



FACILITY CONDITION ASSESSMENT

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

DLR GROUP
1050 20th Street, Suite 250
Sacramento, California 95848



NICHOLAS ELEMENTARY SCHOOL
6601 Steiner Drive
Sacramento, California 95823

PREPARED BY:

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September 19-20, 2019



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1. Executive Summary

Portfolio Overview and Assessment Details

General Information	
Property Type/s	Elementary School
Main Address	6601 Steiner Drive, Sacramento, California 95823
Building Construction Dates	Multi-Purpose/Admin/Kindergarten (001): 1962 Classroom 3-7 (002): 1962 Classroom 9-12 (003): 1962 Classroom K3 (P01): 1962 Classroom P13 (P02): 2003 Classroom P01-P07 (P03): 2003 Classroom P08-P11 (P04-P07): 1986, 1989, 1991, 1991 Classroom P12-P17 (P08-P11): 1991, 1991, 1999, 2000 Restrooms (P12): 2003
Number of Buildings	Nine
Current Occupants	Nicholas Elementary School
Date(s) of Visit	September 19-20, 2019
Management Point of Contact	DLR Group, Mr. Mark Covington (916)446-0206 phone mcovington@dlrgroup.com email
On-site Point of Contact (POC)	Ken Ramirez, SPOM 1
Assessment and Report Prepared By	Adrian Reth
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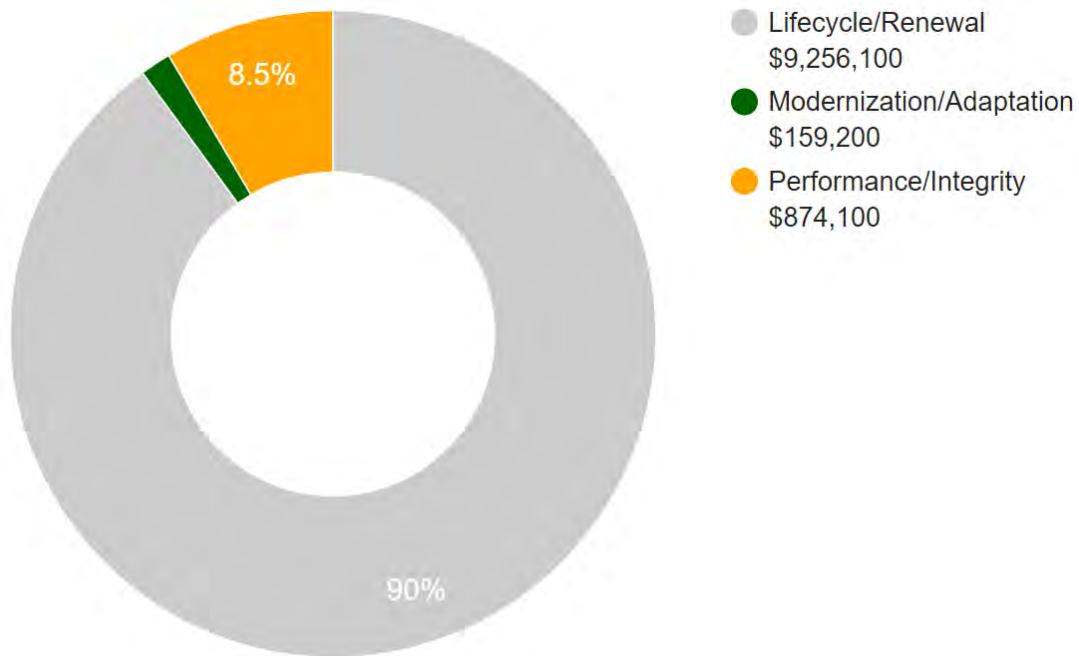
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$10,289,400

Portfolio-Level Findings and Deficiencies

Historical Summary

The elementary school was constructed in 1962, moderate renovations appear to have been completed over the years. In the nineties and early two-thousands portable classrooms were added and HVAC equipment throughout the campus was modernized.

Architectural

The main campus buildings share similar interior and exterior architectural finishes with brick siding and aluminum windows. The portable classrooms are also similar in finishes and condition to each other with only the slightest variations of finishes between the early 90's and early 2000 classrooms. The single pane aluminum framed windows are original to 1962 and recommended for replacement due to the deteriorated finish and seals. The roofs are recommended for replacement in the near and medium terms and are composed of modified bitumen with the exception of the portable classrooms which are metal and TPO/PVC. With the exception of the newer accessible portable restrooms (P12), other restroom finishes are dated and do not appear to be ADA compliant. Interior finishes throughout are generally dated and have been budgeted for replacement.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The roof top package units and furnaces throughout the site were installed predominantly in 2003, based on the expected life they are recommended for replacement in the near term. The electrical distribution system throughout the main buildings appears to be original to 1962. Storage was observed to be blocking access to electrical panels and water heaters throughout the campus and should be permanently removed for fire code compliance. Interior lighting is composed of T-8 and recommended for modernization to LED. The plumbing system and fixtures are a mix of ages and have been budgeted for replacement accordingly. The portable classrooms do not appear to be controlled by the BMS (system), modernization of these controls is recommended.

Site

Asphalt pavement at the campus appears to be deteriorating throughout with isolated areas of heavy alligator cracking and damage. Re-seal and striping is recommended and anticipated every 5 years to maintain the integrity of the pavement. The irrigation system appears to have issues with isolated areas of dead grass.

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
Nicholas Elementary School / 001 Main Building (1962)	\$750	11,749	\$8,811,750	1.3%	4.9%	14.8%	22.7%
Nicholas Elementary School / 002 Classrooms 3-7 (1962)	\$750	5,729	\$4,296,750	0.1%	3.9%	15.1%	24.3%
Nicholas Elementary School / 003 Classrooms 9-12 (1962)	\$750	7,276	\$5,457,000	0.4%	5.4%	13.2%	23.4%
Nicholas Elementary School / P01 Classroom K-3 (2003)	\$450	960	\$432,000	0.0%	2.9%	16.7%	23.0%
Nicholas Elementary School / P02 Classroom P-18 (2003)	\$450	960	\$432,000	1.4%	3.5%	18.1%	34.0%
Nicholas Elementary School / P03 Classrooms P-1 to P-7 (2003)	\$450	6,720	\$3,024,000	0.0%	2.9%	18.3%	27.9%
Nicholas Elementary School / P04-P07 Classrooms P-08 to P-11 (1991)	\$450	3,840	\$1,728,000	0.0%	8.1%	14.6%	21.9%
Nicholas Elementary School / P08-P11 Classrooms P-12 to P-17 (1991)	\$450	5,760	\$2,592,000	0.0%	4.8%	17.8%	26.9%
Nicholas Elementary School / P12 Restrooms (1800)	\$450	480	\$216,000	0.0%	2.3%	8.6%	62.4%

Immediate Needs

There are no immediate needs.

Key Findings



Exterior Wall in Poor condition.

Brick Veneer, 1-2 Stories
003 Classrooms 9-12 Building Exterior

Uniformat Code: B2011
Recommendation: **Replace in 2020**

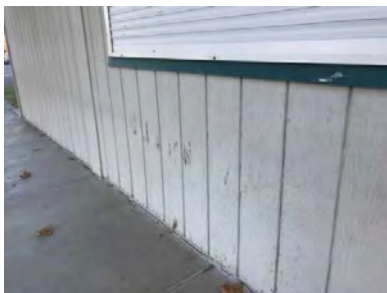
Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,700

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Damaged section of brick on north side of building. - AssetCALC ID: 1445005



Exterior Wall in Poor condition.

any Painted Surface, 1-2 Stories
P02 Classroom P-18 Building Exterior

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

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,000

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Deteriorated paint. - AssetCALC ID: 1439915



Window in Poor condition.

12 SF
001 Main Building Exterior

Uniformat Code: B2021
Recommendation: **Replace in 2021**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$30,300

\$\$\$\$

Antiquated with deteriorated appearance and damaged seals. - AssetCALC ID: 1444855



Window in Poor condition.

24 SF
002 Classrooms 3-7 Building Exterior

Uniformat Code: B2021
Recommendation: **Replace in 2021**

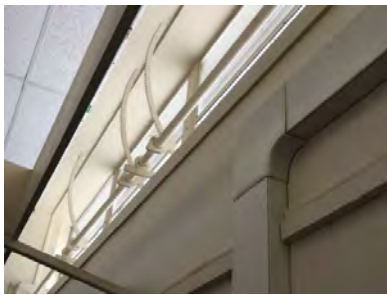
Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$45,600

\$\$\$\$

Antiquated with deteriorated appearance and damaged seals. - AssetCALC ID: 1444381



Window in Poor condition.

12 SF
003 Classrooms 9-12 Building Exterior

Uniformat Code: B2021
Recommendation: **Replace in 2021**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$44,600

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Antiquated with deteriorated appearance and damaged seals. - AssetCALC ID: 1445012



Window in Poor condition.

24 SF
001 Main Building Exterior

Uniformat Code: B2021
Recommendation: **Replace in 2021**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$31,300

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Antiquated with deteriorated appearance and damaged seals. - AssetCALC ID: 1444866



Window in Poor condition.

24 SF
003 Classrooms 9-12 Building Exterior

Uniformat Code: B2021
Recommendation: **Replace in 2021**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$45,600

\$\$\$\$

Antiquated with deteriorated appearance and damaged seals. - AssetCALC ID: 1444997



Window in Poor condition.

12 SF
002 Classrooms 3-7 Building Exterior

Uniformat Code: B2021
Recommendation: **Replace in 2021**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$44,600

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Antiquated with deteriorated appearance and damaged seals. - AssetCALC ID: 1444396



Parking Lots in Poor condition.

Asphalt Pavement
Site

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

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$57,600

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Asphalt pavement has significant areas cracking, heavy weathering, and other deterioration. - AssetCALC ID: 1445711



Packaged Unit (RTU) in Poor condition.

3 TON
001 Main Building Roof - Kitchen

Uniformat Code: D3052
Recommendation: **Replace in 2020**

Priority Score: **86.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,300

\$\$\$\$

Vandalized coils visible from the ground and corroded components. - AssetCALC ID: 1444895



Packaged Unit (RTU) in Poor condition.

5 TON
001 Main Building Roof

Uniformat Code: D3052
Recommendation: **Replace in 2020**

Priority Score: **86.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$15,100

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Vandalized coils visible from the ground and corroded components. - AssetCALC ID: 1444854

2. Main Building (001)



Main Building (001): Systems Summary

Address	6601 Steiner Drive, Sacramento, California 95823	
Constructed/ Renovated	1962	
Building Size	11,749 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Wood frame structure on concrete slab	Good
Façade	Brick with aluminum windows	Poor
Roof	Primary: Flat construction with modified bituminous finish Covered Walkway: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile, terrazzo, wood Ceilings: Painted gypsum board, ACT, hard tile ACT, textured spray coating	Fair
Elevators	Wheelchair lift at stage	Fair
Plumbing	Copper supply and cast-iron waste & venting Toilets, urinals, and sinks in restrooms Gas and electric water heaters	Fair

Main Building (001): Systems Summary		
HVAC	Individual package units and furnaces with split-systems	Fair
Fire Suppression	Hydrants, fire extinguishers, hose cabinets	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, CFL Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Antiquated windows with deteriorated seals, packaged rooftop units with vandalized coils, broken and mismatched flooring with 9" and 12" VCT tiles, mismatched and heavily scarred wooden stage flooring, stained stage curtains	

Main Building (001): Systems Expenditure Forecast						
System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$65,300	-	\$64,700	\$27,800	\$157,700
Roofing	-	-	\$318,400	\$4,100	-	\$322,600
Interiors	-	\$158,800	\$67,900	\$70,900	\$413,300	\$710,800
Elevators	-	-	-	\$33,900	-	\$33,900
Plumbing	-	\$54,200	-	\$259,100	\$33,600	\$347,000
Fire Suppression	-	-	-	\$1,600	\$2,100	\$3,700
HVAC	-	\$58,200	\$263,500	\$86,600	\$210,600	\$618,900
Electrical	-	\$11,900	\$146,400	\$49,500	\$7,300	\$215,100
Fire Alarm & Comm	-	\$26,200	\$74,700	\$97,000	\$40,900	\$238,700
Equipment/Special	-	\$70,300	\$29,500	\$49,700	\$123,900	\$273,400
TOTALS	-	\$444,900	\$900,400	\$717,100	\$859,500	\$2,921,800

3. Classrooms 3-7 (002)



Classrooms 3-7 (002): Systems Summary

Address	6601 Steiner Drive, Sacramento, California 95823	
Constructed/ Renovated	1962	
Building Size	5,729 SF	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Wood frame structure on concrete slab	Good
Façade	Brick with aluminum windows	Poor
Roof	Primary: Flat construction with modified bituminous finish Covered Walkway: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile, terrazzo, epoxy Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Toilets, urinals, and sinks in restrooms	Fair
HVAC	Furnaces with split-systems	Fair

