100 SF	3	1461349
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,700 SF	3	1461352
B2013	Building Exterior	Good	Louver, Aluminum, 1-2 Stories	7	25	1461375
B2021	Building Exterior	Good	Window, Steel 24 SF, 1-2 Stories	22	18	1461378
B2021	Building Exterior	Fair	Window, 12 SF	10	13	1461377
B2032	Building Exterior	Fair	Exterior Door, Steel	11	20	1461373
Roofing						
B3011	Roof	Good	Roof, Metal	6,100 SF	30	1461351
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	350 LF	10	1461372
Interiors						
C1021	Throughout building	Fair	Interior Door, Steel	2	30	1461356
C1023	Building Exterior	Fair	Door Hardware System, School (per Door)	11	15	1461364
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	4,500 SF	10	1461359
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	3,000 SF	7	1461363
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,430 SF	5	1461365
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	4,500 SF	3	1461362
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	2,000 SF	8	1461355
C3032	Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	4,800 SF	12	1461368
Plumbing						
D2014	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	10	15	1440000
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	8	1440029
D2023	Rooom 13	Good	Water Heater, 3600 WATT	1	14	1461348
D2029	Throughout building	Good	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	5,130 SF	25	1461357
Fire Suppression						
D4019	Throughout	Fair	Sprinkler Heads (per SF)	5,130 SF	10	1454326
D4031	Room 11-15	Fair	Fire Extinguisher, Type ABC, up to 20 LB	5	5	1439994
HVAC						
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	7	1440054
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	7	1439974
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	7	1440007
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	7	1440005
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	7	1440045
D3041	Room 11-15	Fair	HVAC System Ductwork, Medium Density	5,130 SF	10	1440014
D3051	Room 11	Fair	Furnace, 154 MBH [L1M123]	1	8	1461367

Component Condition Report | Sacramento Accelerated Academy / Bldg A Classrooms 11-15

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3051	Rooom 13	Fair	Furnace, 154 MBH [L1M128]	1	8	1461370
D3051	Rooom 15	Fair	Furnace, 154 MBH [No tag/plate found]	1	8	1461371
D3051	Rooom 14	Fair	Furnace, 154 MBH [No tag/plate found]	1	8	1461374
D3051	Room 12	Fair	Furnace, 154 MBH [L1M130]	1	8	1461360
D3068	Building A	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,130 SF	0	1484328
Electrical						
D5012	Rooom 13	Fair	Main Distribution Panel, 100 AMP [Panel 1]	1	15	1461354
D5012	Building exterior	Fair	Secondary Transformer, 150 kVA [No tag/plate found]	1	15	1439972
D5019	Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	5,130 SF	30	1461376
D5022	Building exterior	Fair	Light Fixture, 250 WATT	2	3	1461361
D5022	Building exterior	Fair	Light Fixture, any type w/ LED Replacement, 100 W	11	4	1461350
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,130 SF	12	1461366
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	5,130 SF	9	1461369
D5037	Room 11-15	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	5,130 SF	10	1439991
Equipment/Special						
E2012	Throughout building	Good	Kitchen Cabinetry, Stock Hardwood	350 LF	15	1461353

Component Condition Report | Sacramento Accelerated Academy / Bldg B Classrooms 21-25

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Poor	Exterior Wall, Stucco, 1-2 Stories, Repair	1,100 SF	0	1462145
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,700 SF	3	1462146
B2013	Building Exterior	Good	Louver, Aluminum, 1-2 Stories	7	30	1462128
B2021	Building Exterior	Fair	Window, 12 SF	10	15	1462133
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	22	15	1462135
B2032	Building Exterior	Fair	Exterior Door, Steel	11	20	1462142
Roofing						
B3011	Roof	Good	Roof, Metal	6,100 SF	30	1462144
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	350 LF	10	1462147
Interiors						
C1021	Throughout building	Fair	Interior Door, Steel	2	25	1462148
C1023	Building Exterior	Fair	Door Hardware System, School (per Door)	11	15	1462122
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	4,500 SF	8	1462120
C3012	Throughout building	Good	Interior Wall Finish, any surface, Prep & Paint	3,000 SF	8	1462143
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,430 SF	6	1462152
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	4,500 SF	4	1462124
C3031	Throughout	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	2,000 SF	6	1462285
C3032	Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	4,800 SF	12	1462151
Plumbing						
D2014	Throughout	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	6	15	1439977

Component Condition Report | Sacramento Accelerated Academy / Bldg B Classrooms 21-25

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2014	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	15	1440059
D2018	Building Exterior	Fair	Drinking Fountain, Outside/Site Style	1	7	1440051
D2023	Room 23	Fair	Water Heater, 3.6 KW [No tag/plate found*]	1	6	1462140
D2023	Room 25	Good	Water Heater, 3.6 KW [No tag/plate found]	1	13	1462139
D2023	Room 21	Good	Water Heater, 3.6 KW [No tag/plate found]	1	12	1462125
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,130 SF	25	1462141
Fire Suppression						
D4019	Throughout	Fair	Sprinkler Heads (per SF)	5,130 SF	15	1439992
D4031	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	5	5	1439995
HVAC						
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	7	1439970
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	7	1440068
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	7	1440016
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	7	1440017
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	7	1440004
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	5,130 SF	15	1462132
D3051	Room 22	Fair	Furnace, 154 MBH [No tag/plate found*]	1	4	1462130
D3051	Room 23	Fair	Furnace, 154 MBH [L1M102]	1	4	1462134
D3051	Room 24	Fair	Furnace, 154 MBH [No tag/plate found]	1	4	1462121
D3051	Room 25	Fair	Furnace, 154 MBH [L1M95]	1	4	1462137
D3051	Room 21	Fair	Furnace, 154 MBH [No tag/plate found]	1	4	1462150
D3068	Building B	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,130 SF	0	1484329
Electrical						
D5012	Building Exterior	Fair	Secondary Transformer, 150 kVA [No tag/plate found]	1	15	1440040
D5012	Room 23	Fair	Main Distribution Panel, 100 AMP [Panel 1]	1	15	1462138
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,130 SF	25	1462119
D5022	Building exterior	Fair	Light Fixture, any type w/ LED Replacement, 250 W	2	4	1462136
D5022	Building exterior	Fair	Light Fixture, 100 WATT	11	15	1462129
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,130 SF	10	1462127
D5092	Throughout	Fair	Exit Sign Light Fixture, LED	2	6	1440048
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	5,130 SF	10	1462117
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	5,130 SF	10	1440010
Equipment/Special						
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	350 LF	20	1462126

Component Condition Report | Sacramento Accelerated Academy / Bldg C Classrooms 6-10

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,700 SF	4	1462243
B2011	Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Repair	1,100 SF	3	1462240

Component Condition Report | Sacramento Accelerated Academy / Bldg C Classrooms 6-10

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2013	Building Exterior	Good	Louver, Aluminum, 1-2 Stories	7	30	1462230
B2021	Building Exterior	Fair	Window, 24 SF	22	15	1462223
B2021	Building Exterior	Fair	Window, 12 SF	10	18	1462229
B2032	Building Exterior	Good	Exterior Door, Steel	11	25	1462233
Roofing						
B3011	Roof	Good	Roof, Metal	6,100 SF	30	1462220
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	350 LF	10	1462222
Interiors						
C1021	Throughout building	Fair	Interior Door, Steel	2	40	1462221
C1023	Building Exterior	Fair	Door Hardware System, School (per Door)	11	15	1462241
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	4,500 SF	6	1462216
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	3,000 SF	7	1462242
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,430 SF	7	1462239
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	4,500 SF	4	1462237
C3031	Throughout	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	2,000 SF	6	1462286
C3032	Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	4,800 SF	15	1462217
Plumbing						
D2014	Room 6-10	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	10	15	1439967
D2018	Building Exterior	Fair	Drinking Fountain, Outside/Site Style	1	8	1440022
D2023	Room 10	Fair	Water Heater, 3600 WATT [No tag/plate found]	1	12	1462227
D2023	Room 6	Fair	Water Heater, 3600 WATT [No tag/plate found]	1	4	1462218
D2023	Room8	Fair	Water Heater, 3600 WATT [No tag/plate found]	1	12	1462238
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,130 SF	25	1462225
Fire Suppression						
D4019	Throughout building	Fair	Sprinkler Heads (per SF)	5,130 SF	10	1439978
D4031	Room 6-10	Fair	Fire Extinguisher, Type ABC, up to 20 LB	5	5	1440023
HVAC						
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	7	1440055
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	7	1439965
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	7	1440056
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	7	1439998
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	7	1440028
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	5,130 SF	10	1440062
D3051	Room 9	Fair	Furnace, 15r MBH [No tag/plate found]	1	4	1462214
D3051	Room 10	Fair	Furnace, 154 MBH [No tag/plate found]	1	4	1462224
D3051	Room8	Fair	Furnace, 154 MBH [No tag/plate found]	1	4	1462226
D3051	Room 6	Fair	Furnace, 154 MBH [No tag/plate found****]	1	4	1462235
D3051	Room 7	Fair	Furnace, 154 MBH [No tag/plate found]	1	4	1462228
D3068	Building C	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,130 SF	0	1484330
Electrical						
D5012	Building Exterior	Fair	Secondary Transformer, 150 kVA [No tag/plate found]	1	15	1439989

Component Condition Report | Sacramento Accelerated Academy / Bldg C Classrooms 6-10

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Room8	Fair	Main Distribution Panel, 100 AMP [Panel one]	1	15	1462245
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,130 SF	25	1462234
D5022	Building exterior	Fair	Light Fixture, 250 WATT	2	4	1462236
D5022	Building exterior	Fair	Light Fixture, 100 WATT	11	15	1462244
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,130 SF	8	1462231
D5092	Room 6-10	Fair	Exit Sign Light Fixture, LED	2	6	1440043
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	5,130 SF	8	1462219
D5037	Room 6-10	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	5,130 SF	10	1440057
Equipment/Special						
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	350 LF	10	1462232

Component Condition Report | Sacramento Accelerated Academy / Bldg D Classrooms 16-20

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Repair	800 SF	3	1462246
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,700 SF	3	1462273
B2013	Building Exterior	Good	Louver, Aluminum, 1-2 Stories	7	30	1462258
B2021	Building Exterior	Fair	Window, 12 SF	10	17	1462271
B2021	Building Exterior	Fair	Window, 24 SF	22	18	1462262
B2032	Building Exterior	Fair	Exterior Door, Steel	11	22	1462279
Roofing						
B3011	Roof	Fair	Roof, Metal	6,100 SF	25	1462253
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	350 LF	10	1462265
Interiors						
C1021	Throughout building	Fair	Interior Door, Steel	2	25	1462248
C1023	Building Exterior	Fair	Door Hardware System, School (per Door)	11	15	1462261
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	3,000 SF	6	1462282
C3012	Classrooms	Fair	Interior Wall Finish, Vinyl	4,500 SF	7	1462275
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,230 SF	5	1462278
C3024	Room 16	Fair	Interior Floor Finish, Vinyl Tile (VCT)	200 SF	3	1462266
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	4,500 SF	4	1462272
C3031	Throughout	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	2,000 SF	6	1462287
C3032	Classrooms	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	4,800 SF	17	1462270
Plumbing						
D2014	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	10	10	1440069
D2018	Building D	Fair	Drinking Fountain, Outside/Site Style	1	7	1440002
D2023	Room 20	Fair	Water Heater, Instant Hot, Electric [No tag/plate found]	1	12	1462252
D2023	Room 20	Fair	Water Heater, 3.6 KW [No tag/plate found]	1	15	1462274
D2023	Room 18	Good	Water Heater, 3.6 KW [No tag/plate found]	1	13	1462254
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,130 SF	25	1462283

