



FACILITY CONDITION ASSESSMENT

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

DLR GROUP
1050 20th Street, Suite 250
Sacramento, California 95880



CAPITOL COLLEGIATE ACADEMY
2118 Meadowview Road
Sacramento, California 95832

PREPARED BY:

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EMG PROJECT #:

136988.19R000-071.322

DATE OF REPORT:

June 12, 2020

ONSITE DATE:

September 26-27, 2019



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1. Executive Summary

Portfolio Overview and Assessment Details

General Information	
Property Type	Elementary School
Main Address	2118 Meadowview Road, Sacramento, California 95832
Building Construction Dates	Classrooms 1 to 4 (001): 1960, renovated 1999 Restrooms (002): 1954, renovated 1999 Classrooms 6 to 10 (003): 1954 & 1960, renovated 1999 Administration (004): 1960, renovated 1999 Kindergarten (005): 1960, renovated 1999 Multipurpose (006): 1954 & 1960, renovated 1999 Portable Classrooms 11 to 15 (P01): 1987-1991 Portable Classrooms 34 and 35 (P02): 1967, renovated 1999 Portable Clinic (P08): 1970 Portable Classrooms (P09): 1990 Head Start (P11): 2001 Portable Restroom: 2019
Number of Buildings	12
Current Occupants	Capitol Collegiate Academy
Date of Visit	September 25-26, 2019
Management Point of Contact	DLR Group , Mark Covington, Senior Project Manager/Senior Associate 916.446.0206 phone mcovington@dlrgroup.com email
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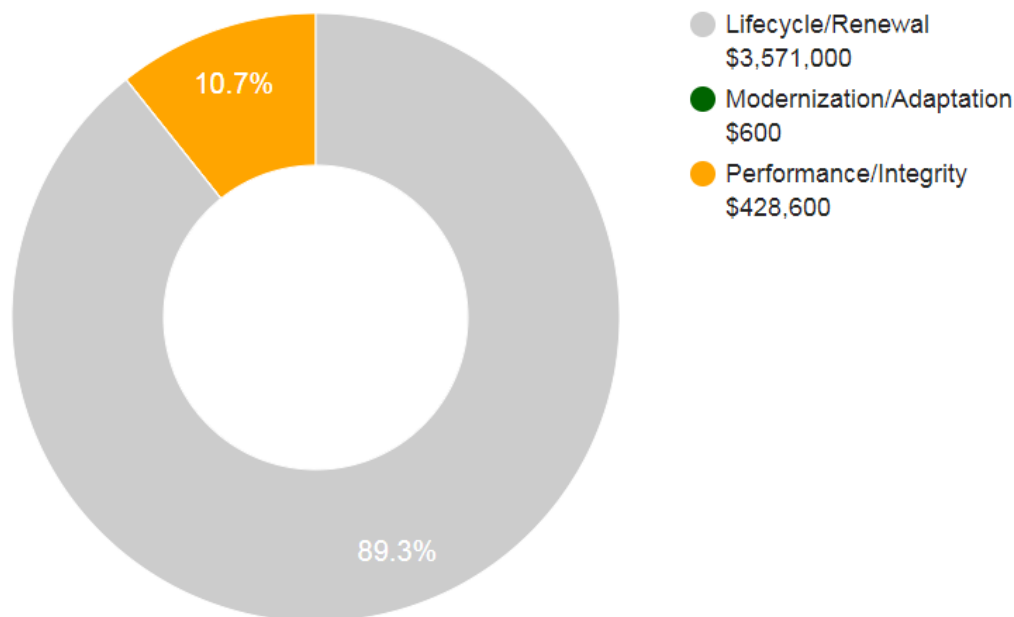
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$4,000,200