Classrooms 3-7 (002): Systems Summary		
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, CFL Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Antiquated windows with deteriorated seals, aged and damaged door hardware	

Classrooms 3-7 (002): Systems Expenditure Forecast						
System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$95,700	-	\$18,200	-	\$113,900
Roofing	-	-	\$208,500	-	-	\$208,500
Interiors	-	\$16,200	\$48,300	\$156,300	\$163,400	\$384,200
Plumbing	-	\$5,400	\$30,200	\$127,200	\$8,400	\$171,200
Fire Suppression	-	-	\$1,400	-	\$1,900	\$3,300
HVAC	-	\$53,200	\$102,500	-	\$230,400	\$386,100
Electrical	-	-	\$71,100	-	\$46,500	\$117,500
Fire Alarm & Comm	-	-	\$36,400	\$16,400	-	\$52,800
Equipment/Special	-	-	-	\$89,400	-	\$89,400
TOTALS	-	\$170,500	\$498,400	\$407,500	\$450,600	\$1,526,900

4. Classrooms 9-12 (003)



Classrooms 9-12 (003): Systems Summary

Address	6601 Steiner Drive, Sacramento, California 95823	
Constructed/ Renovated	1962	
Building Size	7,276 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Wood frame structure on concrete slab	Good
Façade	Brick with aluminum windows	Poor
Roof	Primary: Flat construction with modified bituminous finish Covered Walkway: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile, FRP Floors: Carpet, VCT, ceramic tile, terrazzo Ceilings: Painted gypsum board, ACT, hard tile ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Gas domestic water heater Toilets, urinals, and sinks in restrooms	Fair

Classrooms 9-12 (003): Systems Summary		
HVAC	Furnaces with split-systems	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, CFL Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Antiquated windows with deteriorated seals, aged and damaged door hardware, stained and damaged terrazzo, damaged ceramic tile walls, missing and stained hard tile ACT ceiling tiles, damaged exterior siding bricks in isolated area	

Classrooms 9-12 (003): Systems 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	-	\$99,500	-	\$20,900	\$3,500	\$123,800
Roofing	-	-	\$36,700	\$165,000	-	\$201,700
Interiors	-	\$46,900	\$56,300	\$135,400	\$193,600	\$432,200
Plumbing	-	\$13,900	\$16,700	\$186,200	\$11,400	\$228,300
Fire Suppression	-	-	\$1,400	-	\$1,900	\$3,300
HVAC	-	\$68,900	\$121,400	-	\$293,200	\$483,500
Electrical	-	\$74,900	\$90,800	-	\$53,700	\$219,400
Fire Alarm & Comm	-	-	\$46,300	\$20,900	-	\$67,100
Equipment/Special	-	-	\$69,500	\$45,100	-	\$114,600
TOTALS	-	\$304,100	\$439,100	\$573,500	\$557,300	\$1,873,900

5. Classroom K-3 (P01)



Classroom K-3 (P01): Systems Summary

Address	6601 Steiner Drive, Sacramento, California 95823	
Constructed/ Renovated	2003	
Building Size	960 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular wood frame structure with raised floor	Good
Façade	Painted wood with aluminum windows	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Vinyl, FRP Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting Electric domestic water heater Toilets and sinks	Fair
HVAC	Wall-mounted package unit	Fair

Classroom K-3 (P01): Systems Summary		
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues or findings	

Classroom K-3 (P01): Systems 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	-	-	-	\$7,300	\$58,500	\$65,900
Roofing	-	-	-	\$1,000	-	\$1,000
Interiors	-	\$3,600	\$5,700	\$6,400	\$40,700	\$56,400
Plumbing	-	\$800	\$16,800	\$4,200	\$7,000	\$28,800
Fire Suppression	-	-	-	\$300	\$300	\$600
HVAC	-	\$8,400	\$10,600	-	\$13,100	\$32,000
Electrical	-	-	\$19,900	-	\$4,100	\$24,000
Fire Alarm & Comm	-	-	\$8,600	-	-	\$8,600
Equipment/Special	-	-	-	\$9,100	-	\$9,100
TOTALS	-	\$12,800	\$61,600	\$28,300	\$123,700	\$226,400

6. Classroom P-18 (P02)



Classroom P-18 (P02): Systems Summary

Address	6601 Steiner Drive; Sacramento, California 95823	
Constructed/ Renovated	2003	
Building Size	960 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular wood frame structure with raised floor	Good
Façade	Painted wood with aluminum windows	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting	Fair
HVAC	Wall-mounted package unit	Fair

Classroom P-18 (P02): Systems Summary		
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Deteriorated exterior paint	

Classroom P-18 (P02): Systems 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	-	\$6,100	-	\$33,400	\$14,900	\$54,400
Roofing	-	-	-	\$900	-	\$900
Interiors	-	\$1,200	\$9,500	\$12,600	\$15,400	\$38,800
Plumbing	-	-	\$16,800	\$2,100	-	\$18,900
Fire Suppression	-	-	\$200	-	\$300	\$500
HVAC	-	\$8,400	\$10,600	-	\$13,100	\$32,000
Electrical	-	-	\$19,300	-	\$2,700	\$22,000
Fire Alarm & Comm	-	-	\$8,600	-	-	\$8,600
Equipment/Special	-	-	-	\$21,700	-	\$21,700
TOTALS	-	\$15,700	\$65,000	\$70,700	\$46,400	\$197,800

7. Classrooms P-1 to P-7 (P03)



Classrooms P-1 to P-7 (P03): Systems Summary

Address	6601 Steiner Drive; Sacramento, California 95823	
Constructed/ Renovated	2003	
Building Size	6,720 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular wood frame structure with raised floor	Good
Façade	Painted wood with aluminum windows	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting	Fair
HVAC	Wall-mounted package units and a wall-mounted heat pump	Fair

Classrooms P-1 to P-7 (P03): Systems Summary		
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues or findings	

Classrooms P-1 to P-7 (P03): Systems 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	-	\$15,700	\$5,200	\$34,400	\$383,000	\$438,300
Roofing	-	-	-	\$6,600	\$27,400	\$34,000
Interiors	-	\$8,400	\$66,800	\$88,500	\$108,100	\$271,800
Plumbing	-	-	\$117,500	\$14,600	-	\$132,100
Fire Suppression	-	-	\$1,700	-	\$2,200	\$3,900
HVAC	-	\$65,200	\$63,700	-	\$91,400	\$220,300
Electrical	-	\$1,600	\$134,800	-	\$17,300	\$153,700
Fire Alarm & Comm	-	-	\$92,400	-	\$49,900	\$142,300
Equipment/Special	-	-	-	\$152,900	-	\$152,900
TOTALS	-	\$90,900	\$482,100	\$297,000	\$679,300	\$1,549,300

8. Classrooms P-08 to P-11 (P04-P07)



Classrooms P-08 to P-11 (P04-P07): Systems Summary

Address	6601 Steiner Drive; Sacramento, California 95823	
Constructed/ Renovated	1986, 1989, 1991, 1991	
Building Size	3,840 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular wood frame structure with raised floor	Good
Façade	Painted wood with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting	Fair
HVAC	Wall-mounted heat pumps and gas package units	Fair

Classrooms P-08 to P-11 (P04-P07): Systems Summary		
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues or findings	

Classrooms P-08 to P-11 (P04-P07): Systems Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	\$9,900	-	-	\$15,400	\$25,300
Facade	-	\$25,200	-	-	\$223,200	\$248,400
Roofing	-	-	\$3,300	-	\$126,700	\$130,000
Interiors	-	\$40,800	-	\$48,700	\$58,800	\$148,300
Plumbing	-	-	-	\$8,300	\$82,600	\$90,900
Fire Suppression	-	-	\$900	-	\$1,200	\$2,200
HVAC	-	\$59,900	-	-	\$52,200	\$112,100
Electrical	-	\$8,700	\$77,000	-	\$3,600	\$89,300
Fire Alarm & Comm	-	-	\$34,500	-	-	\$34,500
Equipment/Special	-	-	-	\$73,000	-	\$73,000
TOTALS	-	\$144,500	\$115,700	\$130,000	\$563,700	\$954,000

9. Classrooms P-12 to P-17 (P08-P11)



Classrooms P-12 to P-17 (P08-P11) : Systems Summary

Address	6601 Steiner Drive; Sacramento, California 95823	
Constructed/ Renovated	1991, 1991, 1999, 2000	
Building Size	5760 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular wood frame structure with raised floor	Good
Façade	Painted wood with aluminum windows	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting	Fair
HVAC	Wall-mounted package units and wall-mounted heat pumps	Fair

Classrooms P-12 to P-17 (P08-P11) : Systems Summary		
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues or findings	

Classrooms P-12 to P-17 (P08-P11) : Systems 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	-	\$38,700	-	-	\$321,500	\$360,100
Roofing	-	-	-	\$5,600	-	\$5,600
Interiors	-	\$7,200	\$57,200	\$74,900	\$92,700	\$232,000
Plumbing	-	-	\$100,700	\$12,500	-	\$113,200
Fire Suppression	-	-	\$1,400	-	\$1,900	\$3,400
HVAC	-	\$83,200	\$21,200	-	\$78,300	\$182,800
Electrical	-	-	\$115,600	\$9,100	\$9,700	\$134,400
Fire Alarm & Comm	-	-	\$51,700	-	-	\$51,700
Equipment/Special	-	-	-	\$140,700	-	\$140,700
TOTALS	-	\$129,100	\$347,800	\$242,800	\$504,100	\$1,223,900

10. Restrooms (P12)



Restrooms (P12): Systems Summary

Address	6601 Steiner Drive; Sacramento, California 95823	
Constructed/ Renovated	2003	
Building Size	480 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular wood frame structure on with raised floor	Good
Façade	Painted wood with aluminum windows	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: FRP Floors: Vinyl Sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting	Fair
HVAC	None	--

Restrooms (P12): Systems Summary		
Fire Suppression	Hydrants	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues or findings	

Restrooms (P12): Systems 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	-	-	-	\$14,800	\$61,200	\$75,900
Roofing	-	-	-	-	\$18,500	\$18,500
Interiors	-	\$5,100	-	\$82,600	\$3,000	\$90,800
Plumbing	-	-	-	\$20,300	\$13,100	\$33,300
Electrical	-	-	\$9,600	\$2,000	\$5,200	\$16,900
Fire Alarm & Comm	-	-	\$4,300	-	-	\$4,300
TOTALS	-	\$5,100	\$13,900	\$119,700	\$101,000	\$239,700

11. Site Summary



Site Information		
Lot Size	9.95 acres (estimated)	
Parking Spaces	39 total spaces all in open lots; 2 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt parking lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage, chain link fencing with gates, Playgrounds and sports courts, fencing Limited park benches	Fair
Landscaping and Topography	Limited landscaping features Irrigation is present No retaining walls Flat topography	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Building-mounted: LED, mercury vapor Pole mounted metal halide light fixtures	Fair
Ancillary Structures	Pre-fabricated storage sheds	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Heavy asphalt wear, Aged and deteriorated property signage, irrigation issues in isolated areas	

Site: Systems Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	\$10,200	-	\$12,200	-	\$22,400
Electrical	-	-	-	-	-	-
Site Development	-	\$25,300	\$132,600	\$102,800	\$9,900	\$270,600
Site Lighting	-	-	\$12,300	-	-	\$12,300
Pavement	-	\$117,600	-	\$1,478,100	\$169,100	\$1,764,800
Utilities	-	-	-	\$58,300	-	\$58,300
Landscaping	-	\$247,200	\$979,300	-	-	\$1,226,400
TOTALS	-	\$400,300	\$1,124,200	\$1,651,400	\$179,000	\$3,354,800

12. Property Space Use and Observed Areas

Unit Allocation

All 52,017 square feet of the property are occupied by Nicholas Elementary School. The space is mostly a combination of administration offices, classrooms, and play areas with supporting restrooms and mechanical and other utility spaces.

Areas Observed

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

Key Spaces Not Observed

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

- Restrooms (P12), utility chase, filled with storage

13. 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 1962. The facility was significantly renovated in 2003.

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.

14. 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.

15. 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.