Component Condition Report | Sacramento Accelerated Academy / Bldg D Classrooms 16-20

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Suppression						
D4019	Throughout building	Fair	Sprinkler Heads (per SF)	5,130 SF	14	1462284
D4031	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	5	5	1439983
HVAC						
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	7	1439997
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	7	1440001
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	7	1440018
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	7	1440009
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [Room 17]	1	7	1439969
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	5,130 SF	10	1440047
D3051	Room 18	Fair	Furnace, 154 MBH [L1M117]	1	9	1462250
D3051	Room 16	Good	Furnace, 154 MBH [L1M119]	1	9	1462257
D3051	Room 20	Good	Furnace, 154 MBH [L1M108]	1	5	1462259
D3051	Room 17	Good	Furnace, 154 MBH [No tag/plate found]	1	9	1462280
D3051	Room 19	Good	Furnace, 154 MBH [L1M110]	1	5	1462249
D3068	Building D	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,130 SF	0	1484331
Electrical						
D5012	Building Exterior	Fair	Secondary Transformer, 150 kVA [No tag/plate found]	1	15	1440046
D5012	Room 18	Fair	Main Distribution Panel, 100 AMP [Panel 1]	1	15	1462268
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,130 SF	25	1462263
D5022	Throughout building	Fair	Light Fixture, 100 WATT	11	15	1462247
D5022	Building exterior	Fair	Light Fixture, 100 WATT	2	4	1462264
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,130 SF	8	1462269
D5092	Room 20	Fair	Exit Sign Light Fixture, LED	2	6	1440031
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	5,130 SF	10	1462255
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	5,130 SF	10	1462267
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	5,130 SF	10	1439986
D5038	Building exterior	Good	Security/Surveillance System, Cameras and CCTV	5,130 SF	15	1462260
Equipment/Special						
E1093	Room 20	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	7	1462256
E1093	Room 20	Fair	Commercial Kitchen, Food Warmer [No tag/plate found]	1	8	1462277
E2012	Throughout building	Good	Kitchen Cabinetry, 6	350 LF	15	1462251

Component Condition Report | Sacramento Accelerated Academy / Bldg E Classrooms 1-5

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,700 SF	4	1462314
B2011	Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Repair	1,100 SF	3	1462311
B2013	Building Exterior	Good	Louver, Aluminum, 1-2 Stories	7	30	1462297
B2021	Building Exterior	Fair	Window, 24 SF	22	15	1462300

Component Condition Report | Sacramento Accelerated Academy / Bldg E Classrooms 1-5

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2021	Building Exterior	Fair	Window, 12 SF	10	15	1462305
B2032	Building exterior	Fair	Exterior Door, Steel	11	22	1462290
Roofing						
B3011	Roof	Good	Roof, Metal	6,100 SF	35	1462319
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	350 LF	10	1462301
Interiors						
C1021	Throughout building	Fair	Interior Door, Steel	2	22	1462316
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	11	15	1462289
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	3,000 SF	5	1462303
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	4,500 SF	9	1462292
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,430 SF	6	1462296
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	4,500 SF	4	1462291
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	2,000 SF	7	1462320
C3032	Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	4,800 SF	15	1462310
Plumbing						
D2014	Throughout	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	10	15	1440026
D2018	Building E	Fair	Drinking Fountain, Outside/Site Style	1	8	1440050
D2023	Room 3	Fair	Water Heater, 2.5 GAL [PANEL-1 CKT-17]	1	7	1462315
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,130 SF	25	1462307
Fire Suppression						
D4019	Throughout building	Fair	Sprinkler Heads (per SF)	5,130 SF	10	1462317
D4031	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	5	5	1439980
HVAC						
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	7	1440064
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	7	1440015
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	7	1440021
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	7	1440049
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	7	1440024
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	5,130 SF	10	1440066
D3051	Room 5	Fair	Furnace, 154 MBH [No tag/plate found]	1	8	1462313
D3051	Room 2	Fair	Furnace, 154 MBH [No tag/plate found]	1	8	1462302
D3051	Room 3	Fair	Furnace, 154 MBH [No tag/plate found]	1	8	1462308
D3051	Room 1	Fair	Furnace, 154 MBH [No tag/plate found]	1	8	1462306
D3051	Room 4	Fair	Furnace, 154 MBH [No tag/plate found]	1	8	1462293
D3068	Building E	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,130 SF	0	1484361
Electrical						
D5012	Building Exterior	Fair	Secondary Transformer, 150 kVA [No tag/plate found]	1	15	1440013
D5012	Room 3	Fair	Main Distribution Panel, 100 AMP [Panel 1]	1	15	1462288
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,130 SF	25	1462299
D5022	Building exterior	Fair	Light Fixture, 100 WATT	2	20	1462312
D5022	Building exterior	Fair	Light Fixture, 100 WATT	11	15	1462295

Component Condition Report | Sacramento Accelerated Academy / Bldg E Classrooms 1-5

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,130 SF	10	1462309
D5092	Room 5	Fair	Exit Sign Light Fixture, LED	2	6	1440063
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	5,130 SF	10	1462294
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	5,130 SF	15	1440019
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	5,130 SF	9	1462304
Equipment/Special						
E1093	Kitchen	Good	Commercial Kitchen, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	8	1462321
E2012	Throughout building	Good	Kitchen Cabinetry, Stock Hardwood	350 LF	15	1462298

Component Condition Report | Sacramento Accelerated Academy / Bldg F Restrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Repair	600 SF	3	1462366
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	5	1462361
B2013	Building Exterior	Good	Louver, Aluminum, 1-2 Stories	1	30	1462364
B2021	Building Exterior	Fair	Window, 12 SF	6	15	1462362
B2032	Building Exterior	Fair	Exterior Door, Steel	8	22	1462358
Roofing						
B3011	Roof	Fair	Roof, Metal	1,000 SF	25	1462360
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	80 LF	10	1462350
Interiors						
C1023	Building Exterior	Fair	Door Hardware System, School (per Door)	6	15	1462356
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	2,000 SF	30	1462367
C3024	Throughout building	Good	Interior Floor Finish, Ceramic Tile	900 SF	25	1462357
C3031	Restrooms	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	900 SF	6	1462353
Plumbing						
D2011	Building F	Fair	Toilet, Commercial Water Closet	2	8	1440037
D2014	Building F	Fair	Service Sink, Floor	1	15	1440020
D2014	Building F	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	8	1440065
D2018	Building F	Fair	Drinking Fountain, Outside/Site Style	2	7	1440006
D2023	Fire Riser Room	Fair	Water Heater, 50 GAL [No tag/plate found]	1	5	1462352
D2029	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	900 SF	25	1462359
Fire Suppression						
D4019	Building F	Fair	Sprinkler Heads (per SF)	900 SF	10	1439996
HVAC						
D3022	Fire Riser Room	Good	Expansion Tank, 4.8 GAL	1	25	1462351
D3041	Building F	Fair	HVAC System Ductwork, Medium Density	900 SF	10	1440042
Electrical						
D5012	Fire Riser Room	Good	Main Distribution Panel, 100 AMP [No tag/plate found]	1	15	1462354
D5019	Throughout building	Good	Full Electrical System Upgrade, Low Density/Complexity	900 SF	25	1462365

Component Condition Report | Sacramento Accelerated Academy / Bldg F Restrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5022	Building exterior	Fair	Light Fixture, 100 WATT	3	15	1462355
D5029	Throughout building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	900 SF	7	1462363
Fire Alarm & Comm						
D5037	Building F	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	900 SF	10	1439993

Component Condition Report | Sacramento Accelerated Academy / Multipurpose/Administration

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1029	Building Exterior	Good	Roof Access Ladder, Steel	15 LF	30	1462418
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	16,770 SF	5	1462375
B2021	Gymnasium	Fair	Window Security Shutter, Rolling, Motor Operated, Up to 24 SF	2	10	1462415
B2021	Building Exterior	Fair	Window, 12 SF	40	30	1462384
B2023	Lobby	Good	Storefront, Metal-Framed Windows w/out Door(s)	200 SF	22	1462396
B2023	Building Exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	700 SF	15	1462404
B2023	Building Exterior	Fair	Storefront, Metal-Framed 3' x 7' Swinging Door Only	1	15	1462371
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	7	15	1462397
B2032	Building Exterior	Fair	Exterior Door, Steel	8	20	1462392
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	14,230 SF	4	1462374
B3011	Roof	Good	Roof, Metal	3,070 SF	25	1462382
B3021	Roof	Fair	Roof Skylight, per unit (9-20 SF)	15	15	1462398
B3022	Roof	Fair	Roof Hatch, Metal	3	15	1462386
Interiors						
C1021	Throughout building	Good	Interior Door, Steel	22	40	1462422
C1021	Throughout building	Fair	Interior Door, Steel	13	25	1462417
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	22	15	1462385
C1031	Multipurpose	Fair	Toilet Partitions, Plastic/Laminate	20	6	1440044
C1033	Locker rooms	Good	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	120	17	1462378
C3012	Office	Fair	Interior Wall Finish, Vinyl	3,800 SF	11	1462377
C3012	Gymnasium	Good	Interior Wall Finish, Acoustical Tile (ACT)	4,000 SF	20	1462421
C3012	Restrooms	Good	Interior Wall Finish, Ceramic Tile	3,750 SF	30	1462408
C3012	Throughout building	Good	Interior Wall Finish, Laminated Paneling (FRP)	6,500 SF	20	1462400
C3012	Kitchen	Good	Interior Wall Finish, Laminated Paneling (FRP)	1,500 SF	20	1462419
C3024	Kitchen	Good	Interior Floor Finish, Quarry Tile	1,614 SF	35	1462406
C3024	Restrooms	Good	Interior Floor Finish, Vinyl Sheeting	120 SF	12	1462381
C3024	Restrooms	Good	Interior Floor Finish, Ceramic Tile	2,500 SF	30	1462391
C3024	Lobby	Fair	Interior Floor Finish, Linoleum	1,800 SF	7	1462423
C3024	Gymnasium	Good	Interior Floor Finish, Maple Sports Floor, Refinish	6,300 SF	8	1462380
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	2,500 SF	3	1462410
C3031	Gymnasium	Good	Interior Ceiling Finish, exposed irregular elements, Prep & Paint	5,000 SF	8	1462395

Component Condition Report | Sacramento Accelerated Academy / Multipurpose/Administration