Portfolio-Level Findings and Deficiencies

Historical Summary

Capitol Collegiate Academy is a charter school housed in the former Freeport Elementary School. According to school staff, the charter school opened eight years ago, and the school was unoccupied for the eight years prior to that. According to historical aerials photographs, the original school buildings were 002 and 003, and possibly a portion of 006, constructed in 1954. The other permanent buildings were added in 1960. According to information provided to EMG, the portable buildings were added at various times between 1967 and 2001. The school received a major remodel in 1999, including interior work and new HVAC units. Replacement windows were observed in the major buildings. Portable P09 is listed in the Building and Room Inventory as being a non-SCUSD portable but was observed to be in use as a regular classroom building and has therefore been included in this assessment. Portable building P11 houses Head Start, which is not part of the school, but underwent an interior remodel in 2019. A portable restroom building was in the process of being installed on the days of EMG's site visit; the restroom is being installed by the charter school and is not a school district building. This building was not accessed and not included in this analysis.

Architectural

The permanent buildings and P02 were renovated in 1999. The buildings are overall in fair condition. The exterior finishes appeared sound, but paint is aging. The condition of the roofing varied; the roofing above the kitchen on Building 006 is worn and cracked and will need replacement in the short term. Other bituminous and metal roofs are in fair condition. Portable P08, a former medical clinic, has not been occupied at least since the charter school opened; its interior is filled with debris and demolished finishes, there is evidence of water damage from roof leaks, the HVAC unit appears rusted and inoperable, and the exterior walls are in poor condition, however the fire alarm system appears operable and current. The interior of Portable P11 has been renovated within the past year.

Interior finishes are generally in fair but aged condition. Classrooms in the permanent buildings have original 9" vinyl-asbestos (suspected) floor tile, which appears to be in fair condition but is long past its expected useful life.

Accessibility upgrades have been made during the life of the current buildings. Restrooms have been remodeled for accessibility, doors have lever handles, and knee space is provided beneath classroom sinks, although the required pipe insulation is missing at most of the sinks.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Mechanical systems were upgraded in the 1999 remodel (equipment nameplates indicate manufacture dates of 1997). The permanent buildings are heated and cooled by rooftop gas-fired package units and split systems, which are beyond their expected useful life. The portable buildings have split systems or wall-mounted heat pumps which are also at or near the end of their expected useful life. The restroom building is unconditioned. Supplemental systems include exhaust fans.

Kitchen equipment appeared to be in fair condition and operational.

Electrical systems appear to have been upgraded in the 1999 remodel, based on apparent ages of electrical panels. The systems include copper branch wiring. No particular problems were reported with the electrical systems or their capacity.

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

A fire alarm system serves the entire campus. Fire extinguishers are located in all buildings and were serviced within the past year. Fire sprinklers were installed in the Administration building within the past three years, but the other buildings are not sprinklered.

Concrete paving throughout the campus is generally in fair condition, without significant cracking. The asphalt play area and parking lot are in fair condition, with some newer patches visible. Accessible parking and an accessible route throughout the campus are provided. Steel tube and chain link fencing throughout the campus is in fair condition.

Recommended Additional Studies

No additional studies recommended at this time

Facility Condition Index (FCI)

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


FCI Ranges and Description

0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Capitol Collegiate Academy / 001 Classrooms 1 to 4	\$750	5,535	\$4,151,250	0.5%	3.7%	5.1%	16.0%
Capitol Collegiate Academy / 002 Restrooms	\$750	795	\$596,250	0.5%	7.0%	7.6%	13.5%
Capitol Collegiate Academy / 003 Classrooms 6 to 10	\$750	5,294	\$3,970,500	0.5%	5.5%	5.8%	15.4%
Capitol Collegiate Academy / 004 Administration	\$750	2,155	\$1,616,250	1.4%	3.6%	10.1%	13.2%
Capitol Collegiate Academy / 005 Kindergarten	\$750	2,847	\$2,135,250	0.5%	0.7%	3.5%	10.3%
Capitol Collegiate Academy / 006 Multipurpose	\$750	4,720	\$3,540,000	1.2%	5.3%	9.7%	15.3%
Capitol Collegiate Academy / P01 Portable Classrooms 11 to 15	\$450	4,800	\$2,160,000	1.5%	4.5%	7.3%	14.3%
Capitol Collegiate Academy / P02 Portable Classrooms 34 and 35	\$450	1,800	\$810,000	0.8%	0.8%	10.8%	20.8%
Capitol Collegiate Academy / P08 Portable Clinic	\$450	900	\$405,000	15.6%	22.8%	24.9%	27.3%
Capitol Collegiate Academy / P09 Portable Classrooms	\$450	1,920	\$864,000	2.6%	5.7%	8.9%	15.2%
Capitol Collegiate Academy / P11 Head Start	\$450	1,440	\$648,000	0.8%	2.3%	2.3%	12.0%