16. Certification

DLR Group (the Client) retained EMG to perform this Facility Condition Assessment in connection with the preparation for an architectural master plan of Nicholas Elementary School, 6601 Steiner Drive; Sacramento, California 95823, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

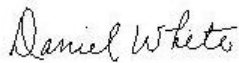
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

Prepared by: Adrian Reth
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Reviewed by:



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17. Appendices

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

Appendix A: Photographic Record



#1

001 FRONT ELEVATION



#2

001 REAR ELEVATION



#3

002 FRONT ELEVATION



#4

002 REAR ELEVATION



#5

003 FRONT ELEVATION



#6

003 REAR ELEVATION



#7	P01 FRONT ELEVATION
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#8	P01 REAR ELEVATION
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#9	P02 FRONT ELEVATION
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#10	P02 REAR ELEVATION
-----	--------------------



#11	P03 FRONT ELEVATION
-----	---------------------



#12	P03 REAR ELEVATION
-----	--------------------



#13	P04-P07 FRONT ELEVATION
-----	-------------------------



#14	P04-P07 REAR ELEVATION
-----	------------------------



#15	P08-P11 FRONT ELEVATION
-----	-------------------------



#16	P08-P11 REAR ELEVATION
-----	------------------------



#17	P12 FRONT ELEVATION
-----	---------------------



#18	P12 REAR ELEVATION
-----	--------------------



#19	001 MULTI-PURPOSE ROOM
-----	------------------------



#20	001 KITCHEN
-----	-------------



#21	001 ADMIN
-----	-----------



#22	002 CLASSROOM
-----	---------------



#23	003 LIBRARY
-----	-------------



#24	2003 PORTABLE INTERIOR
-----	------------------------



#25	1991 PORTABLE INTERIOR
-----	------------------------



#26	P12 INTERIOR
-----	--------------



#27	DAMAGED BRICK
-----	---------------



#28	PORTABLE ALUMINUM SINGLE-GLAZED WINDOW
-----	--



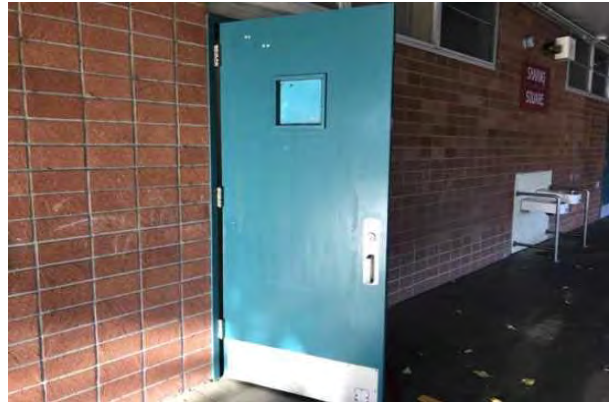
#29	ALUMINUM SINGLE-GLAZED WINDOW
-----	-------------------------------



#30	ALUMINUM SINGLE-GLAZED WINDOW
-----	-------------------------------



#31	STOREFRONT WINDOWS AND DOORS
-----	------------------------------



#32	WOOD SOLID-CORE DOOR
-----	----------------------



#33	001 MODIFIED BITUMINOUS ROOF
-----	------------------------------



#34	002 MODIFIED BITUMINOUS ROOF
-----	------------------------------



#35	COVERED WALKWAY MODIFIED BITUMINOUS ROOF
-----	--



#36	2003 PORTABLE METAL ROOF
-----	--------------------------



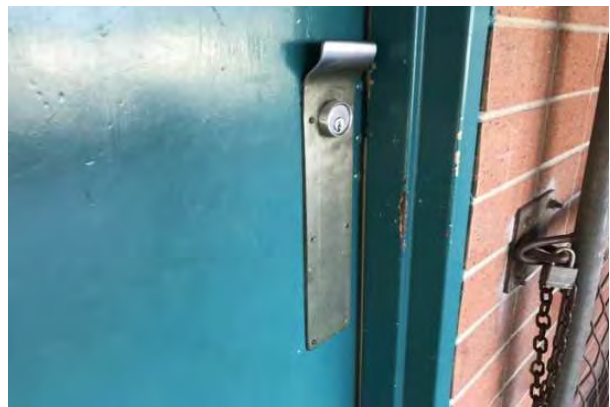
#37	1991 PORTABLE METAL ROOF
-----	--------------------------



#38	1991 PORTABLE TPO/PVC MEMBRANE ROOF
-----	-------------------------------------



#39	WOODEN INTERIOR DOORS
-----	-----------------------



#40	DOOR HARDWARE
-----	---------------



#41	TOILET PARTITIONS
-----	-------------------



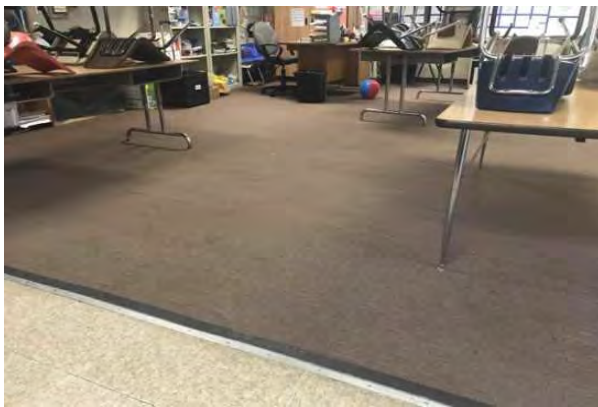
#42	CERAMIC TILE WALLS
-----	--------------------



#43	WOOD STRIP FLOORING
-----	---------------------



#44	MISMATCHED VINYL TILE (VCT)
-----	-----------------------------



#45	1991 PORTABLE CARPET
-----	----------------------



#46	2003 PORTABLE CARPET
-----	----------------------



#47	HARD TILE CEILING
-----	-------------------



#48	HARD TILE CEILING
-----	-------------------



#49	SUSPENDED ACOUSTICAL TILE (ACT)
-----	---------------------------------



#50	WHEELCHAIR LIFT
-----	-----------------



#51	TOILET
-----	--------



#52	URINALS
-----	---------



#53	VITREOUS CHINA SINKS
-----	----------------------



#54	COMMERCIAL KITCHEN SINK
-----	-------------------------



#55	DRINKING FOUNTAIN
-----	-------------------



#56	DOMESTIC BACKFLOW PREVENTER
-----	-----------------------------



#57	ELECTRIC WATER HEATER
-----	-----------------------



#58	DOMESTIC WATER BOOSTER PUMP
-----	-----------------------------



#59	GAS WATER HEATER
-----	------------------



#60	KITCHEN EXHAUST FAN
-----	---------------------



#61	GAS FURNACE
-----	-------------



#62	SPLIT SYSTEM UNIT
-----	-------------------



#63	PACKAGED UNIT (RTU)
-----	---------------------



#64	MULTI-PURPOSE ROOM PACKAGED UNIT
-----	-------------------------------------



#65	WALL-MOUNTED GAS PACKAGE UNIT
-----	----------------------------------



#66	WALL-MOUNTED HEAT PUMP
-----	------------------------



#67	001 MAIN DISTRIBUTION PANEL
-----	-----------------------------



#68	PORTABLE MAIN DISTRIBUTION PANEL
-----	----------------------------------



#69	003 MAIN SWITCHBOARD
-----	----------------------



#70	EXTERIOR FLOOD LIGHT
-----	----------------------



#71	T-8 LIGHTING SYSTEM
-----	---------------------



#72	FIRE ALARM SYSTEM
-----	-------------------



#73	FIRE ALARM CONTROL PANEL
-----	--------------------------



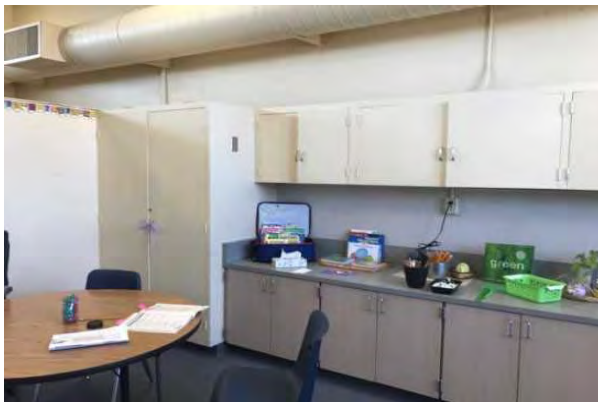
#74	KITCHEN EXHAUST HOOD
-----	----------------------



#75	WALK-IN REFRIGERATOR
-----	----------------------



#76	WALK-IN REFRIGERATOR CONDENSER
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#77	KITCHEN CABINETRY
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#78	ASPHALT PAVEMENT
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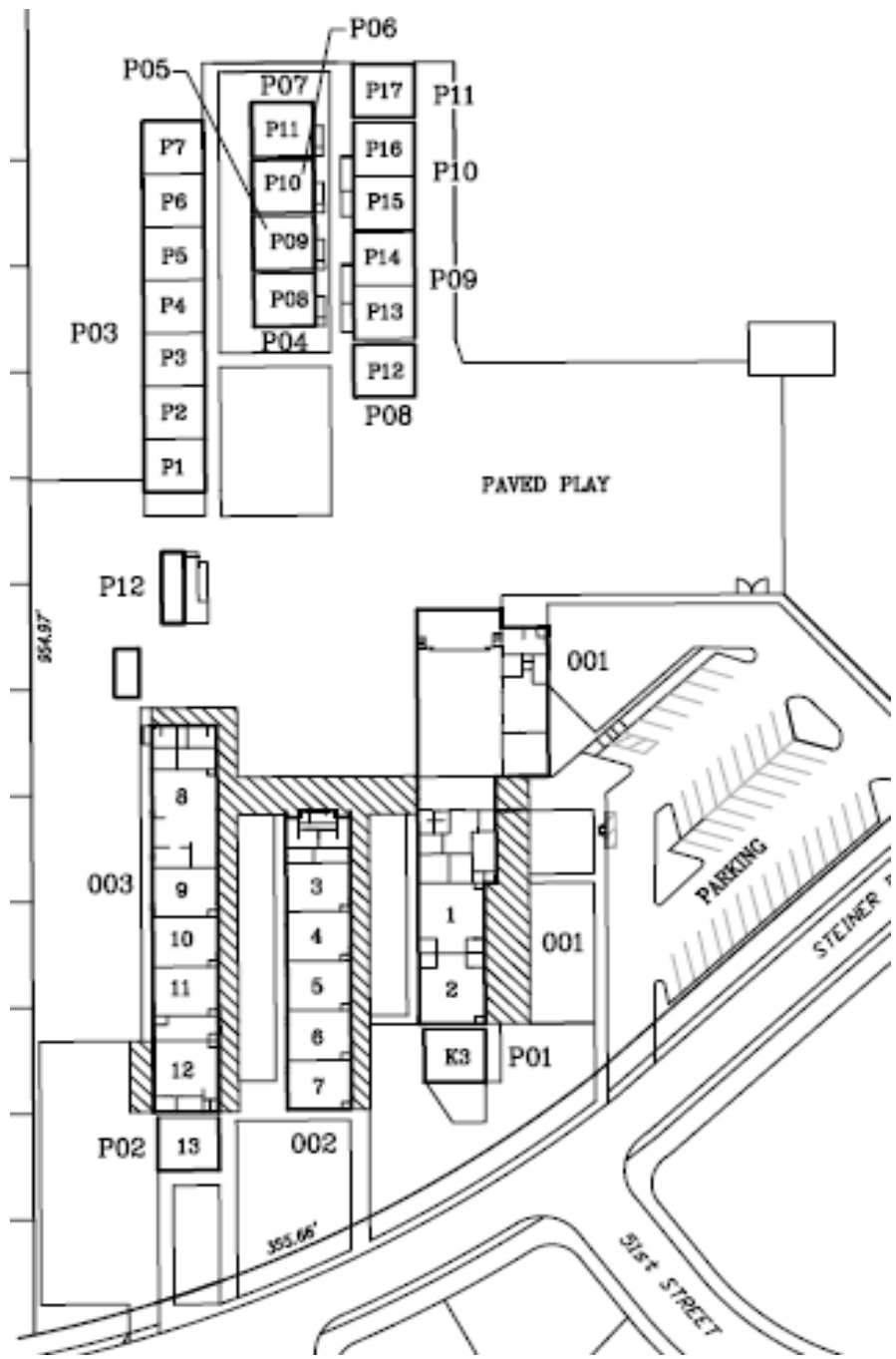
#79	ASPHALT PAVEMENT
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#80	PROPERTY SIGNAGE
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Appendix B: Site Plans

Floor Plan



SOURCE:

Client

ON-SITE DATE:

September 19-20, 2019



PHYSICAL NEEDS ASSESSMENT
AERIAL SITE PLAN

NICHOLAS ELEMENTARY SCHOOL

EMG PROJECT NO: 136988.19R000-038.322



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



ON-SITE DATE:
September 19-20, 2019

Appendix C: Supporting Documents

ADA CHECKLIST

Date Completed: 09-20-2019

Property Name: Nicholas Elementary School

EMG Project Number: 136988.19R000-038.322

Building History		Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			X	
2	Have any ADA improvements been made to the property?	X			2003 with addition of portable classrooms
3	Do a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
Parking		Yes	No	NA	Comments
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	X			
2	Are there sufficient van-accessible parking spaces available?	X			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	X			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	X			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	X			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?	X			
Ramps		Yes	No	NA	Comments
1	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)	X			
2	Are ramps that appear longer than 6 FT complete with railings on both sides?	X			