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3031	Throughout building	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	4,000 SF	5	1462409
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	3,800 SF	5	1462399
C3032	Office	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,500 SF	15	1462407
Plumbing						
D2011	Multipurpose	Fair	Toilet, Commercial Water Closet	16	15	1439968
D2012	Multipurpose	Fair	Urinal, Standard	4	15	1440025
D2014	Multipurpose	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	15	1440038
D2014	Multipurpose	Fair	Service Sink, Floor	1	20	1440011
D2014	Multipurpose	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	18	15	1439999
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	2	15	1440032
D2014	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	15	1440033
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	2	15	1440027
D2017	Locker room	Fair	Shower Head w/ Valve	7	30	1439987
D2018	Multipurpose	Fair	Drinking Fountain, Interior	3	8	1439966
D2018	Multipurpose	Fair	Drinking Fountain, Outside/Site Style	1	7	1440003
D2023	Utility closet	Fair	Water Heater, 100 GAL [No tag/plate found]	1	6	1462394
D2023	Utility closet	Good	Water Heater, 100 GAL [No tag/plate found]	1	6	1462373
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	15,500 SF	25	1462411
Fire Suppression						
D4019	Multipurpose	Fair	Sprinkler Heads (per SF)	15,695 SF	15	1440052
D4031	Multipurpose	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	5	1439973
HVAC						
D3022	Utility closet	Good	Expansion Tank, 4.8 GAL	2	25	1462402
D3032	Multipurpose	Fair	Ductless Split System, .75 - 1 TON [FC-1]	1	7	1440053
D3032	Roof	Fair	Ductless Split System, Single Zone, 2 Ton [CU-1]	1	9	1440041
D3041	Roof	Fair	Make-Up Air Unit, 6,001 to 12,000 CFM [MAU-1]	1	5	1440070
D3041	Multipurpose	Fair	HVAC System Ductwork, Medium Density	15,695 SF	15	1440034
D3041	Roof	Fair	Make-Up Air Unit, 6,000 CFM [MAU-2]	1	5	1462388
D3042	Roof	Fair	Exhaust Fan, 2001 - 5000 CFM [EF-2]	1	25	1462420
D3042	Roof	Fair	Exhaust Fan, 2001 - 5000 CFM [No tag/plate found]	1	25	1462387
D3042	Roof	Fair	Exhaust Fan, Centrifugal, 2200 CFM (24" Damper) [EF-3]	1	10	1440030
D3052	Roof	Fair	Packaged Unit (RTU), 40 TON [AC-1]	1	10	1440067
D3052	Roof	Fair	Packaged Unit (RTU), 13 TON [AC-2]	1	10	1439985
D3052	Roof	Fair	Packaged Unit (RTU), 7 TON [AC-3]	1	10	1439971
D3068	Multipurpose	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15,595 SF	0	1484332
D3094	Kitchen	Fair	Air Curtain, 1/2 CFM [No tag/plate found]	1	5	1462393
Electrical						
D5012	Multipurpose	Fair	Building/Main Switchboard, 1200 AMP [No tag/plate found]	1	25	1439990
D5012	Multipurpose	Fair	Secondary Transformer, 150 kVA	1	15	1440039
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	15,500 SF	25	1462368
D5022	Building exterior	Fair	Light Fixture, 50 WATT	4	7	1462412

Component Condition Report | Sacramento Accelerated Academy / Multipurpose/Administration

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	15,500 SF	8	1462403
D5092	Multipurpose	Fair	Exit Sign Light Fixture, LED	10	4	1439982
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	15,500 SF	8	1462401
D5037	Multipurpose	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	15,695 SF	10	1439981
D5037	Multipurpose	Fair	Fire Alarm Control Panel, Addressable [No tag/plate found]	1	7	1440012
Equipment/Special						
E1093	Kitchen	Fair	Commercial Kitchen, LF	1	7	1440008
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator [No tag/plate found]	1	8	1439979
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator	1	12	1439975
E1093	Kitchen	Fair	Commercial Kitchen, 3/4 HP [No tag/plate found]	1	3	1462369
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator [No tag/plate found*]	1	8	1439964
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator [No tag/plate found]	1	12	1439984
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser [No tag/plate found]	1	3	1440058
E1093	Roof	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser [No tag/plate found]	1	15	1462413
E1093	Kitchen	Fair	Commercial Kitchen, 3/4 HP [No tag/plate found]	1	7	1439988
Site Development						
G2047	Gymnasium	Good	Sports Apparatus, Basketball Backstop	2	20	1462414
G2049	Building exterior	Fair	Dumpster Accessories, Enclosures, Wood/Metal Gates, Replace/Install	2	8	1462383

Component Condition Report | Sacramento Accelerated Academy / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3019	Site	Fair	Awning, Fabric per SF	350 SF	5	1462481
Electrical						
D5022	Site	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	6	17	1462474
Pavement						
G2022	Site	Good	Parking Lots, Asphalt Pavement, Seal & Stripe	35,150 SF	4	1462468
G2023	Site	Good	Parking Lots, Bollard	4	25	1462465
G2024	Site	Fair	Parking Lots, Control Equipment, Barrier Gate & Controller [No tag/plate found]	1	5	1462463
G2024	Site	Fair	Parking Lots, Control Equipment, Barrier Gate & Controller [No tag/plate found]	1	5	1462472
G2031	Site	Good	Pedestrian Pavement, Sidewalk, Concrete Large Areas	45,600 SF	40	1462467
Site Development						
G2041	Site	Fair	Fences & Gates, Metal Tube, 6' High	350 LF	25	1462471
G2041	Site	Good	Fence or Screen Walls, Concrete Block (CMU)	450 SF	40	1462464
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	360 LF	10	1462475
G2041	Site	Fair	Fences & Gates, Metal Tube, 6' High	450 LF	20	1462470
G2041	Site	Good	Fences & Gates, Chain Link, 4' High	300 LF	35	1462462
G2042	Site	Good	Retaining Wall, Cast-in-place Concrete (per SF Face)	9,000 SF	40	1462477
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	10	1462469
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	4	12	1462478

Component Condition Report | Sacramento Accelerated Academy / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	13,300 SF	3	1462473
G2047	Site	Fair	Sports Apparatus, Basketball Backstop	4	15	1462476
G2048	Site	Fair	Flagpole, Metal	1	20	1462480
Landscaping						
G2057	Site	Fair	Irrigation System, Replace/Install	70,000 SF	12	1462466

Appendix E: Replacement Reserves

Replacement Reserves Report

6/15/2020

Location	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Escalated Estimate
Sacramento Accelerated Academy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$233,196	\$0	\$0	\$0	\$233,196
Sacramento Accelerated Academy / Bldg A Classrooms 11-15	\$17,587	\$0	\$0	\$100,830	\$3,226	\$12,559	\$0	\$67,461	\$80,949	\$15,145	\$116,351	\$414,108
Sacramento Accelerated Academy / Bldg B Classrooms 21-25	\$47,755	\$0	\$0	\$16,633	\$112,961	\$1,192	\$19,796	\$65,943	\$27,359	\$0	\$134,853	\$426,493
Sacramento Accelerated Academy / Bldg C Classrooms 6-10	\$17,587	\$0	\$0	\$32,966	\$130,865	\$1,192	\$25,691	\$79,519	\$92,248	\$0	\$289,123	\$669,191
Sacramento Accelerated Academy / Bldg D Classrooms 16-20	\$17,587	\$0	\$0	\$42,106	\$52,769	\$35,768	\$14,638	\$92,674	\$74,244	\$11,809	\$134,751	\$476,346
Sacramento Accelerated Academy / Bldg E Classrooms 1-5	\$17,587	\$0	\$0	\$32,966	\$69,221	\$8,346	\$12,428	\$67,545	\$78,691	\$47,665	\$149,034	\$483,483
Sacramento Accelerated Academy / Bldg F Restrooms	\$0	\$0	\$0	\$17,981	\$0	\$25,435	\$2,947	\$21,250	\$9,728	\$0	\$17,084	\$94,425
Sacramento Accelerated Academy / Multipurpose/Administration	\$53,463	\$0	\$0	\$43,230	\$223,021	\$241,015	\$96,606	\$63,582	\$368,050	\$8,588	\$345,862	\$1,443,417
Sacramento Accelerated Academy / Site	\$0	\$0	\$0	\$8,948	\$24,413	\$25,117	\$0	\$0	\$10,373	\$28,301	\$31,440	\$128,593
Grand Total	\$171,566	\$0	\$0	\$295,661	\$616,476	\$350,624	\$172,106	\$691,169	\$741,643	\$111,508	\$1,218,499	\$4,369,253

Sacramento Accelerated Academy

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
D5038	1829423	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	15	8	7	42545	SF	\$4.46	\$189,610								\$189,610					\$189,610
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$189,610	\$0	\$0	\$0	\$189,610
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$233,196	\$0	\$0	\$0	\$233,196

* Markup/LocationFactor (1.138) has been included in unit costs. Markup includes a 6% Contractor General Requirements, 7.5% General Contractor Costs, Profit, Overhead, Insurance, and 7% Design and Permits factors applied to the location adjusted unit cost.