Immediate Needs

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1490019	Capitol Collegiate Academy / P09 Portable Classrooms	Building exterior	B2011	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Repair	Poor	Performance/Integrity	\$15,907
1489953	Capitol Collegiate Academy / P08 Portable Clinic	Roof	B3011	Roof, Metal, Replace	Poor	Performance/Integrity	\$16,258
1489882	Capitol Collegiate Academy / P08 Portable Clinic	Throughout building	C3025	Interior Floor Finish, Carpet Commercial Standard, Replace	Poor	Performance/Integrity	\$5,554
1489985	Capitol Collegiate Academy / P08 Portable Clinic	Throughout building	C3032	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	\$4,320
1490005	Capitol Collegiate Academy / P08 Portable Clinic	Roof	D3052	Packaged Unit (RTU), 5 TON, Replace	Poor	Performance/Integrity	\$15,084
1489876	Capitol Collegiate Academy / P08 Portable Clinic	Building exterior	D5022	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	Poor	Performance/Integrity	\$576
1489945	Capitol Collegiate Academy / P08 Portable Clinic	Throughout building	D5029	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	Poor	Performance/Integrity	\$9,873
1489963	Capitol Collegiate Academy / 006 Multipurpose	Building exterior	B2021	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	Poor	Performance/Integrity	\$24,957
1490061 	Capitol Collegiate Academy / 006 Multipurpose	Throughout building	D2018	Drinking Fountain, Interior, Replace	Poor	Performance/Integrity	\$2,605
1490032	Capitol Collegiate Academy / 004 Administration	Throughout building	C3032	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	\$15,838
Total (10 items)							\$110,973

Key Findings



Roof in Poor condition.

Metal
P08 Portable Clinic Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$16,300

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Extensive ceiling tile staining and collapse from roof leaks. - AssetCALC ID: 1489953



Exterior Wall in Poor condition.

Wood Clapboard Siding, 1-2 Stories
P09 Portable Classrooms Building exterior

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$15,900

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Side wall needs replacement (south) - AssetCALC ID: 1490019



Roof in Poor condition.

Modified Bituminous
006 Multipurpose Kitchen Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$75,300

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No leaks reported, but heavy surface wear and cracking. - AssetCALC ID: 1490036



Exterior Wall in Poor condition.

any Painted Surface, 1-2 Stories
P01 Portable Classrooms 11 to 15 Building exterior

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

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$15,000

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Peeling paint. - AssetCALC ID: 1489924



Exterior Wall in Poor condition.

any Painted Surface, 1-2 Stories
P08 Portable Clinic Building exterior

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

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,900

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Needs painting and minor repair - AssetCALC ID: 1490114



Light Fixture in Poor condition.

Exterior Flood (any type w/ LED Replacement),
100 W
P08 Portable Clinic Building exterior

Uniformat Code: D5022
Recommendation: **Replace in 2019**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$600

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Inoperable - AssetCALC ID: 1489876



Window in Poor condition.