ADA CHECKLIST

	Ramps	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?	X			
4	Is there a level landing for approximately every 30 FT horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?	X			
	Entrances/Exits	Yes	No	NA	Comments
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	X			
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	X			
	Paths of Travel	Yes	No	NA	Comments
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	X			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	X			
3	Is there a path of travel that does not require the use of stairs?	X			
	Elevators	Yes	No	NA	Comments
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	

ADA CHECKLIST

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

Appendix D: Component Condition Report

Component Condition Report | Nicholas Elementary School

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5038	All buildings	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	52,017 SF	7	1829388

Component Condition Report | Nicholas Elementary School / 001 Main Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	1,500 SF	6	1444907
B2011	Building Exterior	Fair	Exterior Wall, Brick Veneer, 1-2 Stories	5,000 SF	30	1444880
B2021	Building Exterior	Poor	Window, 24 SF	24	2	1444866
B2021	Building Exterior	Poor	Window, 12 SF	34	2	1444855
B2023	Building Exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	300 SF	8	1444920
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	6	8	1444921
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	12	8	1444910
B2034	Kitchen	Fair	Overhead/Dock Door, 144 SF	2	12	1444873
Roofing						
B3011	Covered Walkway Roof	Fair	Roof, Modified Bituminous	2,630 SF	5	1447325
B3011	Roof	Fair	Roof, Modified Bituminous	17,400 SF	5	1444933
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	250 LF	10	1444913
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	15	3	1444909
C1021	Throughout building	Fair	Interior Door, Steel	5	16	1444862
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	24	12	1444927
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	8	3	1444882
C1031	Restrooms	Fair	Toilet Partitions, Metal	4	3	1444903
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	2,000 SF	11	1444877
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	23,400 SF	6	1444875
C3012	Throughout building	Fair	Interior Wall Finish, Ceramic Tile	600 SF	20	1444857
C3012	Throughout building	Fair	Interior Wall Finish, Wood Paneling	1,000 SF	4	1444867
C3024	Restrooms	Fair	Interior Floor Finish, Terrazzo	1,700 SF	3	1444872
C3024	Throughout building	Poor	Interior Floor Finish, Vinyl Tile (VCT) w/ Asbestos Abatement	7,040 SF	1	1444885
C3024	Stage	Poor	Interior Floor Finish, Wood Strip	700 SF	2	1444899
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	100 SF	3	1444916
C3025	Restrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	2,200 SF	5	1444858
C3031	Covered Walkway	Fair	Interior Ceiling Finish, exposed irregular elements, Prep & Paint	2,630 SF	6	1447324
C3031	Stage	Fair	Interior Ceiling Finish, Textured Spray Coating	500 SF	12	1444860
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	800 SF	6	1444900
C3032	Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	8,749 SF	15	1444923

Component Condition Report | Nicholas Elementary School / 001 Main Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,000 SF	18	1444863
Elevators						
D1013	Stage	Fair	Wheelchair Lift, 5' Rise, Renovate [No tag/plate found]	1	10	1444870
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	9	3	1444884
D2012	Restrooms	Fair	Urinal, Standard	1	3	1444918
D2014	Building exterior	Fair	Service Sink, Wall-Hung	1	8	1444902
D2014	Building exterior	Fair	Service Sink, Floor	1	8	1444878
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 3-Bowl	1	10	1444856
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	3	1444931
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	2	10	1444879
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	10	1444883
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	4	3	1444876
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	11,749 SF	10	1444919
Fire Suppression						
D4031	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	6	8	1444868
HVAC						
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [RM-2]	1	3	1444893
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [RM-1]	1	3	1444881
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	11,749 SF	10	1444871
D3042	Roof - Kitchen	Fair	Exhaust Fan, 1500 CFM	3	3	1444864
D3042	Roof	Fair	Exhaust Fan, 1000 CFM	1	13	1444917
D3049	Stage	Fair	Full HVAC System Upgrade, Very High Complexity	500 SF	5	1444912
D3051	Utility closet - 2	Fair	Furnace, 110 MBH [No tag/plate found]	1	4	1444914
D3051	Utility closet - 1	Fair	Furnace, 110 MBH [No tag/plate found]	1	4	1444906
D3052	Roof	Poor	Packaged Unit (RTU), 5 TON [No tag/plate found]	1	1	1444854
D3052	Building exterior	Fair	Packaged Unit (RTU), 16 TON [MULTIPURPOSE RM]	1	4	1444889
D3052	Building exterior	Fair	Packaged Unit (RTU), 10 TON [KITCHEN]	1	4	1444905
D3052	Roof - Kitchen	Poor	Packaged Unit (RTU), 3 TON [No tag/plate found]	1	1	1444895
D3068	Throughout building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	11,749 SF	5	1444887
Electrical						
D5012	Utility closet - Stage	Fair	Main Distribution Panel, 400 AMP [DP]	1	3	1444894
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	11,749 SF	7	1444908
D5022	Building Exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	6	12	1444897
D5022	Building Exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	4	4	1444891
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	11,749 SF	4	1444888
D5092	Cafeteria	Fair	Emergency Light, 2-Head w/ Battery	4	3	1444886
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	7	3	1444930

Component Condition Report | Nicholas Elementary School / 001 Main Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	11,749 SF	10	1444926
D5031	Stage	Fair	Sound System, 7 Channel	1	3	1444865
D5037	Throughout building	Fair	Fire Alarm Control Panel, Addressable [No tag/plate found]	1	3	1444932
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	11,749 SF	5	1444934
D5038	Throughout building	Good	Security/Surveillance System, Cameras and CCTV	11,749 SF	8	1444928
Equipment/Special						
E1023	Stage	Poor	Stage Curtain, Medium Weight Velour, Flameproof (per SF)	500 SF	1	1444929
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Double [140488]	1	6	1444869
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In [102084]	1	6	1444859
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator [No tag/plate found]	1	3	1444874
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser [No tag/plate found]	1	3	1444890
E1093	Kitchen	Fair	Commercial Kitchen, LF [No tag/plate found]	1	4	1444911
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Double [53112]	1	4	1444901
E1093	Kitchen	Fair	Commercial Kitchen, Garbage Disposal, 1 to 3 HP [No tag/plate found]	1	3	1444896
E1093	Kitchen	Good	Commercial Kitchen, Food Warmer [140489]	1	12	1444915
E1093	Kitchen	Good	Commercial Kitchen, Food Warmer [No tag/plate found]	1	12	1444904
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator [C-101024]	1	3	1444898
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In [102085]	1	4	1444925
E2012	Throughout building	Fair	Kitchen Counter, Plastic Laminate, Postformed	30 LF	3	1444852
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	40 LF	10	1444924
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	30 LF	3	1444853
E2012	Throughout building	Fair	Kitchen Counter, Plastic Laminate, Postformed	40 LF	10	1444861

Component Condition Report | Nicholas Elementary School / 002 Classrooms 3-7

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2021	Building Exterior	Poor	Window, 12 SF	50	2	1444396
B2021	Building Exterior	Poor	Window, 24 SF	35	2	1444381
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	15	8	1444377
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	9,000 SF	5	1444406
B3011	Covered Walkway Roof	Fair	Roof, Modified Bituminous	3,891 SF	5	1444379
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	250 LF	5	1444373
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	6	20	1444384
C1023	Throughout building	Poor	Door Hardware System, School (per Door)	4	1	1444399
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	16	10	1444393

Component Condition Report | Nicholas Elementary School / 002 Classrooms 3-7

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	3	1444383
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	1,200 SF	7	1444375
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	800 SF	6	1444412
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	14,000 SF	10	1444370
C3021	Restrooms	Fair	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	800 SF	6	1444398
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT) w/ Asbestos Abatement	600 SF	3	1444387
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	600 SF	7	1444390
C3024	Restrooms	Fair	Interior Floor Finish, Terrazzo	400 SF	4	1444386
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	3,329 SF	5	1444374
C3031	Covered Walkway	Fair	Interior Ceiling Finish, exposed irregular elements, Prep & Paint	3,891 SF	6	1444388
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,500 SF	6	1444385
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,229 SF	20	1444395
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	6	5	1444404
D2012	Restrooms	Fair	Urinal, Standard	2	5	1444405
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	5	1444407
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	10	1444410
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	3	1444401
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,729 SF	10	1444403
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	4	1444372
HVAC						
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [RM-6]	1	3	1444397
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [RM-4]	1	3	1444380
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [RM-3]	1	3	1444391
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [RM-7]	1	3	1444409
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [RM-5]	1	3	1444367
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	5,729 SF	20	1444408
D3042	Roof	Fair	Exhaust Fan, 500 CFM	2	13	1444392
D3051	Utility closet - 6	Fair	Furnace, 110 MBH [No tag/plate found]	1	4	1444402
D3051	Utility closet - 5	Fair	Furnace, 110 MBH [No tag/plate found]	1	4	1444366
D3051	Utility closet - 3	Fair	Furnace, 110 MBH [No tag/plate found]	1	4	1444362
D3051	Utility closet - 4	Fair	Furnace, 110 MBH [No tag/plate found]	1	4	1444365
D3051	Utility closet - 7	Fair	Furnace, 110 MBH [No tag/plate found]	1	4	1444364
D3068	Throughout building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	5,729 SF	5	1444369
Electrical						
D5012	Building exterior	Fair	Main Distribution Panel, 225 AMP [PC]	1	14	1444363
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	5,729 SF	15	1444411

Component Condition Report | Nicholas Elementary School / 002 Classrooms 3-7

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5022	Building Exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	7	18	1444378
D5022	Building Exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	4	1444389
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,729 SF	4	1444371
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	5,729 SF	8	1444376
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	5,729 SF	5	1444382
Equipment/Special						
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	150 LF	10	1444368
E2012	Throughout building	Fair	Kitchen Counter, Plastic Laminate, Postformed	70 LF	10	1444400

Component Condition Report | Nicholas Elementary School / 003 Classrooms 9-12

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Poor	Exterior Wall, Brick Veneer, 1-2 Stories	100 SF	1	1445005
B2011	Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	500 SF	6	1445002
B2011	Building Exterior	Fair	Exterior Wall, Brick Veneer, 1-2 Stories	4,500 SF	30	1445007
B2021	Building Exterior	Poor	Window, 24 SF	35	2	1444997
B2021	Building Exterior	Poor	Window, 12 SF	50	2	1445012
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	15	8	1445047
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	9,500 SF	8	1444998
B3011	Covered Walkway Roof	Fair	Roof, Modified Bituminous	2,082 SF	5	1445045
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	250 LF	5	1445052
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	6	20	1445039
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	21	10	1445031
C1023	Throughout building	Poor	Door Hardware System, School (per Door)	5	1	1445042
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	3	1445018
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	500 SF	4	1445035
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	1,000 SF	6	1445046
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	200 SF	15	1445014
C3012	Restrooms	Poor	Interior Wall Finish, Ceramic Tile	400 SF	2	1445013
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	17,500 SF	10	1445008
C3024	Restrooms	Poor	Interior Floor Finish, Terrazzo	600 SF	1	1445023
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT) w/ Asbestos Abatement	1,000 SF	3	1445048
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Standard	1,800 SF	8	1445000
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	3,800 SF	4	1445024
C3031	Covered Walkway	Fair	Interior Ceiling Finish, exposed irregular elements, Prep & Paint	2,082 SF	6	1445004