Sacramento Accelerated Academy / Bldg A Classrooms 11-15

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
B2011	1461349	Exterior Wall, Stucco, 1-2 Stories, Repair	0	-3	3	1100	SF	\$27.43	\$30,168					\$30,168								\$30,168
B2011	1461352	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	3700	SF	\$4.11	\$15,221				\$15,221									\$15,221
B3016	1461372	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	350	LF	\$12.34	\$4,320											\$4,320		\$4,320
C3012	1461363	Interior Wall Finish, any surface, Prep & Paint	10	3	7	3000	SF	\$2.06	\$6,171								\$6,171					\$6,171
C3012	1461359	Interior Wall Finish, Vinyl, Replace	15	5	10	4500	SF	\$3.43	\$15,427										\$15,427			\$15,427
C3024	1461365	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	1430	SF	\$6.86	\$9,805					\$9,805								\$9,805
C3025	1461362	Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	4500	SF	\$10.28	\$46,281				\$46,281									\$46,281
C3031	1461355	Interior Ceiling Finish, any flat surface, Prep & Paint	10	2	8	2000	SF	\$2.74	\$5,485									\$5,485				\$5,485
D2018	1440029	Drinking Fountain, Outside/Site Style, Replace	15	7	8	1	EA	\$4,936.64	\$4,937									\$4,937				\$4,937
D3032	1440054	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA	\$9,736.16	\$9,736								\$9,736					\$9,736
D3032	1439974	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA	\$9,736.16	\$9,736								\$9,736					\$9,736
D3032	1440007	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA	\$9,736.16	\$9,736								\$9,736					\$9,736
D3032	1440005	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA	\$9,736.16	\$9,736								\$9,736					\$9,736
D3032	1440045	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA	\$9,736.16	\$9,736								\$9,736					\$9,736
D3041	1440014	HVAC System Ductwork, Medium Density, Replace	30	20	10	5130	SF	\$5.49	\$28,139											\$28,139		\$28,139
D3051	1461367	Furnace, 154 MBH, Replace	20	12	8	1	EA	\$10,696.06	\$10,696									\$10,696				\$10,696
D3051	1461370	Furnace, 154 MBH, Replace	20	12	8	1	EA	\$10,696.06	\$10,696									\$10,696				\$10,696
D3051	1461371	Furnace, 154 MBH, Replace	20	12	8	1	EA	\$10,696.06	\$10,696									\$10,696				\$10,696
D3051	1461374	Furnace, 154 MBH, Replace	20	12	8	1	EA	\$10,696.06	\$10,696									\$10,696				\$10,696
D3051	1461360	Furnace, 154 MBH, Replace	20	12	8	1	EA	\$10,696.06	\$10,696									\$10,696				\$10,696
D3068	1484328	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	15	0	5130	SF	\$3.43	\$17,587	\$17,587												\$17,587
D4019	1454326	Sprinkler Heads (per SF), Replace	25	15	10	5130	SF	\$2.06	\$10,552											\$10,552		\$10,552
D4031	1439994	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	5	EA	\$205.69	\$1,028					\$1,028								\$1,028
D5022	1461361	Light Fixture, 250 WATT, Replace	20	17	3	2	EA	\$301.68	\$603				\$603									\$603
D5022	1461350	Light Fixture, any type w/ LED Replacement, 100 W, Replace	20	16	4	11	EA	\$260.55	\$2,866					\$2,866								\$2,866
D5031	1461369	Public Address/Announcement (PA) System, Facility Wide, Replace	20	11	9	5130	SF	\$2.26	\$11,607										\$11,607			\$11,607
D5037	1439991	Fire Alarm System, Standard Addressable, Upgrade/Install	20	10	10	5130	SF	\$5.49	\$28,139											\$28,139		\$28,139
Totals, Unescalated											\$17,587	\$0	\$0	\$92,274	\$2,866	\$10,833	\$0	\$54,852	\$63,902	\$11,607	\$86,576	\$340,497
Totals, Escalated (3.0% inflation, compounded annually)											\$17,587	\$0	\$0	\$100,830	\$3,226	\$12,559	\$0	\$67,461	\$80,949	\$15,145	\$116,351	\$414,108

* Markup/LocationFactor (1.138) has been included in unit costs. Markup includes a 6% Contractor General Requirements, 7.5% General Contractor Costs, Profit, Overhead, Insurance, and 7% Design and Permits factors applied to the location adjusted unit cost.

Sacramento Accelerated Academy / Bldg B Classrooms 21-25

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
B2011	1462145	Exterior Wall, Stucco, 1-2 Stories, Repair	0	3	0	1100	SF	\$27.43	\$30,168	\$30,168												\$30,168
B2011	1462146	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	3700	SF	\$4.11	\$15,221				\$15,221									\$15,221
B3016	1462147	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	350	LF	\$12.34	\$4,320											\$4,320		\$4,320
C3012	1462120	Interior Wall Finish, Vinyl, Replace	15	7	8	4500	SF	\$3.43	\$15,427										\$15,427			\$15,427
C3012	1462143	Interior Wall Finish, any surface, Prep & Paint	10	2	8	3000	SF	\$2.06	\$6,171										\$6,171			\$6,171
C3024	1462152	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	9	6	1430	SF	\$6.86	\$9,805							\$9,805						\$9,805
C3025	1462124	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	4500	SF	\$10.28	\$46,281					\$46,281								\$46,281
C3031	1462285	Interior Ceiling Finish, any flat surface, Prep & Paint	10	4	6	2000	SF	\$2.74	\$5,485							\$5,485						\$5,485
D2018	1440051	Drinking Fountain, Outside/Site Style, Replace	15	8	7	1	EA	\$4,936.64	\$4,937								\$4,937					\$4,937

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
D2023	1462140	Water Heater, 3.6 KW, Replace	15	9	6	1	EA		\$685.65	\$686							\$686					\$686
D3032	1439970	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA		\$9,736.16	\$9,736								\$9,736				\$9,736
D3032	1440068	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA		\$9,736.16	\$9,736								\$9,736				\$9,736
D3032	1440016	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA		\$9,736.16	\$9,736								\$9,736				\$9,736
D3032	1440017	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA		\$9,736.16	\$9,736								\$9,736				\$9,736
D3032	1440004	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA		\$9,736.16	\$9,736								\$9,736				\$9,736
D3051	1462130	Furnace, 154 MBH, Replace	20	16	4	1	EA		\$10,696.06	\$10,696					\$10,696							\$10,696
D3051	1462134	Furnace, 154 MBH, Replace	20	16	4	1	EA		\$10,696.06	\$10,696					\$10,696							\$10,696
D3051	1462121	Furnace, 154 MBH, Replace	20	16	4	1	EA		\$10,696.06	\$10,696					\$10,696							\$10,696
D3051	1462137	Furnace, 154 MBH, Replace	20	16	4	1	EA		\$10,696.06	\$10,696					\$10,696							\$10,696
D3051	1462150	Furnace, 154 MBH, Replace	20	16	4	1	EA		\$10,696.06	\$10,696					\$10,696							\$10,696
D3068	1484329	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	15	0	5130	SF		\$3.43	\$17,587	\$17,587											\$17,587
D4031	1439995	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	5	EA		\$205.69	\$1,028						\$1,028						\$1,028
D5022	1462136	Light Fixture, any type w/ LED Replacement, 250 W, Replace	20	16	4	2	EA		\$301.68	\$603					\$603							\$603
D5029	1462127	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	5130	SF		\$10.97	\$56,278										\$56,278		\$56,278
D5031	1462117	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	5130	SF		\$2.26	\$11,607										\$11,607		\$11,607
D5037	1440010	Fire Alarm System, Standard Addressable, Upgrade/Install	20	10	10	5130	SF		\$5.49	\$28,139										\$28,139		\$28,139
D5092	1440048	Exit Sign Light Fixture, LED, Replace	10	4	6	2	EA		\$301.68	\$603							\$603					\$603
Totals, Unescalated											\$47,755	\$0	\$0	\$15,221	\$100,365	\$1,028	\$16,579	\$53,617	\$21,598	\$0	\$100,343	\$356,507
Totals, Escalated (3.0% inflation, compounded annually)											\$47,755	\$0	\$0	\$16,633	\$112,961	\$1,192	\$19,796	\$65,943	\$27,359	\$0	\$134,853	\$426,493

* Markup/LocationFactor (1.138) has been included in unit costs. Markup includes a 6% Contractor General Requirements, 7.5% General Contractor Costs, Profit, Overhead, Insurance, and 7% Design and Permits factors applied to the location adjusted unit cost.

Sacramento Accelerated Academy / Bldg C Classrooms 6-10

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
B2011	1462240	Exterior Wall, Stucco, 1-2 Stories, Repair	0	-3	3	1100	SF		\$27.43	\$30,168				\$30,168								\$30,168
B2011	1462243	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	3700	SF		\$4.11	\$15,221					\$15,221							\$15,221
B3016	1462222	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	350	LF		\$12.34	\$4,320										\$4,320		\$4,320
C3012	1462216	Interior Wall Finish, Vinyl, Replace	15	9	6	4500	SF		\$3.43	\$15,427						\$15,427						\$15,427
C3012	1462242	Interior Wall Finish, any surface, Prep & Paint	10	3	7	3000	SF		\$2.06	\$6,171							\$6,171					\$6,171
C3024	1462239	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	8	7	1430	SF		\$6.86	\$9,805							\$9,805					\$9,805
C3025	1462237	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	4500	SF		\$10.28	\$46,281				\$46,281								\$46,281
C3031	1462286	Interior Ceiling Finish, any flat surface, Prep & Paint	10	4	6	2000	SF		\$2.74	\$5,485						\$5,485						\$5,485
D2018	1440022	Drinking Fountain, Outside/Site Style, Replace	15	7	8	1	EA		\$4,936.64	\$4,937									\$4,937			\$4,937
D2023	1462218	Water Heater, 3600 WATT, Replace	15	11	4	1	EA		\$685.65	\$686					\$686							\$686
D3032	1440055	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA		\$9,736.16	\$9,736							\$9,736					\$9,736
D3032	1439965	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA		\$9,736.16	\$9,736							\$9,736					\$9,736
D3032	1440056	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA		\$9,736.16	\$9,736							\$9,736					\$9,736
D3032	1439998	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA		\$9,736.16	\$9,736							\$9,736					\$9,736
D3032	1440028	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA		\$9,736.16	\$9,736							\$9,736					\$9,736
D3041	1440062	HVAC System Ductwork, Medium Density, Replace	30	20	10	5130	SF		\$5.49	\$28,139										\$28,139		\$28,139
D3051	1462214	Furnace, 15r MBH, Replace	20	16	4	1	EA		\$10,696.06	\$10,696					\$10,696							\$10,696
D3051	1462224	Furnace, 154 MBH, Replace	20	16	4	1	EA		\$10,696.06	\$10,696					\$10,696							\$10,696
D3051	1462226	Furnace, 154 MBH, Replace	20	16	4	1	EA		\$10,696.06	\$10,696					\$10,696							\$10,696
D3051	1462235	Furnace, 154 MBH, Replace	20	16	4	1	EA		\$10,696.06	\$10,696					\$10,696							\$10,696
D3051	1462228	Furnace, 154 MBH, Replace	20	16	4	1	EA		\$10,696.06	\$10,696					\$10,696							\$10,696
D3068	1484330	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	15	0	5130	SF		\$3.43	\$17,587	\$17,587											\$17,587
D4019	1439978	Sprinkler Heads (per SF), , Replace	25	15	10	5130	SF		\$2.06	\$10,552										\$10,552		\$10,552
D4031	1440023	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	5	EA		\$205.69	\$1,028						\$1,028						\$1,028
D5022	1462236	Light Fixture, 250 WATT, Replace	20	16	4	2	EA		\$301.68	\$603					\$603							\$603
D5029	1462231	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	12	8	5130	SF		\$10.97	\$56,278									\$56,278			\$56,278
D5031	1462219	Public Address/Announcement (PA) System, Facility Wide, Replace	20	12	8	5130	SF		\$2.26	\$11,607									\$11,607			\$11,607
D5037	1440057	Fire Alarm System, Standard Addressable, Upgrade/Install	20	10	10	5130	SF		\$5.49	\$28,139										\$28,139		\$28,139
D5092	1440043	Exit Sign Light Fixture, LED, Replace	10	4	6	2	EA		\$301.68	\$603							\$603					\$603
E2012	1462232	Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	350	LF		\$411.39	\$143,985										\$143,985		\$143,985
Totals, Unescalated											\$17,587	\$0	\$0	\$30,168	\$116,272	\$1,028	\$21,516	\$64,656	\$72,822	\$0	\$215,135	\$539,184
Totals, Escalated (3.0% inflation, compounded annually)											\$17,587	\$0	\$0	\$32,966	\$130,865	\$1,192	\$25,691	\$79,519	\$92,248	\$0	\$289,123	\$669,191

* Markup/LocationFactor (1.138) has been included in unit costs. Markup includes a 6% Contractor General Requirements, 7.5% General Contractor Costs, Profit, Overhead, Insurance, and 7% Design and Permits factors applied to the location adjusted unit cost.

Sacramento Accelerated Academy / Bldg D Classrooms 16-20

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
B2011	1462246	Exterior Wall, Stucco, 1-2 Stories, Repair	0	-3	3	800	SF		\$27.43	\$21,941				\$21,941								\$21,941
B2011	1462273	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	3700	SF		\$4.11	\$15,221				\$15,221								\$15,221
B3016	1462265	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	350	LF		\$12.34	\$4,320										\$4,320		\$4,320
C3012	1462282	Interior Wall Finish, any surface, Prep & Paint	10	4	6	3000	SF		\$2.06	\$6,171						\$6,171						\$6,171
C3012	1462275	Interior Wall Finish, Vinyl, Replace	15	8	7	4500	SF		\$3.43	\$15,427							\$15,427					\$15,427
C3024	1462266	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	200	SF		\$6.86	\$1,371				\$1,371								\$1,371

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
C3024	1462278	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	1230	SF	\$6.86	\$8,433							\$8,433						\$8,433
C3025	1462272	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	4500	SF	\$10.28	\$46,281						\$46,281							\$46,281
C3031	1462287	Interior Ceiling Finish, any flat surface, Prep & Paint	10	4	6	2000	SF	\$2.74	\$5,485								\$5,485					\$5,485
D2014	1440069	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	10	EA	\$1,645.55	\$16,455												\$16,455	\$16,455
D2018	1440002	Drinking Fountain, Outside/Site Style, Replace	15	8	7	1	EA	\$4,936.64	\$4,937									\$4,937				\$4,937
D3032	1439997	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA	\$9,736.16	\$9,736									\$9,736				\$9,736
D3032	1440001	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA	\$9,736.16	\$9,736									\$9,736				\$9,736
D3032	1440018	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA	\$9,736.16	\$9,736									\$9,736				\$9,736
D3032	1440009	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA	\$9,736.16	\$9,736									\$9,736				\$9,736
D3032	1439969	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA	\$9,736.16	\$9,736									\$9,736				\$9,736
D3041	1440047	HVAC System Ductwork, Medium Density, Replace	30	20	10	5130	SF	\$5.49	\$28,139												\$28,139	\$28,139
D3051	1462259	Furnace, 154 MBH, Replace	20	15	5	1	EA	\$10,696.06	\$10,696							\$10,696						\$10,696
D3051	1462249	Furnace, 154 MBH, Replace	20	15	5	1	EA	\$10,696.06	\$10,696							\$10,696						\$10,696
D3051	1462250	Furnace, 154 MBH, Replace	20	11	9	1	EA	\$3,016.84	\$3,017											\$3,017		\$3,017
D3051	1462257	Furnace, 154 MBH, Replace	20	11	9	1	EA	\$3,016.84	\$3,017											\$3,017		\$3,017
D3051	1462280	Furnace, 154 MBH, Replace	20	11	9	1	EA	\$3,016.84	\$3,017											\$3,017		\$3,017
D3068	1484331	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	15	0	5130	SF	\$3.43	\$17,587	\$17,587												\$17,587
D4031	1439983	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	5	EA	\$205.69	\$1,028							\$1,028						\$1,028
D5022	1462264	Light Fixture, 100 WATT, Replace	20	16	4	2	EA	\$301.68	\$603						\$603							\$603
D5029	1462269	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	12	8	5130	SF	\$10.97	\$56,278									\$56,278				\$56,278
D5031	1462255	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	5130	SF	\$2.26	\$11,607												\$11,607	\$11,607
D5031	1462267	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	5130	SF	\$2.26	\$11,607												\$11,607	\$11,607
D5037	1439986	Fire Alarm System, Standard Addressable, Upgrade/Install	20	10	10	5130	SF	\$5.49	\$28,139												\$28,139	\$28,139
D5092	1440031	Exit Sign Light Fixture, LED, Replace	10	4	6	2	EA	\$301.68	\$603							\$603						\$603
E1093	1462256	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	\$6,307.93	\$6,308									\$6,308				\$6,308
E1093	1462277	Commercial Kitchen, Food Warmer, Replace	15	7	8	1	EA	\$2,331.19	\$2,331										\$2,331			\$2,331
Totals, Unescalated											\$17,587	\$0	\$0	\$38,533	\$46,884	\$30,854	\$12,259	\$75,352	\$58,609	\$9,051	\$100,267	\$389,397
Totals, Escalated (3.0% inflation, compounded annually)											\$17,587	\$0	\$0	\$42,106	\$52,769	\$35,768	\$14,638	\$92,674	\$74,244	\$11,809	\$134,751	\$476,346

* Markup/LocationFactor (1.138) has been included in unit costs. Markup includes a 6% Contractor General Requirements, 7.5% General Contractor Costs, Profit, Overhead, Insurance, and 7% Design and Permits factors applied to the location adjusted unit cost.

Sacramento Accelerated Academy / Bldg E Classrooms 1-5

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
B2011	1462311	Exterior Wall, Stucco, 1-2 Stories, Repair	0	-3	3	1100	SF	\$27.43	\$30,168					\$30,168								\$30,168
B2011	1462314	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	3700	SF	\$4.11	\$15,221					\$15,221								\$15,221
B3016	1462301	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	350	LF	\$12.34	\$4,320												\$4,320	\$4,320
C3012	1462303	Interior Wall Finish, any surface, Prep & Paint	10	5	5	3000	SF	\$2.06	\$6,171							\$6,171						\$6,171
C3012	1462292	Interior Wall Finish, Vinyl, Replace	15	6	9	4500	SF	\$3.43	\$15,427											\$15,427		\$15,427
C3024	1462296	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	9	6	1430	SF	\$6.86	\$9,805								\$9,805					\$9,805
C3025	1462291	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	4500	SF	\$10.28	\$46,281						\$46,281							\$46,281
C3031	1462320	Interior Ceiling Finish, any flat surface, Prep & Paint	10	3	7	2000	SF	\$2.74	\$5,485									\$5,485				\$5,485
D2018	1440050	Drinking Fountain, Outside/Site Style, Replace	15	7	8	1	EA	\$4,936.64	\$4,937										\$4,937			\$4,937
D2023	1462315	Water Heater, 2.5 GAL, Replace	15	8	7	1	EA	\$754.21	\$754									\$754				\$754
D3032	1440064	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA	\$9,736.16	\$9,736									\$9,736				\$9,736
D3032	1440015	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA	\$9,736.16	\$9,736									\$9,736				\$9,736
D3032	1440021	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA	\$9,736.16	\$9,736									\$9,736				\$9,736
D3032	1440049	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA	\$9,736.16	\$9,736									\$9,736				\$9,736
D3032	1440024	Condensing Unit/Heat Pump, 5 TON, Replace	15	8	7	1	EA	\$9,736.16	\$9,736									\$9,736				\$9,736
D3041	1440066	HVAC System Ductwork, Medium Density, Replace	30	20	10	5130	SF	\$5.49	\$28,139												\$28,139	\$28,139
D3051	1462313	Furnace, 154 MBH, Replace	20	12	8	1	EA	\$10,696.06	\$10,696										\$10,696			\$10,696
D3051	1462302	Furnace, 154 MBH, Replace	20	12	8	1	EA	\$10,696.06	\$10,696										\$10,696			\$10,696
D3051	1462308	Furnace, 154 MBH, Replace	20	12	8	1	EA	\$10,696.06	\$10,696										\$10,696			\$10,696
D3051	1462306	Furnace, 154 MBH, Replace	20	12	8	1	EA	\$10,696.06	\$10,696										\$10,696			\$10,696
D3051	1462293	Furnace, 154 MBH, Replace	20	12	8	1	EA	\$10,696.06	\$10,696										\$10,696			\$10,696
D3068	1484361	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	15	0	5130	SF	\$3.43	\$17,587	\$17,587												\$17,587
D4019	1462317	Sprinkler Heads (per SF), , Replace	25	15	10	5130	SF	\$2.06	\$10,552												\$10,552	\$10,552
D4031	1439980	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	5	EA	\$205.69	\$1,028							\$1,028						\$1,028
D5029	1462309	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	5130	SF	\$10.97	\$56,278												\$56,278	\$56,278
D5031	1462294	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	5130	SF	\$2.26	\$11,607												\$11,607	\$11,607
D5038	1462304	Security/Surveillance System, Cameras and CCTV, Replace	15	6	9	5130	SF	\$4.11	\$21,104											\$21,104		\$21,104
D5092	1440063	Exit Sign Light Fixture, LED, Replace	10	4	6	2	EA	\$301.68	\$603								\$603					\$603
E1093	1462321	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	7	8	1	EA	\$3,702.48	\$3,702										\$3,702			\$3,702
Totals, Unescalated											\$17,587	\$0	\$0	\$30,168	\$61,502	\$7,199	\$10,408	\$54,920	\$62,119	\$36,531	\$110,896	\$391,331
Totals, Escalated (3.0% inflation, compounded annually)											\$17,587	\$0	\$0	\$32,966	\$69,221	\$8,346	\$12,428	\$67,545	\$78,691	\$47,665	\$149,034	\$483,483

* Markup/LocationFactor (1.138) has been included in unit costs. Markup includes a 6% Contractor General Requirements, 7.5% General Contractor Costs, Profit, Overhead, Insurance, and 7% Design and Permits factors applied to the location adjusted unit cost.

Sacramento Accelerated Academy / Bldg F Restrooms

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
B2011	1462366	Exterior Wall, Stucco, 1-2 Stories, Repair	0	-3	3	600	SF	\$27.43	\$16,455					\$16,455							\$16,455
B2011	1462361	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1200	SF	\$4.11	\$4,937						\$4,937						\$4,937
B3016	1462350	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	80	LF	\$12.34	\$987										\$987		\$987
C3031	1462353	Interior Ceiling Finish, any flat surface, Prep & Paint	10	4	6	900	SF	\$2.74	\$2,468							\$2,468					\$2,468
D2011	1440037	Toilet, Commercial Water Closet, Replace	30	22	8	2	EA	\$1,782.68	\$3,565									\$3,565			\$3,565
D2014	1440065	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	22	8	2	EA	\$2,056.94	\$4,114									\$4,114			\$4,114
D2018	1440006	Drinking Fountain, Outside/Site Style, Replace	15	8	7	2	EA	\$4,936.64	\$9,873								\$9,873				\$9,873
D2023	1462352	Water Heater, 50 GAL, Replace	20	15	5	1	EA	\$17,004.00	\$17,004						\$17,004						\$17,004
D3041	1440042	HVAC System Ductwork, Medium Density, Replace	30	20	10	900	SF	\$5.49	\$4,937										\$4,937		\$4,937
D4019	1439996	Sprinkler Heads (per SF), , Replace	25	15	10	900	SF	\$2.06	\$1,851										\$1,851		\$1,851
D5029	1462363	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	13	7	900	SF	\$8.23	\$7,405								\$7,405				\$7,405
D5037	1439993	Fire Alarm System, Standard Addressable, Upgrade/Install	20	10	10	900	SF	\$5.49	\$4,937										\$4,937		\$4,937
Totals, Unescalated										\$0	\$0	\$0	\$16,455	\$0	\$21,941	\$2,468	\$17,278	\$7,679	\$0	\$12,712	\$78,534
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$17,981	\$0	\$25,435	\$2,947	\$21,250	\$9,728	\$0	\$17,084	\$94,425

* Markup/LocationFactor (1.138) has been included in unit costs. Markup includes a 6% Contractor General Requirements, 7.5% General Contractor Costs, Profit, Overhead, Insurance, and 7% Design and Permits factors applied to the location adjusted unit cost.