Component Condition Report | Nicholas Elementary School / 003 Classrooms 9-12

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,500 SF	6	1445049
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,176 SF	20	1445044
C3032	Throughout building	Poor	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	600 SF	1	1445017
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	9	10	1444996
D2012	Restrooms	Fair	Urinal, Standard	4	3	1445026
D2014	Utility closet	Fair	Service Sink, Wall-Hung	1	8	1445054
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	5	1445006
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	10	1445003
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	3	1445034
D2021	Building exterior	Fair	Backflow Preventer, 2 INCH [No tag/plate found]	1	10	1445056
D2023	Electrical room	Fair	Water Heater, 30 GAL [No tag/plate found]	1	3	1445036
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	7,276 SF	10	1445016
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	4	1445030
HVAC						
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [RM-9]	1	3	1444995
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [LIBRARY A]	1	3	1445032
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [RM-12]	1	3	1445037
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [RM-10]	1	3	1445001
D3032	Roof	Fair	Condensing Unit/Heat Pump, 2 TON [RM-13]	1	3	1445009
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [RM-11]	1	3	1445055
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [LIBRARY B]	1	3	1445053
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	7,276 SF	20	1445041
D3042	Roof	Fair	Exhaust Fan, 500 CFM	2	13	1445040
D3051	Utility closet - O012	Fair	Furnace, 110 MBH [No tag/plate found]	1	4	1445033
D3051	Utility closet - O009	Fair	Furnace, 110 MBH [No tag/plate found]	1	4	1445022
D3051	Utility closet - X008	Fair	Furnace, 110 MBH [Library B]	1	4	1445021
D3051	Utility closet - O020	Fair	Furnace, 110 MBH [No tag/plate found]	1	4	1445028
D3051	Utility closet - O010	Fair	Furnace, 110 MBH [No tag/plate found]	1	4	1445051
D3051	Utility closet - X008	Fair	Furnace, 110 MBH [Library A]	1	4	1445050
D3068	Throughout building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	7,276 SF	5	1444994
Electrical						
D5012	Electrical room	Fair	Building/Main Switchboard, 800 AMP [No tag/plate found]	1	3	1445043
D5012	Electrical room	Fair	Main Distribution Panel, 400 AMP [PB]	1	14	1445019
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	7,276 SF	15	1444999
D5022	Building Exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	3	4	1445025
D5022	Building Exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	7	18	1445010

Component Condition Report | Nicholas Elementary School / 003 Classrooms 9-12

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	7,276 SF	4	1445011
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	7,276 SF	8	1445038
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	7,276 SF	5	1445029
Equipment/Special						
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	150 LF	4	1445015
E2012	Throughout building	Fair	Kitchen Counter, Plastic Laminate, Postformed	70 LF	10	1445027
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	70 LF	10	1445020

Component Condition Report | Nicholas Elementary School / P01 Classroom K-3

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	1,450 SF	15	1439868
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,450 SF	7	1439882
B2021	Building Exterior	Fair	Window, 12 SF	3	11	1439873
B2021	Building Exterior	Fair	Window, 12 SF	3	11	1439878
B2032	Building Exterior	Fair	Exterior Door, Steel	2	21	1439885
Roofing						
B3011	Roof	Fair	Roof, Metal	1,080 SF	21	1439867
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	60 LF	10	1439872
Interiors						
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	2	11	1439870
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	1,400 SF	10	1439887
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	500 SF	18	1439883
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	480 SF	3	1439889
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	480 SF	5	1439881
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	15	1439886
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	2	16	1439888
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	8	1439866
D2023	Under Sink	Fair	Water Heater, 6 GAL [No tag/plate found]	1	3	1439877
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	960 SF	5	1439879
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	8	1439875
HVAC						
D3052	Building exterior	Fair	Package Unit, Gas, 3.5 TON [No tag/plate found]	1	4	1439874
D3068	Throughout building	NA	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	960 SF	2	1439869
Electrical						

Component Condition Report | Nicholas Elementary School / P01 Classroom K-3

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Building exterior	Fair	Main Distribution Panel, 125 AMP [K-3]	1	14	1439862
D5019	Throughout building	Fair	Electrical Wiring & Switches, High Density/Complexity	960 SF	21	1439884
D5022	Building Exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	2	15	1439890
D5029	Throughout building	Fair	Lighting System, Interior, High Density & Standard Fixtures	960 SF	4	1439880
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	2	4	1439864
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	960 SF	5	1439863
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	960 SF	5	1439865
Equipment/Special						
E2012	Throughout building	Fair	Kitchen Counter, Plastic Laminate, Postformed	15 LF	8	1439876
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	15 LF	8	1439871

Component Condition Report | Nicholas Elementary School / P02 Classroom P-18

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Poor	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,450 SF	1	1439915
B2011	Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	1,450 SF	10	1439907
B2021	Building Exterior	Fair	Window, 12 SF	2	11	1439925
B2021	Building Exterior	Fair	Window, 12 SF	2	11	1439910
B2032	Building Exterior	Fair	Exterior Door, Steel	1	21	1439918
Roofing						
B3011	Roof	Fair	Roof, Metal	1,080 SF	21	1439922
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	60 LF	8	1439912
Interiors						
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	1	11	1439903
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	1,400 SF	10	1439914
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	160 SF	3	1439926
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	800 SF	5	1439921
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	10	1439920
Plumbing						
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	8	1439916
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	960 SF	5	1439909
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	4	1439924
HVAC						
D3052	Building exterior	Fair	Package Unit, Gas, 3.5 TON [No tag/plate found]	1	4	1439904
D3068	Throughout building	NA	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	960 SF	2	1439919
Electrical						

Component Condition Report | Nicholas Elementary School / P02 Classroom P-18

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Building exterior	Fair	Main Distribution Panel, 125 AMP [P-18]	1	14	1439917
D5019	Throughout building	Fair	Electrical Wiring & Switches, High Density/Complexity	960 SF	21	1439913
D5022	Building Exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	15	1439906
D5029	Throughout building	Fair	Lighting System, Interior, High Density & Standard Fixtures	960 SF	4	1439911
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	960 SF	5	1439908
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	960 SF	5	1439927
Equipment/Special						
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	40 LF	8	1439905
E2012	Throughout building	Fair	Kitchen Counter, Plastic Laminate, Postformed	10 LF	8	1439923

Component Condition Report | Nicholas Elementary School / P03 Classrooms P-1 to P-7

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	10,100 SF	15	1439825
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,500 SF	3	1439841
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	6,600 SF	8	1439850
B2021	Building Exterior	Fair	Window, 12 SF	15	11	1439856
B2021	Building Exterior	Fair	Window, 12 SF	12	14	1439855
B2021	Building Exterior	Fair	Window, 12 SF	3	5	1439828
Roofing						
B3011	Roof	Fair	Roof, Metal	1,080 SF	12	1439840
B3011	Roof	Fair	Roof, Metal	6,480 SF	24	1439830
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	420 LF	8	1439829
Interiors						
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	7	11	1439859
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	9,800 SF	10	1439823
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,120 SF	3	1439846
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	5,600 SF	5	1439839
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	6,720 SF	10	1439861
Plumbing						
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	7	8	1439844
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	6,720 SF	5	1439847
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	7	5	1439834
HVAC						
D3052	Building Exterior - P-5	Fair	Package Unit, Gas, 3.5 TON [No tag/plate found]	1	4	1439852
D3052	Building Exterior - P-6	Fair	Package Unit, Gas, 3.5 TON [No tag/plate found]	1	4	1439824

Component Condition Report | Nicholas Elementary School / P03 Classrooms P-1 to P-7

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Building Exterior - P-3	Fair	Package Unit, Gas, 3.5 TON [No tag/plate found]	1	4	1439836
D3052	Building Exterior - P-2	Fair	Package Unit, Gas, 3.5 TON [No tag/plate found]	1	4	1439833
D3052	Building Exterior - P-4	Fair	Package Unit, Gas, 3.5 TON [No tag/plate found]	1	4	1439832
D3052	Building Exterior - P-7	Fair	Package Unit, Gas, 3 TON [1]	1	3	1439860
D3052	Building Exterior - P-1	Fair	Package Unit, Gas, 3.5 TON [No tag/plate found]	1	4	1439849
D3068	Throughout building	NA	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	6,720 SF	2	1439837
Electrical						
D5012	Building exterior	Fair	Main Distribution Panel, 125 AMP [P-4]	1	14	1439851
D5012	Building exterior	Fair	Main Distribution Panel, 125 AMP [P-1]	1	14	1439842
D5012	Building exterior	Fair	Main Distribution Panel, 125 AMP [P-7]	1	3	1439858
D5012	Building exterior	Fair	Main Distribution Panel, 125 AMP [P-6]	1	14	1439845
D5012	Building exterior	Fair	Main Distribution Panel, 125 AMP [P-2]	1	14	1439854
D5012	Building exterior	Fair	Main Distribution Panel, 125 AMP [P-3]	1	14	1439822
D5012	Building exterior	Fair	Main Distribution Panel, 125 AMP [P-5]	1	14	1439843
D5019	Throughout building	Fair	Electrical Wiring & Switches, High Density/Complexity	6,720 SF	21	1439857
D5022	Building Exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	8	15	1439827
D5029	Throughout building	Fair	Lighting System, Interior, High Density & Standard Fixtures	6,720 SF	4	1439835
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	6,720 SF	5	1439848
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	6,720 SF	5	1439853
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	6,720 SF	5	1439826
Equipment/Special						
E2012	Throughout building	Fair	Kitchen Counter, Plastic Laminate, Postformed	80 LF	8	1439838
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	280 LF	8	1439831

Component Condition Report | Nicholas Elementary School / P04-P07 Classrooms P-08 to P-11

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1014	Site	Fair	Exterior Ramp, Wood	600 SF	3	1439811
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	5,600 SF	3	1439787
B2011	Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	5,600 SF	15	1439792
B2021	Building Exterior	Fair	Window, 12 SF	12	11	1439809
B2021	Building Exterior	Fair	Window, 12 SF	12	11	1439810
B2032	Building Exterior	Fair	Exterior Door, Steel	4	21	1439813
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	2,160 SF	12	1439816
B3011	Roof	Fair	Roof, Metal	2,160 SF	12	1439805

Component Condition Report | Nicholas Elementary School / P04-P07 Classrooms P-08 to P-11

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	240 LF	4	1439800
Interiors						
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	4	11	1439793
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	5,200 SF	10	1439791
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	640 SF	3	1439798
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	3,200 SF	3	1439808
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,840 SF	10	1439807
Plumbing						
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	8	1439795
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	3,840 SF	12	1439806
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	4	1439788
HVAC						
D3052	Building Exterior - P-11	Fair	Heat Pump, 3 TON [2]	1	3	1439817
D3052	Building Exterior - P-8	Fair	Heat Pump, 3 TON [No tag/plate found]	1	3	1439794
D3052	Building Exterior - P-10	Fair	Heat Pump, 3 TON [3]	1	3	1439801
D3052	Building Exterior - P-9	Fair	Heat Pump, 3 TON [No tag/plate found]	1	3	1439797
D3068	Throughout building	NA	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	3,840 SF	2	1439802
Electrical						
D5012	Building Exterior - P-8	Fair	Main Distribution Panel, 125 AMP [P-8]	1	3	1439796
D5012	Building exterior	Fair	Main Distribution Panel, 125 AMP [P-9]	1	3	1439804
D5012	Building Exterior - P-11	Fair	Main Distribution Panel, 125 AMP [P-11]	1	3	1439799
D5012	Building Exterior - P-10	Fair	Main Distribution Panel, 125 AMP [P-10]	1	3	1439818
D5019	Throughout building	Fair	Electrical Wiring & Switches, High Density/Complexity	3,840 SF	21	1439790
D5022	Building Exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	8	15	1439812
D5029	Throughout building	Fair	Lighting System, Interior, High Density & Standard Fixtures	3,840 SF	4	1439815
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	3,840 SF	5	1439814
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	3,840 SF	5	1439786
Equipment/Special						
E2012	Throughout building	Fair	Kitchen Counter, Plastic Laminate, Postformed	120 LF	8	1439789
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	120 LF	8	1439803

Component Condition Report | Nicholas Elementary School / P08-P11 Classrooms P-12 to P-17

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	8,600 SF	15	1439541
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	8,600 SF	3	1439546

Component Condition Report | Nicholas Elementary School / P08-P11 Classrooms P-12 to P-17

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2021	Building Exterior	Fair	Window, 12 SF	12	11	1439528
B2021	Building Exterior	Fair	Window, 12 SF	12	11	1439523
B2032	Building Exterior	Fair	Exterior Door, Steel	6	21	1439539
Roofing						
B3011	Roof	Fair	Roof, Metal	6,480 SF	21	1439547
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	360 LF	8	1439544
Interiors						
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	6	11	1439524
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	8,200 SF	10	1439536
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	960 SF	3	1439542
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	4,800 SF	5	1439534
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,760 SF	10	1439529
Plumbing						
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	8	1439532
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,760 SF	5	1439525
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	5	1439530
HVAC						
D3052	Building Exterior - P-17	Fair	Package Unit, Gas, 3.5 TON [No tag/plate found]	1	4	1439535
D3052	Building Exterior - P-14	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	3	1439588
D3052	Building Exterior - P-12	Fair	Package Unit, Gas, 3.5 TON [No tag/plate found]	1	4	1439591
D3052	Building Exterior - P-16	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	3	1439589
D3052	Building Exterior - P-13	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	3	1439595
D3052	Building Exterior - P-15	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	3	1439594
D3068	Throughout building	NA	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	5,760 SF	2	1439543
Electrical						
D5012	Building Exterior - P-12	Fair	Main Distribution Panel, 125 AMP [P-12]	1	14	1439593
D5012	Building Exterior - P-14	Fair	Main Distribution Panel, 125 AMP [No tag/plate found]	1	10	1439590
D5012	Building Exterior - P-16	Fair	Main Distribution Panel, 125 AMP [No tag/plate found]	1	9	1439592
D5012	Building exterior	Fair	Main Distribution Panel, 125 AMP [P-17]	1	11	1439538
D5019	Throughout building	Fair	Electrical Wiring & Switches, High Density/Complexity	5,760 SF	21	1439527
D5022	Building Exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	6	15	1439537
D5029	Throughout building	Fair	Lighting System, Interior, High Density & Standard Fixtures	5,760 SF	4	1439540
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	5,760 SF	5	1439526
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	5,760 SF	5	1439545
Equipment/Special						
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	260 LF	8	1439533