Sacramento Accelerated Academy / Multipurpose/Administration

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
B2011	1462375	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	16770	SF	\$4.11	\$68,990						\$68,990						\$68,990
B2021	1462415	Window Security Shutter, Rolling, Motor Operated, Up to 24 SF, Replace	20	10	10	2	EA	\$1,297.93	\$2,596											\$2,596	\$2,596
B3011	1462374	Roof, Modified Bituminous, Replace	20	16	4	14230	SF	\$13.71	\$195,135					\$195,135							\$195,135
C1031	1440044	Toilet Partitions, Plastic/Laminate, Replace	20	14	6	20	EA	\$1,028.47	\$20,569							\$20,569					\$20,569
C3024	1462423	Interior Floor Finish, Linoleum, Replace	15	8	7	1800	SF	\$4.80	\$8,639								\$8,639				\$8,639
C3024	1462380	Interior Floor Finish, Maple Sports Floor, Refinish	10	2	8	6300	SF	\$6.86	\$43,196									\$43,196			\$43,196
C3025	1462410	Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	2500	SF	\$10.28	\$25,712				\$25,712								\$25,712
C3031	1462409	Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	4000	SF	\$2.74	\$10,970						\$10,970						\$10,970
C3031	1462399	Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	3800	SF	\$2.74	\$10,422						\$10,422						\$10,422
C3031	1462395	Interior Ceiling Finish, exposed irregular elements, Prep & Paint	10	2	8	5000	SF	\$3.43	\$17,141									\$17,141			\$17,141
D2018	1440003	Drinking Fountain, Outside/Site Style, Replace	15	8	7	1	EA	\$4,936.64	\$4,937								\$4,937				\$4,937
D2018	1439966	Drinking Fountain, Interior, Replace	15	7	8	3	EA	\$2,605.45	\$7,816									\$7,816			\$7,816
D2023	1462394	Water Heater, 100 GAL, Replace	20	14	6	1	EA	\$30,168.38	\$30,168							\$30,168					\$30,168
D2023	1462373	Water Heater, 100 GAL, Replace	20	14	6	1	EA	\$30,168.38	\$30,168							\$30,168					\$30,168
D3032	1440053	Ductless Split System, .75 - 1 TON, Replace	15	8	7	1	EA	\$4,799.52	\$4,800								\$4,800				\$4,800
D3032	1440041	Ductless Split System, Single Zone, 2 Ton, Replace	15	6	9	1	EA	\$6,582.19	\$6,582										\$6,582		\$6,582
D3041	1440070	Make-Up Air Unit, 6,001 to 12,000 CFM, Replace	20	15	5	1	EA	\$65,821.92	\$65,822						\$65,822						\$65,822
D3041	1462388	Make-Up Air Unit, 6,000 CFM, Replace	20	15	5	1	EA	\$47,995.15	\$47,995						\$47,995						\$47,995
D3042	1440030	Exhaust Fan, Centrifugal, 2200 CFM (24" Damper), Replace	25	15	10	1	EA	\$4,113.87	\$4,114										\$4,114		\$4,114
D3052	1440067	Packaged Unit (RTU), 40 TON, Replace	20	10	10	1	EA	\$102,846.75	\$102,847										\$102,847		\$102,847
D3052	1439985	Packaged Unit (RTU), 13 TON, Replace	20	10	10	1	EA	\$41,138.70	\$41,139										\$41,139		\$41,139
D3052	1439971	Packaged Unit (RTU), 7 TON, Replace	20	10	10	1	EA	\$20,569.35	\$20,569										\$20,569		\$20,569
D3068	1484332	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	15	0	15595	SF	\$3.43	\$53,463	\$53,463											\$53,463
D3094	1462393	Air Curtain, 1/2 CFM, Replace	20	15	5	1	EA	\$2,468.32	\$2,468						\$2,468						\$2,468
D4031	1439973	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	6	EA	\$205.69	\$1,234						\$1,234						\$1,234
D5022	1462412	Light Fixture, 50 WATT, Replace	20	13	7	4	EA	\$342.82	\$1,371								\$1,371				\$1,371
D5029	1462403	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	12	8	15500	SF	\$10.97	\$170,040									\$170,040			\$170,040
D5031	1462401	Public Address/Announcement (PA) System, Facility Wide, Replace	20	12	8	15500	SF	\$2.26	\$35,071									\$35,071			\$35,071
D5037	1440012	Fire Alarm Control Panel, Addressable, Replace	15	8	7	1	EA	\$20,569.35	\$20,569								\$20,569				\$20,569
D5037	1439981	Fire Alarm System, Standard Addressable, Upgrade/Install	20	10	10	15695	SF	\$5.49	\$86,090										\$86,090		\$86,090
D5092	1439982	Exit Sign Light Fixture, LED, Replace	10	6	4	10	EA	\$301.68	\$3,017					\$3,017							\$3,017
E1093	1462369	Commercial Kitchen, 3/4 HP, Replace	15	12	3	1	EA	\$5,210.90	\$5,211					\$5,211							\$5,211
E1093	1440058	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser, Replace	15	12	3	1	EA	\$8,639.13	\$8,639					\$8,639							\$8,639
E1093	1440008	Commercial Kitchen, LF, Replace	15	8	7	1	EA	\$6,170.81	\$6,171								\$6,171				\$6,171
E1093	1439988	Commercial Kitchen, 3/4 HP, Replace	15	8	7	1	EA	\$5,210.90	\$5,211								\$5,211				\$5,211
E1093	1439979	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator, Replace	15	7	8	1	EA	\$6,307.93	\$6,308									\$6,308			\$6,308
E1093	1439964	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator, Replace	15	7	8	1	EA	\$6,307.93	\$6,308									\$6,308			\$6,308
G2049	1462383	Dumpster Accessories, Enclosures, Wood/Metal Gates, Replace/Install	20	12	8	2	EA	\$2,331.19	\$4,662									\$4,662			\$4,662
Totals, Unescalated										\$53,463	\$0	\$0	\$39,562	\$198,151	\$207,901	\$80,906	\$51,698	\$290,542	\$6,582	\$257,354	\$1,186,160
Totals, Escalated (3.0% inflation, compounded annually)										\$53,463	\$0	\$0	\$43,230	\$223,021	\$241,015	\$96,606	\$63,582	\$368,050	\$8,588	\$345,862	\$1,443,417

* Markup/LocationFactor (1.138) has been included in unit costs. Markup includes a 6% Contractor General Requirements, 7.5% General Contractor Costs, Profit, Overhead, Insurance, and 7% Design and Permits factors applied to the location adjusted unit cost.

Sacramento Accelerated Academy / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
B3019	1462481	Awning, Fabric per SF, Replace	10	5	5	350	SF	\$10.97	\$3,840						\$3,840						\$3,840
G2022	1462468	Parking Lots, Asphalt Pavement, Seal & Stripe	5	1	4	35150	SF	\$0.62	\$21,690					\$21,690					\$21,690		\$43,381
G2024	1462463	Parking Lots, Control Equipment, Barrier Gate & Controller, Replace	20	15	5	1	EA	\$8,913.39	\$8,913						\$8,913						\$8,913
G2024	1462472	Parking Lots, Control Equipment, Barrier Gate & Controller, Replace	20	15	5	1	EA	\$8,913.39	\$8,913						\$8,913						\$8,913

Unif	format	Code	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
G2041		1462475		Fences & Gates, Chain Link, 6' High, Replace	40		30	10	360	LF	\$28.80	\$10,367											\$10,367	\$10,367
G2044		1462469		Signage, Property, Monument/Pylon, Replace/Install	20		10	10	1	EA	\$13,027.26	\$13,027											\$13,027	\$13,027
G2047		1462473		Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5		2	3	13300	SF	\$0.62	\$8,189				\$8,189					\$8,189			\$16,378
Totals, Unescalated													\$0	\$0	\$0	\$8,189	\$21,690	\$21,666	\$0	\$0	\$8,189	\$21,690	\$23,394	\$104,819
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$0	\$0	\$8,948	\$24,413	\$25,117	\$0	\$0	\$10,373	\$28,301	\$31,440	\$128,593

* Markup/LocationFactor (1.138) has been included in unit costs. Markup includes a 6% Contractor General Requirements, 7.5% General Contractor Costs, Profit, Overhead, Insurance, and 7% Design and Permits factors applied to the location adjusted unit cost.