Component Condition Report | Nicholas Elementary School / P08-P11 Classrooms P-12 to P-17

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2012	Throughout building	Fair	Kitchen Counter, Plastic Laminate, Postformed	60 LF	8	1439531

Component Condition Report | Nicholas Elementary School / P12 Restrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, Textured Plywood (T1-11)	1,600 SF	16	1439689
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,600 SF	8	1439697
B2021	Building Exterior	Fair	Window, 12 SF	2	10	1439679
B2021	Building Exterior	Fair	Window, 12 SF	2	10	1439693
B2032	Building Exterior	Fair	Exterior Door, Steel	4	20	1439686
Roofing						
B3011	Roof	Fair	Roof, Metal	576 SF	20	1439687
Interiors						
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	4	11	1439699
C1031	Restrooms	Fair	Toilet Partitions, Metal	4	3	1439695
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	2,500 SF	10	1439680
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Sheeting	480 SF	8	1439698
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	480 SF	10	1439691
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	3	10	1439685
D2012	Restrooms	Fair	Urinal, Standard	1	10	1439692
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	10	1439683
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	480 SF	20	1439682
Electrical						
D5012	Building exterior	Fair	Main Distribution Panel, 100 AMP [No tag/plate found]	1	10	1439681
D5019	Throughout building	Fair	Electrical Wiring & Switches, High Density/Complexity	480 SF	20	1439696
D5022	Building Exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	15	1439694
D5029	Throughout building	Fair	Lighting System, Interior, High Density & Standard Fixtures	480 SF	4	1439690
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	480 SF	5	1439688
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	480 SF	5	1439684

Component Condition Report | Nicholas Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2021	Site	Fair	Backflow Preventer, 4 INCH [Inaccessible]	1	10	1445704
D2023	Site	Fair	Domestic Circulation/Booster Pump, 10 HP [No tag/plate found]	1	3	1445716
Electrical						

Component Condition Report | Nicholas Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Site	Fair	Building/Main Switchboard, 2000 AMP [No tag/plate found]	1	24	1445714
Pavement						
G2022	Site	Poor	Parking Lots, Asphalt Pavement, Mill & Overlay	12,000 SF	1	1445711
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	77,000 SF	6	1445720
G2022	Site	Poor	Parking Lots, Asphalt Pavement, Seal & Stripe	89,000 SF	2	1445713
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	62,000 SF	8	1445721
Site Development						
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	2,900 LF	5	1445705
G2041	Site	Fair	Fences & Gates, Chain Link, 4' High	300 LF	3	1445703
G2044	Site	Poor	Signage, Property, Monument/Pylon, Replace/Install	1	2	1445709
G2045	Site	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	5	5	1445722
G2047	Site	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	2,500 SF	3	1445719
G2047	Site	Fair	Play Structure, Medium	1	5	1445717
G2047	Site	Fair	Sports Apparatus, Basketball Backstop	4	8	1445712
G2047	Site	Fair	Play Structure, Medium	1	6	1445708
G2048	Site	Fair	Flagpole, Metal	1	6	1445706
G2049	Site	Fair	Shed, Wooden Framed, Asphalt Shingles	100 SF	20	1445718
Landscaping						
G2057	Site	Fair	Irrigation System, Replace/Install	176,000 SF	5	1445707
G2057	Site	Poor	Irrigation System, Replace/Install	50,000 SF	1	1445710
Utilities						
G3011	Site	Fair	Water Line, Copper, 2"	86 LF	10	1836760
G3021	Site	Fair	Sewer Line, PVC, 6"	86 LF	9	1836761
Site Lighting						
G4021	Site	Fair	Site Pole Light, 80 - 100 WATT, Replace/Install	2	4	1445715

Appendix E: Replacement Reserves

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate				
Nicholas Elementary School	P08-P11 Classrooms P-12 to P-17	D3052	1439595	Heat Pump, 3.5 TON, Replace	20	17	3	1	EA	\$7,542.10	\$7,542				\$7,542								\$7,542			
Nicholas Elementary School	P08-P11 Classrooms P-12 to P-17	D3052	1439594	Heat Pump, 3.5 TON, Replace	20	17	3	1	EA	\$7,542.10	\$7,542				\$7,542									\$7,542		
Nicholas Elementary School	P08-P11 Classrooms P-12 to P-17	D3052	1439535	Package Unit, Gas, 3.5 TON, Replace	20	16	4	1	EA	\$9,106.85	\$9,107													\$9,107		
Nicholas Elementary School	P08-P11 Classrooms P-12 to P-17	D3052	1439591	Package Unit, Gas, 3.5 TON, Replace	20	16	4	1	EA	\$9,106.85	\$9,107					\$9,107								\$9,107		
Nicholas Elementary School	P08-P11 Classrooms P-12 to P-17	D3068	1439543	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	13	2	5760	SF	\$8.23	\$47,392			\$47,392										\$47,392		
Nicholas Elementary School	P08-P11 Classrooms P-12 to P-17	D4031	1439530	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	6	EA	\$205.69	\$1,234					\$1,234								\$1,234		
Nicholas Elementary School	P08-P11 Classrooms P-12 to P-17	D5012	1439592	Main Distribution Panel, 125 AMP, Replace	30	21	9	1	EA	\$3,428.23	\$3,428										\$3,428			\$3,428		
Nicholas Elementary School	P08-P11 Classrooms P-12 to P-17	D5012	1439590	Main Distribution Panel, 125 AMP, Replace	30	20	10	1	EA	\$3,428.23	\$3,428											\$3,428		\$3,428		
Nicholas Elementary School	P08-P11 Classrooms P-12 to P-17	D5029	1439540	Lighting System, Interior, High Density & Standard Fixtures, Replace	20	16	4	5760	SF	\$17.83	\$102,682					\$102,682								\$102,682		
Nicholas Elementary School	P08-P11 Classrooms P-12 to P-17	D5031	1439526	Public Address/Announcement (PA) System, Facility Wide, Replace	20	15	5	5760	SF	\$2.26	\$13,033					\$13,033								\$13,033		
Nicholas Elementary School	P08-P11 Classrooms P-12 to P-17	D5037	1439545	Fire Alarm System, Standard Addressable, Upgrade/Install	20	15	5	5760	SF	\$5.49	\$31,595					\$31,595								\$31,595		
Nicholas Elementary School	P08-P11 Classrooms P-12 to P-17	E2012	1439533	Kitchen Cabinetry, Stock Hardwood, Replace	20	12	8	260	LF	\$411.39	\$106,961										\$106,961			\$106,961		
Nicholas Elementary School	P08-P11 Classrooms P-12 to P-17	E2012	1439531	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	7	8	60	LF	\$68.56	\$4,114											\$4,114		\$4,114		
Nicholas Elementary School	P12 Restrooms	B2011	1439697	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	2	8	1600	SF	\$4.11	\$6,582											\$6,582		\$6,582		
Nicholas Elementary School	P12 Restrooms	B2021	1439679	Window, 12 SF, Replace	30	20	10	2	EA	\$891.34	\$1,783											\$1,783		\$1,783		
Nicholas Elementary School	P12 Restrooms	B2021	1439693	Window, 12 SF, Replace	30	20	10	2	EA	\$1,508.42	\$3,017											\$3,017		\$3,017		
Nicholas Elementary School	P12 Restrooms	C1031	1439695	Toilet Partitions, Metal, Replace	20	17	3	4	EA	\$1,165.60	\$4,662				\$4,662									\$4,662		
Nicholas Elementary School	P12 Restrooms	C3012	1439680	Interior Wall Finish, Laminated Paneling (FRP), Replace	30	20	10	2500	SF	\$21.94	\$54,852											\$54,852		\$54,852		
Nicholas Elementary School	P12 Restrooms	C3024	1439698	Interior Floor Finish, Vinyl Sheeting, Replace	15	7	8	480	SF	\$9.60	\$4,608										\$4,608			\$4,608		
Nicholas Elementary School	P12 Restrooms	C3032	1439691	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	15	10	480	SF	\$4.80	\$2,304											\$2,304		\$2,304		
Nicholas Elementary School	P12 Restrooms	D2011	1439685	Toilet, Commercial Water Closet, Replace	30	20	10	3	EA	\$1,782.68	\$5,348											\$5,348		\$5,348		
Nicholas Elementary School	P12 Restrooms	D2012	1439692	Urinal, Standard, Replace	30	20	10	1	EA	\$1,508.42	\$1,508											\$1,508		\$1,508		
Nicholas Elementary School	P12 Restrooms	D2014	1439683	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	4	EA	\$2,056.94	\$8,228											\$8,228		\$8,228		
Nicholas Elementary School	P12 Restrooms	D5012	1439681	Main Distribution Panel, 100 AMP, Replace	30	20	10	1	EA	\$1,508.42	\$1,508											\$1,508		\$1,508		
Nicholas Elementary School	P12 Restrooms	D5029	1439690	Lighting System, Interior, High Density & Standard Fixtures, Replace	20	16	4	480	SF	\$17.83	\$8,557					\$8,557								\$8,557		
Nicholas Elementary School	P12 Restrooms	D5031	1439688	Public Address/Announcement (PA) System, Facility Wide, Replace	20	15	5	480	SF	\$2.26	\$1,086					\$1,086								\$1,086		
Nicholas Elementary School	P12 Restrooms	D5037	1439684	Fire Alarm System, Standard Addressable, Upgrade/Install	20	15	5	480	SF	\$5.49	\$2,633					\$2,633								\$2,633		
Nicholas Elementary School	Site	D2021	1445704	Backflow Preventer, 4 INCH, Replace	30	20	10	1	EA	\$9,050.51	\$9,051											\$9,051		\$9,051		
Nicholas Elementary School	Site	D2023	1445716	Domestic Circulation/Booster Pump, 10 HP, Replace	25	22	3	1	EA	\$9,324.77	\$9,325				\$9,325									\$9,325		
Nicholas Elementary School	Site	G2022	1445711	Parking Lots, Asphalt Pavement, Mill & Overlay	25	24	1	12000	SF	\$4.80	\$57,594		\$57,594											\$57,594		
Nicholas Elementary School	Site	G2022	1445713	Parking Lots, Asphalt Pavement, Seal & Stripe	5	3	2	89000	SF	\$0.62	\$54,920			\$54,920					\$54,920					\$109,840		
Nicholas Elementary School	Site	G2022	1445720	Parking Lots, Asphalt Pavement, Mill & Overlay	25	19	6	77000	SF	\$4.80	\$369,563						\$369,563							\$369,563		
Nicholas Elementary School	Site	G2031	1445721	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	50	42	8	62000	SF	\$12.34	\$765,180										\$765,180			\$765,180		
Nicholas Elementary School	Site	G2041	1445703	Fences & Gates, Chain Link, 4' High, Replace	40	37	3	300	LF	\$24.68	\$7,405				\$7,405									\$7,405		
Nicholas Elementary School	Site	G2041	1445705	Fences & Gates, Chain Link, 6' High, Replace	40	35	5	2900	LF	\$28.80	\$83,512					\$83,512								\$83,512		
Nicholas Elementary School	Site	G2044	1445709	Signage, Property, Monument/Pylon, Replace/Install	20	18	2	1	EA	\$13,027.26	\$13,027			\$13,027											\$13,027	
Nicholas Elementary School	Site	G2045	1445722	Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	15	5	5	EA	\$685.65	\$3,428					\$3,428								\$3,428		
Nicholas Elementary School	Site	G2047	1445719	Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	17	3	2500	SF	\$1.23	\$3,068				\$3,068									\$3,068		
Nicholas Elementary School	Site	G2047	1445717	Play Structure, Medium, Replace	20	15	5	1	EA	\$27,425.80	\$27,426					\$27,426								\$27,426		
Nicholas Elementary School	Site	G2047	1445708	Play Structure, Medium, Replace	20	14	6	1	EA	\$27,425.80	\$27,426						\$27,426							\$27,426		
Nicholas Elementary School	Site	G2047	1445712	Sports Apparatus, Basketball Backstop, Replace	25	17	8	4	EA	\$13,027.26	\$52,109										\$52,109			\$52,109		
Nicholas Elementary School	Site	G2048	1445706	Flagpole, Metal, Replace	30	24	6	1	EA	\$3,428.23	\$3,428						\$3,428							\$3,428		
Nicholas Elementary School	Site	G2057	1445710	Irrigation System, , Replace/Install	25	24	1	50000	SF	\$4.80	\$239,976		\$239,976											\$239,976		
Nicholas Elementary School	Site	G2057	1445707	Irrigation System, , Replace/Install	25	20	5	176000	SF	\$4.80	\$844,715					\$844,715								\$844,715		
Nicholas Elementary School	Site	G3011	1836760	Water Line, Copper, 2", Replace	40	30	10	86	LF	\$250.53	\$21,546											\$21,546		\$21,546		
Nicholas Elementary School	Site	G3021	1836761	Sewer Line, PVC, 6", Replace	40	31	9	86	LF	\$261.09	\$22,454										\$22,454			\$22,454		
Nicholas Elementary School	Site	G4021	1445715	Site Pole Light, 80 - 100 WATT, Replace/Install	20	16	4	2	EA	\$5,485.16	\$10,970					\$10,970								\$10,970		
Totals, Unescalated														\$0	\$438,991	\$484,189	\$688,261	\$1,087,341	\$2,433,512	\$534,128	\$366,721	\$1,519,150	\$25,882	\$1,098,558		\$8,676,733
Totals, Escalated (3.0% inflation, compounded annually)														\$0	\$452,161	\$513,676	\$752,081	\$1,223,812	\$2,821,108	\$637,776	\$451,021	\$1,924,413	\$33,770	\$1,476,371		\$10,286,189