Appendix F: Equipment Inventory List

D20 PLUMBING												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1461348	D2023	Water Heater	3600 WATT	Sacramento Accelerated Academy / Bldg A Classrooms 11-15	Room 13	Instant-Flow	SR-30L/120	461932	2003	00179815	
2	1462394	D2023	Water Heater	100 GAL	Sacramento Accelerated Academy / Multipurpose/Administration	Utility closet	A. O. Smith	BTH 199 970	MD040002617	2004	00263731	
3	1462373	D2023	Water Heater	100 GAL	Sacramento Accelerated Academy / Multipurpose/Administration	Utility closet	A. O. Smith	BTH 250 970	MD04000270w	2004	00263732	
4	1462139	D2023	Water Heater	3.6 KW	Sacramento Accelerated Academy / Bldg B Classrooms 21-25	Room 25	Instant-Flow	SR-30L/12P	461916		00179851	
5	1462274	D2023	Water Heater	3.6 KW	Sacramento Accelerated Academy / Bldg D Classrooms 16-20	Room 20	Instant-Flow	SR-30L/120	461186		00179805	
6	1462125	D2023	Water Heater	3.6 KW	Sacramento Accelerated Academy / Bldg B Classrooms 21-25	Room 21	Instant-Flow	SR-30L/12P	461919	2003	00179852	
7	1462254	D2023	Water Heater	3.6 KW	Sacramento Accelerated Academy / Bldg D Classrooms 16-20	Room 18	Instant-Flow	SR-30L	Illegible		00179803	
8	1462227	D2023	Water Heater	3600 WATT	Sacramento Accelerated Academy / Bldg C Classrooms 6-10	Room 10	Instant-Flow	SR-30L	457904	2004	00262138	
9	1462218	D2023	Water Heater	3600 WATT	Sacramento Accelerated Academy / Bldg C Classrooms 6-10	Room 6	Instant-Flow	SR-30L	457882	2003	00262136	
10	1462238	D2023	Water Heater	3600 WATT	Sacramento Accelerated Academy / Bldg C Classrooms 6-10	Room8	Instant-Flow	SR-30L	457878	2004	00262137	
11	1462352	D2023	Water Heater	50 GAL	Sacramento Accelerated Academy / Bldg F Restrooms	Fire Riser Room	A. O. Smith	FPST 50 270	MM0300096786	2003	00262135	
12	1462252	D2023	Water Heater		Sacramento Accelerated Academy / Bldg D Classrooms 16-20	Room 20	Instant-Flow	SR-30L/120	633957		00179812	
13	1462140	D2023	Water Heater	3.6 KW	Sacramento Accelerated Academy / Bldg B Classrooms 21-25	Room 23	Instant-Flow	SR-301/12P	461912	2003	00179820	
14	1462315	D2023	Water Heater [PANEL-1 CKT-17]	2.5 GAL	Sacramento Accelerated Academy / Bldg E Classrooms 1-5	Room 3	In sink erator	W-152-3	11O38569925		00262139	
D30 HVAC												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1462351	D3022	Expansion Tank	4.8 GAL	Sacramento Accelerated Academy / Bldg F Restrooms	Fire Riser Room						
2	1462402	D3022	Expansion Tank	4.8 GAL	Sacramento Accelerated Academy / Multipurpose/Administration	Utility closet						2
3	1440054	D3032	Condensing Unit/Heat Pump	5 TON	Sacramento Accelerated Academy / Bldg A Classrooms 11-15	Building Exterior	Carrier	38CK080570	804E19305		00263688	
4	1440055	D3032	Condensing Unit/Heat Pump	5 TON	Sacramento Accelerated Academy / Bldg C Classrooms 6-10	Building Exterior	Carrier	38CKCO60570	1804E19311		00263725	
5	1439970	D3032	Condensing Unit/Heat Pump	5 TON	Sacramento Accelerated Academy / Bldg B Classrooms 21-25	Building Exterior	Carrier	38CKC060570	1704E46676		00263695	
6	1440068	D3032	Condensing Unit/Heat Pump	5 TON	Sacramento Accelerated Academy / Bldg B Classrooms 21-25	Building Exterior	Carrier	38CKC060570	1704E46705		00263696	
7	1440064	D3032	Condensing Unit/Heat Pump	5 TON	Sacramento Accelerated Academy / Bldg E Classrooms 1-5	Building Exterior	Carrier	38CKC060570	1704E46707		00263729	
8	1440015	D3032	Condensing Unit/Heat Pump	5 TON	Sacramento Accelerated Academy / Bldg E Classrooms 1-5	Building Exterior	Carrier	Illegible	Illegible		00179826	
9	1439965	D3032	Condensing Unit/Heat Pump	5 TON	Sacramento Accelerated Academy / Bldg C Classrooms 6-10	Building Exterior	Carrier	38CKC06057	2104E34603		00263722	
10	1440056	D3032	Condensing Unit/Heat Pump	5 TON	Sacramento Accelerated Academy / Bldg C Classrooms 6-10	Building Exterior	Carrier	38CKC060570	1704E46701		00263727	
11	1440021	D3032	Condensing Unit/Heat Pump	5 TON	Sacramento Accelerated Academy / Bldg E Classrooms 1-5	Building Exterior	Carrier	38CKC060570	2104E34605		00263728	
12	1439974	D3032	Condensing Unit/Heat Pump	5 TON	Sacramento Accelerated Academy / Bldg A Classrooms 11-15	Building Exterior	Carrier	38CKC060570	1704E46675		00263689	
13	1439997	D3032	Condensing Unit/Heat Pump	5 TON	Sacramento Accelerated Academy / Bldg D Classrooms 16-20	Building Exterior	Carrier	38CKC060570	2104E34650		00263717	
14	1440001	D3032	Condensing Unit/Heat Pump	5 TON	Sacramento Accelerated Academy / Bldg D Classrooms 16-20	Building Exterior	Carrier	38CKC060570	1704E46699		00263721	
15	1440018	D3032	Condensing Unit/Heat Pump	5 TON	Sacramento Accelerated Academy / Bldg D Classrooms 16-20	Building Exterior	Carrier	38CKC060570	2104E34648		00263719	
16	1440016	D3032	Condensing Unit/Heat Pump	5 TON	Sacramento Accelerated Academy / Bldg B Classrooms 21-25	Building Exterior	Carrier	3860570	1804E19310		00263697	
17	1440049	D3032	Condensing Unit/Heat Pump	5 TON	Sacramento Accelerated Academy / Bldg E Classrooms 1-5	Building Exterior	Carrier	38CKC060570	1704E46709		00179825	
18	1440024	D3032	Condensing Unit/Heat Pump	5 TON	Sacramento Accelerated Academy / Bldg E Classrooms 1-5	Building Exterior	Carrier	38CKC060570	1704E46710		00179827	
19	1439998	D3032	Condensing Unit/Heat Pump	5 TON	Sacramento Accelerated Academy / Bldg C Classrooms 6-10	Building Exterior	Carrier	38CKC060570	1804E19306		00263726	
20	1440017	D3032	Condensing Unit/Heat Pump	5 TON	Sacramento Accelerated Academy / Bldg B Classrooms 21-25	Building Exterior	Carrier	38CKC060570	1704E46703		00263694	
21	1440009	D3032	Condensing Unit/Heat Pump	5 TON	Sacramento Accelerated Academy / Bldg D Classrooms 16-20	Building Exterior	Carrier	38CKCO60570	1704E46711		00263716	
22	1440007	D3032	Condensing Unit/Heat Pump	5 TON	Sacramento Accelerated Academy / Bldg A Classrooms 11-15	Building Exterior	Carrier	38CKCO60570	1804E19308		00263686	
23	1440028	D3032	Condensing Unit/Heat Pump	5 TON	Sacramento Accelerated Academy / Bldg C Classrooms 6-10	Building Exterior	Carrier	38060578	1804E19309		00263724	
24	1440005	D3032	Condensing Unit/Heat Pump	5 TON	Sacramento Accelerated Academy / Bldg A Classrooms 11-15	Building Exterior	Carrier	38CKC060570	1704E46678		00263687	
25	1440004	D3032	Condensing Unit/Heat Pump	5 TON	Sacramento Accelerated Academy / Bldg B Classrooms 21-25	Building Exterior	Carrier	38CKCO60570	1804E19302		00263692	
26	1440045	D3032	Condensing Unit/Heat Pump	5 TON	Sacramento Accelerated Academy / Bldg A Classrooms 11-15	Building Exterior	Carrier	38KC60570	1704E46698		00263690	
27	1439969	D3032	Condensing Unit/Heat Pump [Room 17]	5 TON	Sacramento Accelerated Academy / Bldg D Classrooms 16-20	Building Exterior	Carrier	38C060570	1804E19307		00263720	
28	1440041	D3032	Ductless Split System [CU-1]	2 TON	Sacramento Accelerated Academy / Multipurpose/Administration	Roof	Carrier	Illegible	Illegible		00263739	
29	1440053	D3032	Ductless Split System [FC-1]	1 TON	Sacramento Accelerated Academy / Multipurpose/Administration	Multipurpose	Carrier	No tag/plate found	No tag/plate found		00263736	
30	1440070	D3041	Make-Up Air Unit [MAU-1]	10000 CFM	Sacramento Accelerated Academy / Multipurpose/Administration	Roof	Reznor	No tag/plate found	No tag/plate found		00263743	
31	1462388	D3041	Make-Up Air Unit [MAU-2]	6000 TON	Sacramento Accelerated Academy / Multipurpose/Administration	Roof	Reznor	Inaccessible	Inaccessible	2004	00179817	
32	1462420	D3042	Exhaust Fan [EF-2]	2001 - 5000 CFM	Sacramento Accelerated Academy / Multipurpose/Administration	Roof	Greenheck				00179816	
33	1440030	D3042	Exhaust Fan [EF-3]	2200 CFM	Sacramento Accelerated Academy / Multipurpose/Administration	Roof	Greenheck	GB-161-5X-QD	04C03161	2004	00263741	
34	1462387	D3042	Exhaust Fan	2001 - 5000 CFM	Sacramento Accelerated Academy / Multipurpose/Administration	Roof	Greenheck					
35	1462134	D3051	Furnace [L1M102]	154 MBH	Sacramento Accelerated Academy / Bldg B Classrooms 21-25	Room 23	Carrier	Z158DLX155---10120	S4803A29024	2003	00179849	
36	1462259	D3051	Furnace [L1M108]	154 MBH	Sacramento Accelerated Academy / Bldg D Classrooms 16-20	Room 20	Carrier	Inaccessible	Inaccessible	2004	00179846	
37	1462249	D3051	Furnace [L1M110]	154 MBH	Sacramento Accelerated Academy / Bldg D Classrooms 16-20	Room 19	Carrier	Z158DLX155---10120	S1604A29143	2004	00179828	
38	1462250	D3051	Furnace [L1M117]	154 MBH	Sacramento Accelerated Academy / Bldg D Classrooms 16-20	Room 18	Carrier	Z158DLX155---10120	S4803A29041	2004	00179813	
39	1462257	D3051	Furnace [L1M119]	154 MBH	Sacramento Accelerated Academy / Bldg D Classrooms 16-20	Room 16	Carrier	Z158DLX155---10120	S4803A29038	2004	00262134	
40	1461367	D3051	Furnace [L1M123]	154 MBH	Sacramento Accelerated Academy / Bldg A Classrooms 11-15	Room 11	Carrier	Z158DLX155---10120	S4803A29044	2004	00179844	
41	1461370	D3051	Furnace [L1M128]	154 MBH	Sacramento Accelerated Academy / Bldg A Classrooms 11-15	Room 13	Carrier	Z158DLX155---10120	S4803A29036	2003	00179856	
42	1461360	D3051	Furnace [L1M130]	154 MBH	Sacramento Accelerated Academy / Bldg A Classrooms 11-15	Room 12	Carrier	Z158DLX155---10120	S4803A29045	2003	00179845	
43	1462137	D3051	Furnace [L1M95]	154 MBH	Sacramento Accelerated Academy / Bldg B Classrooms 21-25	Room 25	Carrier	Z158DLX155---10120	S4803A29039	2003	00179847	
44	1462224	D3051	Furnace	154 MBH	Sacramento Accelerated Academy / Bldg C Classrooms 6-10	Room 10	Carrier	Z158DLX155---10120	S1404A25951	2003	00179857	
45	1462313	D3051	Furnace	154 MBH	Sacramento Accelerated Academy / Bldg E Classrooms 1-5	Room 5	Carrier	Z158DLX155---10120	S4803A29033	2003	00179858	
46	1462121	D3051	Furnace	154 MBH	Sacramento Accelerated Academy / Bldg B Classrooms 21-25	Room 24	Carrier	Z158DLX155---10120	S4803A29040	2003	00179848	
47	1462302	D3051	Furnace	154 MBH	Sacramento Accelerated Academy / Bldg E Classrooms 1-5	Room 2	Carrier	58DLX15510120	S1404A25985		00179829	
48	1462226	D3051	Furnace	154 MBH	Sacramento Accelerated Academy / Bldg C Classrooms 6-10	Room8	Carrier	Z158DLX155---10120	S4803A29037	2003	00179841	
49	1461371	D3051	Furnace	154 MBH	Sacramento Accelerated Academy / Bldg A Classrooms 11-15	Room 15	Carrier	Z158DLX155---10120	S4803A29042	2003	00179854	
50	1462150	D3051	Furnace	154 MBH	Sacramento Accelerated Academy / Bldg B Classrooms 21-25	Room 21	Carrier	Z158DLX155---10120	S4803A29047	2003	83	
51	1462280	D3051	Furnace	154 MBH	Sacramento Accelerated Academy / Bldg D Classrooms 16-20	Room 17	Carrier	Z158DLX155---10120	S1604A29140	2004	00179801	
52	1462											