Appendix F: Equipment Inventory List

D10 CONVEYING

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1444870	D1013	Wheelchair Lift		Nicholas Elementary School / 001 Main Building	Stage	Genesis Opal	Genesis Opal	25700		003909	

D20 PLUMBING

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1445704	D2021	Backflow Preventer	4 INCH	Nicholas Elementary School / Site	Site	Inaccessible	Inaccessible	Inaccessible		00263266	
2	1445056	D2021	Backflow Preventer	2 INCH	Nicholas Elementary School / 003 Classrooms 9-12	Building exterior	No tag/plate found	No tag/plate found	No tag/plate found		00258613	
3	1445716	D2023	Domestic Circulation/Booster Pump	10 HP	Nicholas Elementary School / Site	Site	Berkelly	2WPHS	C 2021		00263273	
4	1445036	D2023	Water Heater	30 GAL	Nicholas Elementary School / 003 Classrooms 9-12	Electrical room	Rheem	22V30-30F	RHLN 0204V05801	2004	00263224	
5	1439877	D2023	Water Heater	6 GAL	Nicholas Elementary School / P01 Classroom K-3	Under Sink	Rheem	81VP6S	RH 0304213491	2004	003895	

D30 HVAC

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1445032	D3032	Condensing Unit/Heat Pump [LIBRARY A]	5 TON	Nicholas Elementary School / 003 Classrooms 9-12	Roof	Carrier	38CKC060570	1903E09417	2003	003876	
2	1445053	D3032	Condensing Unit/Heat Pump [LIBRARY B]	5 TON	Nicholas Elementary School / 003 Classrooms 9-12	Roof	Carrier	38CKC060570	4302E13804	2003	003880	
3	1444881	D3032	Condensing Unit/Heat Pump [RM-1]	5 TON	Nicholas Elementary School / 001 Main Building	Roof	Carrier	38CKC060570	1903E49714	2003	003885	
4	1445001	D3032	Condensing Unit/Heat Pump [RM-10]	5 TON	Nicholas Elementary School / 003 Classrooms 9-12	Roof	Carrier	38CKC060570	903E09419	2003	003882	
5	1445055	D3032	Condensing Unit/Heat Pump [RM-11]	5 TON	Nicholas Elementary School / 003 Classrooms 9-12	Roof	Carrier	38CKC060570	0503E25332	2003	003883	
6	1445037	D3032	Condensing Unit/Heat Pump [RM-12]	5 TON	Nicholas Elementary School / 003 Classrooms 9-12	Roof	Carrier	38CKC060570	4302E13801	2003	00258609	
7	1445009	D3032	Condensing Unit/Heat Pump [RM-13]	2 TON	Nicholas Elementary School / 003 Classrooms 9-12	Roof	Carrier	38CKCO24340	1603E10644	2003	003911	
8	1444893	D3032	Condensing Unit/Heat Pump [RM-2]	5 TON	Nicholas Elementary School / 001 Main Building	Roof	Carrier	38CKCO60570	4302E13813	2003	003884	
9	1444391	D3032	Condensing Unit/Heat Pump [RM-3]	5 TON	Nicholas Elementary School / 002 Classrooms 3-7	Roof	Carrier	38CKC060570	1603E18312	2003	003871	
10	1444380	D3032	Condensing Unit/Heat Pump [RM-4]	5 TON	Nicholas Elementary School / 002 Classrooms 3-7	Roof	Carrier	38CKC060570	1003E40928	2003	003872	
11	1444367	D3032	Condensing Unit/Heat Pump [RM-5]	5 TON	Nicholas Elementary School / 002 Classrooms 3-7	Roof	Carrier	38CKC060570	1903E49711	2003	003873	
12	1444397	D3032	Condensing Unit/Heat Pump [RM-6]	5 TON	Nicholas Elementary School / 002 Classrooms 3-7	Roof	Carrier	38CKC060570	1603E18306	2003	003874	
13	1444409	D3032	Condensing Unit/Heat Pump [RM-7]	5 TON	Nicholas Elementary School / 002 Classrooms 3-7	Roof	Carrier	38CKCO60570	1903E09393	2003	003875	
14	1444995	D3032	Condensing Unit/Heat Pump [RM-9]	5 TON	Nicholas Elementary School / 003 Classrooms 9-12	Roof	Carrier	38CKC060570	1003E40929	2003	003881	
15	1444917	D3042	Exhaust Fan	1000 CFM	Nicholas Elementary School / 001 Main Building	Roof	Greenheck	GB-071-4X- QD- R2		2007		
16	1444864	D3042	Exhaust Fan	1500 CFM	Nicholas Elementary School / 001 Main Building	Roof - Kitchen	Jenn-Aire	242CKA				3
17	1445040	D3042	Exhaust Fan	500 CFM	Nicholas Elementary School / 003 Classrooms 9-12	Roof	PennBarry	DX13R		2007		2
18	1444392	D3042	Exhaust Fan	500 CFM	Nicholas Elementary School / 002 Classrooms 3-7	Roof	PennBarry	DX13R		2007		2
19	1445050	D3051	Furnace [Library A]	110 MBH	Nicholas Elementary School / 003 Classrooms 9-12	Utility closet - X008	Carrier	ZI58DLX110---10122	0403A40217	2003	00258612	
20	1445021	D3051	Furnace [Library B]	110 MBH	Nicholas Elementary School / 003 Classrooms 9-12	Utility closet - X008	Carrier	ZI58DLX110---10122	S2403A42830	2003	00258611	
21	1445033	D3051	Furnace	110 MBH	Nicholas Elementary School / 003 Classrooms 9-12	Utility closet - O012	Carrier	ZI58DLX110---10122	S2403A42823	2003	00258606	
22	1444914	D3051	Furnace	110 MBH	Nicholas Elementary School / 001 Main Building	Utility closet - 2	Carrier	ZI58DLX110---10122	S2403A42824	2003	003897	
23	1444402	D3051	Furnace	110 MBH	Nicholas Elementary School / 002 Classrooms 3-7	Utility closet - 6	Carrier	ZI58DLX110---10122	S2403A42819	2003	003899	
24	1444366	D3051	Furnace	110 MBH	Nicholas Elementary School / 002 Classrooms 3-7	Utility closet - 5	Carrier	ZI58DLX110---10122	5002A41452	2003	00258598	
25	1445022	D3051	Furnace	110 MBH	Nicholas Elementary School / 003 Classrooms 9-12	Utility closet - O009	Carrier	ZI58DLX110---10122	S2403A42810	2003	00258610	
26	1444906	D3051	Furnace	110 MBH	Nicholas Elementary School / 001 Main Building	Utility closet - 1	Carrier	ZI58DLX110---10122	S1903A42896	2003	003896	
27	1445028	D3051	Furnace	110 MBH	Nicholas Elementary School / 003 Classrooms 9-12	Utility closet - O020	Carrier	ZI58DLX045---10108	S2803A27819	2003	00258605	
28	1444362	D3051	Furnace	110 MBH	Nicholas Elementary School / 002 Classrooms 3-7	Utility closet - 3	Carrier	ZI58DLX110---10122	S2403A42828	2003	00258599	
29	1444365	D3051	Furnace	110 MBH	Nicholas Elementary School / 002 Classrooms 3-7	Utility closet - 4	Carrier	ZI58DLX110---10122	S1903A42904	2003	00263265	
30	1444364	D3051	Furnace	110 MBH	Nicholas Elementary School / 002 Classrooms 3-7	Utility closet - 7	Carrier	ZI58DLX110---10122	S2403A42833	2003	003900	
31	1445051	D3051	Furnace	110 MBH	Nicholas Elementary School / 003 Classrooms 9-12	Utility closet - O010	Carrier	ZI58DLX110---10122	S1903A42903	2003	00258604	
32	1439817	D3052	Heat Pump [2]	3 TON	Nicholas Elementary School / P04-P07 Classrooms P-08 to P-11	Building Exterior - P-11	Bard	36WH7-A05C	058M890621372	1991	00258602	
33	1439801	D3052	Heat Pump [3]	3 TON	Nicholas Elementary School / P04-P07 Classrooms P-08 to P-11	Building Exterior - P-10	Bard	36WH7-A05C	058M890621370	1991	00263222	
34	1439794	D3052	Heat Pump	3 TON	Nicholas Elementary School / P04-P07 Classrooms P-08 to P-11	Building Exterior - P-8	Bard	Illegible	Illegible	1991	00263240	
35	1439797	D3052	Heat Pump	3 TON	Nicholas Elementary School / P04-P07 Classrooms P-08 to P-11	Building Exterior - P-9	Bard	Illegible	Illegible	1991	00263237	
36	1439588	D3052	Heat Pump	3.5 TON	Nicholas Elementary School / P08-P11 Classrooms P-12 to P-17	Building Exterior - P-14	Bard	WH431-A0ZCX4XXX WMCB-08A	176D991339423-02	1999	00263247	
37	1439589	D3052	Heat Pump	3.5 TON	Nicholas Elementary School / P08-P11 Classrooms P-12 to P-17	Building Exterior - P-16	Bard	WH431-A0ZCX4XXX WMCB-08A	176L981277076-02	1998	00263244	
38	1439595	D3052	Heat Pump	3.5 TON	Nicholas Elementary School / P08-P11 Classrooms P-12 to P-17	Building Exterior - P-13	Bard	WH431-A0ZCX4XXX WMCB-08A	176D991339427-02	1999	00263249	
39	1439594	D3052	Heat Pump	3.5 TON	Nicholas Elementary School / P08-P11 Classrooms P-12 to P-17	Building Exterior - P-15	Bard	WH431-A0ZCX4XXX WMCB-08A	176L981277073-02	1998	00263246	
40	1439860	D3052	Package Unit, Gas [1]	3 TON	Nicholas Elementary School / P03 Classrooms P-1 to P-7	Building Exterior - P-7	Bard	36WH7-A05C	058N890626335	1991	00263221	
41	1439535	D3052	Package Unit, Gas	3.5 TON	Nicholas Elementary School / P08-P11 Classrooms P-12 to P-17	Building Exterior - P-17	Bard	WG422-ANBVX4XXX	253H031818614-1	2003	00258614	
42	1439852	D3052	Package Unit, Gas	3.5 TON	Nicholas Elementary School / P03 Classrooms P-1 to P-7	Building Exterior - P-5	Bard	WG422-ANBVX4XXX	253H031818630-1	2003	00263230	
43	1439591	D3052	Package Unit, Gas	3.5 TON	Nicholas Elementary School / P08-P11 Classrooms P-12 to P-17	Building Exterior - P-12	Bard	WG422-ANBVX4XXX	253H031818613-1	2003	00263250	
44	1439824	D3052	Package Unit, Gas	3.5 TON	Nicholas Elementary School / P03 Classrooms P-1 to P-7	Building Exterior - P-6	Bard	WG422-ANBVX4XXX	253H031818659-1	2003	00263226	
45	1439836	D3052	Package Unit, Gas	3.5 TON	Nicholas Elementary School / P03 Classrooms P-1 to P-7	Building Exterior - P-3	Bard	WG422-ANBVX4XXX	253H031818612-1	2003	00263232	
46	1439904	D3052	Package Unit, Gas	3.5 TON	Nicholas Elementary School / P02 Classroom P-18	Building exterior	Bard	WG422-ANBVX4XXX	253H031818620-1	2003	00263278	
47	1439833	D3052	Package Unit, Gas	3.5 TON	Nicholas Elementary School / P03 Classrooms P-1 to P-7	Building Exterior - P-2	Bard	WG422-ANBVX4XXX	253H031818638-1	2003	00263233	
48	1439832	D3052	Package Unit, Gas	3.5 TON	Nicholas Elementary School / P03 Classrooms P-1 to P-7	Building Exterior - P-4	Bard	WG422-ANBVX4XXX	253H031818631-1	2003	00263231	
49	1439849	D3052	Package Unit, Gas	3.5 TON	Nicholas Elementary School / P03 Classrooms P-1 to P-7	Building Exterior - P-1	Bard	WG422-ANBVX4XXX	253H031818654-1	2003	00263234	
50	1439874	D3052	Package Unit, Gas	3.5 TON	Nicholas Elementary School / P01 Classroom K-3	Building exterior	Bard	WG422-ANBVX4XXX	253H031818618-1	2003	00263268	
51	1444905	D3052	Packaged Unit (RTU) [KITCHEN]	10 TON	Nicholas Elementary School / 001 Main Building	Building exterior	Aaon	Illegible	Illegible	2003	00258596	
52	1444889	D3052	Packaged Unit (RTU) [MULTIPURPOSE RM]	16 TON	Nicholas Elementary School / 001 Main Building	Building exterior	Aaon	RK-16-2-E0-212: FOCED0E0H00S0X	200308-AKGM50937	2003	00258597	
53	1444895	D3052	Packaged Unit (RTU)	3 TON	Nicholas Elementary School / 001 Main Building	Roof - Kitchen	Trane	YCC036F3LOBD	M215TJB1H	2003	003879	
54	1444854	D3052	Packaged Unit (RTU)	5 TON	Nicholas Elementary School / 001 Main Building	Roof	Trane	YCC060F3MOBE	M235PJ02H	2003	003877	