58	1462130	D3051	Furnace	154 MBH	Sacramento Accelerated Academy / Bldg B Classrooms 21-25	Room 22	Carrier	ZI58DLX155---10120	S4803A29031	2003	00179850
59	1462235	D3051	Furnace	154 MBH	Sacramento Accelerated Academy / Bldg C Classrooms 6-10	Room 6	Carrier	ZI58DLX155---10120	S4803A29043	2003	00179843
60	1440067	D3052	Packaged Unit (RTU) [AC-1]	40 TON	Sacramento Accelerated Academy / Multipurpose/Administration	Roof	Aaon	RN-040-3-0-AA02-2A2	200405-ANGV0036		00263742
61	1439985	D3052	Packaged Unit (RTU) [AC-2]	13 TON	Sacramento Accelerated Academy / Multipurpose/Administration	Roof	Aaon	Illegible	Illegible		00263744
62	1439971	D3052	Packaged Unit (RTU) [AC-3]	7 TON	Sacramento Accelerated Academy / Multipurpose/Administration	Roof	Aaon	Illegible	No tag/plate found		00263738
63	1462393	D3094	Air Curtain	1/2 CFM	Sacramento Accelerated Academy / Multipurpose/Administration	Kitchen	Mars	48COMBI 0	0408PF48COMBI-L(F3)	2004	00179819
D40 FIRE PROTECTION											
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode Qty
1	1439980	D4031	Fire Extinguisher		Sacramento Accelerated Academy / Bldg E Classrooms 1-5	Throughout					5
2	1439994	D4031	Fire Extinguisher		Sacramento Accelerated Academy / Bldg A Classrooms 11-15	Room 11-15					5
3	1440023	D4031	Fire Extinguisher		Sacramento Accelerated Academy / Bldg C Classrooms 6-10	Room 6-10					5
4	1439983	D4031	Fire Extinguisher		Sacramento Accelerated Academy / Bldg D Classrooms 16-20	Throughout					5
5	1439973	D4031	Fire Extinguisher		Sacramento Accelerated Academy / Multipurpose/Administration	Multipurpose					6
6	1439995	D4031	Fire Extinguisher		Sacramento Accelerated Academy / Bldg B Classrooms 21-25	Throughout					5
D50 ELECTRICAL											
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode Qty
1	1439990	D5012	Building/Main Switchboard	1200 AMP	Sacramento Accelerated Academy / Multipurpose/Administration	Multipurpose	Eaton Cutler-Hammer	SC17011672	No tag/plate found	2004	00263734
2	1462354	D5012	Main Distribution Panel	100 AMP	Sacramento Accelerated Academy / Bldg F Restrooms	Fire Riser Room	Eaton Cutler-Hammer	YS204I	SC17011672	2004	00179814
3	1462268	D5012	Main Distribution Panel [Panel 1]	100 AMP	Sacramento Accelerated Academy / Bldg D Classrooms 16-20	Room 18	Cutler-Hammer	YS2048	SC17011672	2004	00179822
4	1461354	D5012	Main Distribution Panel [Panel 1]	100 AMP	Sacramento Accelerated Academy / Bldg A Classrooms 11-15	Room 13	Eaton Cutler-Hammer	YS2048	SC17011672	2004	00263715
5	1462138	D5012	Main Distribution Panel [Panel 1]	100 AMP	Sacramento Accelerated Academy / Bldg B Classrooms 21-25	Room 23	Cutler-Hammer	YS2048	SC17011672	2004	00179821
6	1462288	D5012	Main Distribution Panel [Panel 1]	100 AMP	Sacramento Accelerated Academy / Bldg E Classrooms 1-5	Room 3	Cutler-Hammer	YS2048	SC1U011672	2004	00179823
7	1462245	D5012	Main Distribution Panel [Panel one]	100 AMP	Sacramento Accelerated Academy / Bldg C Classrooms 6-10	Room8	Cutler-Hammer	YS2048	SC17011672	2004	00179824
8	1440039	D5012	Secondary Transformer	150 kVA	Sacramento Accelerated Academy / Multipurpose/Administration	Multipurpose		V48M28T49EE	J04C00259	2004	00263733
9	1440046	D5012	Secondary Transformer	150 kVA	Sacramento Accelerated Academy / Bldg D Classrooms 16-20	Building Exterior	No tag/plate found	V48M28T49EE	J04CO1468	2004	00263718
10	1440013	D5012	Secondary Transformer	150 kVA	Sacramento Accelerated Academy / Bldg E Classrooms 1-5	Building Exterior	No tag/plate found	V48M28T49EE	J04C01377	2004	00263730
11	1439989	D5012	Secondary Transformer	150 kVA	Sacramento Accelerated Academy / Bldg C Classrooms 6-10	Building Exterior	No tag/plate found	V48M28T49EE	J04C01273	2004	00263723
12	1439972	D5012	Secondary Transformer	150 kVA	Sacramento Accelerated Academy / Bldg A Classrooms 11-15	Building exterior	No tag/plate found	V48M28T49EE	J04CO1603	2004	00263691
13	1440040	D5012	Secondary Transformer	150 kVA	Sacramento Accelerated Academy / Bldg B Classrooms 21-25	Building Exterior	No tag/plate found	V48M28T49EE	J04C01304	2004	00263693
14	1462312	D5022	Light Fixture	100 WATT	Sacramento Accelerated Academy / Bldg E Classrooms 1-5	Building exterior					2
15	1462244	D5022	Light Fixture	100 WATT	Sacramento Accelerated Academy / Bldg C Classrooms 6-10	Building exterior					11
16	1462355	D5022	Light Fixture	100 WATT	Sacramento Accelerated Academy / Bldg F Restrooms	Building exterior					3
17	1462129	D5022	Light Fixture	100 WATT	Sacramento Accelerated Academy / Bldg B Classrooms 21-25	Building exterior					11
18	1462295	D5022	Light Fixture	100 WATT	Sacramento Accelerated Academy / Bldg E Classrooms 1-5	Building exterior					11
19	1462247	D5022	Light Fixture	100 WATT	Sacramento Accelerated Academy / Bldg D Classrooms 16-20	Throughout building					11
20	1462264	D5022	Light Fixture	100 WATT	Sacramento Accelerated Academy / Bldg D Classrooms 16-20	Building exterior					2
21	1462236	D5022	Light Fixture	250 WATT	Sacramento Accelerated Academy / Bldg C Classrooms 6-10	Building exterior					2
22	1461361	D5022	Light Fixture	250 WATT	Sacramento Accelerated Academy / Bldg A Classrooms 11-15	Building exterior					2
23	1462412	D5022	Light Fixture	50 WATT	Sacramento Accelerated Academy / Multipurpose/Administration	Building exterior					4
24	1461350	D5022	Light Fixture		Sacramento Accelerated Academy / Bldg A Classrooms 11-15	Building exterior					11
25	1462136	D5022	Light Fixture	100 WATT	Sacramento Accelerated Academy / Bldg B Classrooms 21-25	Building exterior					2
26	1462474	D5022	Light Fixture		Sacramento Accelerated Academy / Site	Site					6
27	1440012	D5037	Fire Alarm Control Panel		Sacramento Accelerated Academy / Multipurpose/Administration	Multipurpose	Notifier	No tag/plate found	No tag/plate found		00263735
28	1440031	D5092	Exit Sign Light Fixture		Sacramento Accelerated Academy / Bldg D Classrooms 16-20	Room 20					2
29	1440048	D5092	Exit Sign Light Fixture		Sacramento Accelerated Academy / Bldg B Classrooms 21-25	Throughout					2
30	1440043	D5092	Exit Sign Light Fixture		Sacramento Accelerated Academy / Bldg C Classrooms 6-10	Room 6-10					2
31	1440063	D5092	Exit Sign Light Fixture		Sacramento Accelerated Academy / Bldg E Classrooms 1-5	Room 5					2
32	1439982	D5092	Exit Sign Light Fixture		Sacramento Accelerated Academy / Multipurpose/Administration	Multipurpose					10
E10 EQUIPMENT											
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode Qty
1	1440008	E1093	Commercial LF	LF	Sacramento Accelerated Academy / Multipurpose/Administration	Kitchen					00263698
2	1439975	E1093	Commercial Walk-In Refrigerator		Sacramento Accelerated Academy / Multipurpose/Administration	Kitchen	Kool Star				00263699
3	1462369	E1093	Commercial 3/4 HP	3/4 HP	Sacramento Accelerated Academy / Multipurpose/Administration	Kitchen	Waste King	750-1	04-01000-36-3	2004	00263712
4	1439988	E1093	Commercial 3/4 HP	3/4 HP	Sacramento Accelerated Academy / Multipurpose/Administration	Kitchen	Waste King	750-1	03-06- 00121-3		00263737
5	1462277	E1093	Commercial Food Warmer		Sacramento Accelerated Academy / Bldg D Classrooms 16-20	Room 20	CresCor	H137UA12C	GAE-J65028-1466		00262133
6	1462321	E1093	Commercial Refrigerator, 1-Door Reach-In		Sacramento Accelerated Academy / Bldg E Classrooms 1-5	Kitchen	TempPure	Inaccessible	Inaccessible		00262140
7	1462256	E1093	Commercial Refrigerator, 2-Door Reach-In		Sacramento Accelerated Academy / Bldg D Classrooms 16-20	Room 20	True Manufacturing Co	T-49	1-3197767		00262132
8	1439984	E1093	Commercial Walk-In Refrigerator		Sacramento Accelerated Academy / Multipurpose/Administration	Kitchen	Kool Star	No tag/plate found	No tag/plate found		00263700
9	1440058	E1093	Commercial Walk-In Refrigerator/Freezer, Condenser		Sacramento Accelerated Academy / Multipurpose/Administration	Kitchen	Heatcraft	Illegible	Illegible		00263740
10	1462413	E1093	Commercial Walk-In Refrigerator/Freezer, Condenser		Sacramento Accelerated Academy / Multipurpose/Administration	Roof	Heatcraft	Illegible	Illegible		00179818
11	1439979	E1093	Commercial Walk-In Refrigerator/Freezer, Evaporator		Sacramento Accelerated Academy / Multipurpose/Administration	Kitchen	Inaccessible	Inaccessible	Inaccessible		
12	1439964	E1093	Commercial Walk-In Refrigerator/Freezer, Evaporator		Sacramento Accelerated Academy / Multipurpose/Administration	Kitchen	Inaccessible	Inaccessible	Inaccessible*		