D40 FIRE PROTECTION

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1439875	D4031	Fire Extinguisher		Nicholas Elementary School / P01 Classroom K-3	Throughout building						
2	1444868	D4031	Fire Extinguisher		Nicholas Elementary School / 001 Main Building	Throughout building						6
3	1439530	D4031	Fire Extinguisher		Nicholas Elementary School / P08-P11 Classrooms P-12 to P-17	Throughout building						6

4	1439788	D4031	Fire Extinguisher	Nicholas Elementary School / P04-P07 Classrooms P-08 to P-11	Throughout building							4
5	1439924	D4031	Fire Extinguisher	Nicholas Elementary School / P02 Classroom P-18	Throughout building							
6	1444372	D4031	Fire Extinguisher	Nicholas Elementary School / 002 Classrooms 3-7	Throughout building							6
7	1439834	D4031	Fire Extinguisher	Nicholas Elementary School / P03 Classrooms P-1 to P-7	Throughout building							7
8	1445030	D4031	Fire Extinguisher	Nicholas Elementary School / 003 Classrooms 9-12	Throughout building							6

D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1445714	D5012	Building/Main Switchboard	2000 AMP	Nicholas Elementary School / Site	Site	Industrial Electric	SWBD	042930-001	2003	00258603	
2	1445043	D5012	Building/Main Switchboard	800 AMP	Nicholas Elementary School / 003 Classrooms 9-12	Electrical room	Square D	QMB	C2631SF	1962	00263223	
3	1444894	D5012	Main Distribution Panel [DP]	400 AMP	Nicholas Elementary School / 001 Main Building	Utility closet - Stage	Westinghouse	Z 182345	15-7-3329	1962	00263280	
4	1439862	D5012	Main Distribution Panel [K-3]	125 AMP	Nicholas Elementary School / P01 Classroom K-3	Building exterior	Square D	Homeline Load Center	No tag/plate found	2003	00263272	
5	1439681	D5012	Main Distribution Panel	100 AMP	Nicholas Elementary School / P12 Restrooms	Building exterior	Square D	Homeline Load Center	No tag/plate found	1999	00258607	
6	1439590	D5012	Main Distribution Panel	125 AMP	Nicholas Elementary School / P08-P11 Classrooms P-12 to P-17	Building Exterior - P-14	Square D	Homeline Load Center	No tag/plate found	1999	00263248	
7	1439592	D5012	Main Distribution Panel	125 AMP	Nicholas Elementary School / P08-P11 Classrooms P-12 to P-17	Building Exterior - P-16	Square D	Homeline Load Center	No tag/plate found	1998	00263245	
8	1439842	D5012	Main Distribution Panel [P-1]	125 AMP	Nicholas Elementary School / P03 Classrooms P-1 to P-7	Building exterior	Square D	Homeline Load Center	No tag/plate found	2003	00263235	
9	1439818	D5012	Main Distribution Panel [P-10]	125 AMP	Nicholas Elementary School / P04-P07 Classrooms P-08 to P-11	Building Exterior - P-10	Westinghouse	No tag/plate found	No tag/plate found	1991	00263236	
10	1439799	D5012	Main Distribution Panel [P-11]	125 AMP	Nicholas Elementary School / P04-P07 Classrooms P-08 to P-11	Building Exterior - P-11	Square D	No tag/plate found	No tag/plate found	1991	00258601	
11	1439593	D5012	Main Distribution Panel [P-12]	125 AMP	Nicholas Elementary School / P08-P11 Classrooms P-12 to P-17	Building Exterior - P-12	Square D	Homeline Load Center	No tag/plate found	2003	00263242	
12	1439538	D5012	Main Distribution Panel [P-17]	125 AMP	Nicholas Elementary School / P08-P11 Classrooms P-12 to P-17	Building exterior	Square D	Homeline Load Center	No tag/plate found		00258615	
13	1439917	D5012	Main Distribution Panel [P-18]	125 AMP	Nicholas Elementary School / P02 Classroom P-18	Building exterior	Square D	Homeline Load Center	No tag/plate found	2003		
14	1439854	D5012	Main Distribution Panel [P-2]	125 AMP	Nicholas Elementary School / P03 Classrooms P-1 to P-7	Building exterior	Square D	Homeline Load Center	No tag/plate found	2003	00264323	
15	1439822	D5012	Main Distribution Panel [P-3]	125 AMP	Nicholas Elementary School / P03 Classrooms P-1 to P-7	Building exterior	Square D	Homeline Load Center	No tag/plate found	2003	00263258	
16	1439851	D5012	Main Distribution Panel [P-4]	125 AMP	Nicholas Elementary School / P03 Classrooms P-1 to P-7	Building exterior	Square D	Homeline Load Center	No tag/plate found	2003	00263243	
17	1439843	D5012	Main Distribution Panel [P-5]	125 AMP	Nicholas Elementary School / P03 Classrooms P-1 to P-7	Building exterior	Square D	Homeline Load Center	No tag/plate found	2003	00263229	
18	1439845	D5012	Main Distribution Panel [P-6]	125 AMP	Nicholas Elementary School / P03 Classrooms P-1 to P-7	Building exterior	Square D	Homeline Load Center	No tag/plate found	2003	00263228	
19	1439858	D5012	Main Distribution Panel [P-7]	125 AMP	Nicholas Elementary School / P03 Classrooms P-1 to P-7	Building exterior	Cutler-Hammer	No tag/plate found	No tag/plate found	1991	00263227	
20	1439796	D5012	Main Distribution Panel [P-8]	125 AMP	Nicholas Elementary School / P04-P07 Classrooms P-08 to P-11	Building Exterior - P-8	Crouse Hinds	Model 8	No tag/plate found	1991	00263239	
21	1439804	D5012	Main Distribution Panel [P-9]	125 AMP	Nicholas Elementary School / P04-P07 Classrooms P-08 to P-11	Building exterior	Crouse Hinds	No tag/plate found	No tag/plate found	1991	00263238	
22	1445019	D5012	Main Distribution Panel [PB]	400 AMP	Nicholas Elementary School / 003 Classrooms 9-12	Electrical room	Eaton Cutler-Hammer	PRL1A	SSR77509 002	2003	00263225	
23	1444363	D5012	Main Distribution Panel [PC]	225 AMP	Nicholas Elementary School / 002 Classrooms 3-7	Building exterior	Eaton Cutler-Hammer	PRL1A	SSR77509 001	2003	003898	
24	1439537	D5022	Light Fixture		Nicholas Elementary School / P08-P11 Classrooms P-12 to P-17	Building Exterior						6
25	1445025	D5022	Light Fixture		Nicholas Elementary School / 003 Classrooms 9-12	Building Exterior						3
26	1439812	D5022	Light Fixture		Nicholas Elementary School / P04-P07 Classrooms P-08 to P-11	Building Exterior						8
27	1439827	D5022	Light Fixture		Nicholas Elementary School / P03 Classrooms P-1 to P-7	Building Exterior						8
28	1439890	D5022	Light Fixture		Nicholas Elementary School / P01 Classroom K-3	Building Exterior						2
29	1439694	D5022	Light Fixture		Nicholas Elementary School / P12 Restrooms	Building Exterior						
30	1444378	D5022	Light Fixture		Nicholas Elementary School / 002 Classrooms 3-7	Building Exterior						7
31	1445010	D5022	Light Fixture		Nicholas Elementary School / 003 Classrooms 9-12	Building Exterior						7
32	1444897	D5022	Light Fixture		Nicholas Elementary School / 001 Main Building	Building Exterior						6
33	1444891	D5022	Light Fixture		Nicholas Elementary School / 001 Main Building	Building Exterior						4
34	1439906	D5022	Light Fixture		Nicholas Elementary School / P02 Classroom P-18	Building Exterior						
35	1444389	D5022	Light Fixture		Nicholas Elementary School / 002 Classrooms 3-7	Building Exterior						
36	1444865	D5031	Sound System		Nicholas Elementary School / 001 Main Building	Stage						
37	1444932	D5037	Fire Alarm Control Panel		Nicholas Elementary School / 001 Main Building	Throughout building	Fire-Lite Alarms, Inc.	MS9600	No tag/plate found	2003	00263241	
38	1444886	D5092	Emergency Light		Nicholas Elementary School / 001 Main Building	Cafeteria						4
39	1439864	D5092	Exit Sign Light Fixture		Nicholas Elementary School / P01 Classroom K-3	Throughout building						2
40	1444930	D5092	Exit Sign Light Fixture		Nicholas Elementary School / 001 Main Building	Throughout building						7

E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1444859	E1093	Commercial Freezer, 2-Door Reach-In [102084]		Nicholas Elementary School / 001 Main Building	Kitchen	True Manufacturing Co	TS-49F	7141025		00258591	
2	1444925	E1093	Commercial Freezer, 2-Door Reach-In [102085]		Nicholas Elementary School / 001 Main Building	Kitchen	True Manufacturing Co	T-49F	4252362		00258590	
3	1444869	E1093	Commercial Convection Oven, Double [140488]		Nicholas Elementary School / 001 Main Building	Kitchen	Southbend	SLGS/22SC	15L28305	2015	00258587	
4	1444915	E1093	Commercial Food Warmer [140489]		Nicholas Elementary School / 001 Main Building	Kitchen	CresCor	H-137-SUA-12D	CBG-J400658-5-5		00258586	
5	1444901	E1093	Commercial Convection Oven, Double [53112]		Nicholas Elementary School / 001 Main Building	Kitchen	Wolf	WKG	481294527 CW		00258589	
6	1444898	E1093	Commercial Walk-In Refrigerator [C-101024]		Nicholas Elementary School / 001 Main Building	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found	1962	00258592	
7	1444904	E1093	Commercial Food Warmer		Nicholas Elementary School / 001 Main Building	Kitchen	CresCor	H-137-SUA-12D	CBG-J413086-3		00258588	
8	1444896	E1093	Commercial Garbage Disposal, 1 to 3 HP		Nicholas Elementary School / 001 Main Building	Kitchen	Emerson Electric	SS50-21	184241		00258595	
9	1444911	E1093	Commercial LF	LF	Nicholas Elementary School / 001 Main Building	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found	1962	00263251	
10	1444890	E1093	Commercial Walk-In Refrigerator/Freezer, Condenser		Nicholas Elementary School / 001 Main Building	Kitchen	Emerson	KWG10075TAC800	18D60842R	1962	00263279	
11	1444874	E1093	Commercial Walk-In Refrigerator/Freezer, Evaporator		Nicholas Elementary School / 001 Main Building	Kitchen	Russell	AL26-56	C101024		00258594	

G40 OTHER

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1445715	G4021	Site Pole Light	80 - 100 WATT	Nicholas Elementary School / Site	Site						2