Aluminum Double-Glazed 12 SF, 1-2 Stories
006 Multipurpose Building exterior

Uniformat Code: B2021
Recommendation: **Replace in 2019**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$25,000

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Windows do not close - AssetCALC ID: 1489963



Lighting System in Poor condition.

Interior, Medium Density & Standard Fixtures
P08 Portable Clinic Throughout building

Uniformat Code: D5029
Recommendation: **Replace in 2019**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,900

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Disturbed - AssetCALC ID: 1489945

**Packaged Unit (RTU) in Poor condition.**

5 TON
P08 Portable Clinic Roof

Uniformat Code: D3052
Recommendation: **Replace in 2019**

Priority Score: **86.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$15,100

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Unit is rusted and appears inoperable - AssetCALC ID: 1490005

**Pedestrian Pavement in Poor condition.**

Sidewalk, Asphalt
Site

Uniformat Code: G2031
Recommendation: **Replace in 2020**

Priority Score: **86.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

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Extensive cracking and surface deterioration - AssetCALC ID: 1490040

2. Classrooms 1 to 4 (001)



Classrooms 1 to 4 (001): Systems Summary

Address	2118 Meadowview Road, Sacramento, California 95832	
Constructed/ Renovated	1960, renovated 1999	
Building Size	5,535 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Stucco and brick with aluminum windows	Fair
Roof	Primary: Low slope Gable construction with modified bituminous finish	Fair
Interiors	Walls: Painted plaster Floors: Carpet, VCT, ceramic tile, vinyl sheet Ceilings: Painted plaster, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Toilets, urinals, and sinks in restrooms	Fair
HVAC	Individual package units	Fair

Classrooms 1 to 4 (001): Systems Summary

Fire Suppression	Fire extinguishers	Good
Electrical	Source & Distribution: Fed from main electrical service, copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, back-up emergency lights	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Suspect asbestos-containing floor tile, HVAC equipment at end of its expected lifespan, windows are older single-glazed units	

Classrooms 1 to 4 (001): Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$200	\$124,400	\$300	\$124,900
Roofing	-	-	-	\$124,300	-	\$124,300
Interiors	-	\$39,400	\$55,100	\$41,000	\$106,400	\$242,000
Plumbing	-	-	\$5,600	\$1,900	\$176,600	\$184,100
Fire Suppression	-	-	-	\$1,300	\$1,700	\$3,000
HVAC	-	\$116,900	-	\$40,800	\$30,400	\$188,200
Electrical	-	-	-	\$92,700	\$39,700	\$132,300
Fire Alarm & Comm	-	-	-	\$40,800	-	\$40,800
TOTALS	-	\$156,300	\$60,900	\$467,200	\$355,100	\$1,039,600

3. Restrooms (002)



Restrooms (002): Systems Summary

Address	2118 Meadowview Road, Sacramento, California 95832	
Constructed/ Renovated	1960, renovated 1999	
Building Size	795 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular wood frame structure on steel floor frame	Fair
Façade	Painted stucco and brick with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Ceramic tile, painted plaster Floors: Ceramic tile, unfinished concrete Ceilings: Painted plaster	Fair
Elevators	None	Fair
Plumbing	Copper supply and cast iron waste & venting No hot water Toilets, urinals and sinks in restrooms	Fair
HVAC	Unconditioned; roof-mounted exhaust fans	Fair

Restrooms (002): Systems Summary

Fire Suppression	None	--
Electrical	Source & Distribution: Fed from main electrical service, with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Older, single pane windows	

Restrooms (002): Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$24,900	-	-	\$9,200	\$34,100
Roofing	-	\$15,000	-	-	-	\$15,000
Interiors	-	-	\$4,000	-	\$69,900	\$73,800
Plumbing	-	-	-	\$12,000	\$30,500	\$42,400
HVAC	-	\$2,800	-	\$8,100	\$4,400	\$15,300
Electrical	-	-	-	\$10,400	\$4,900	\$15,300
Fire Alarm & Comm	-	-	-	\$5,900	-	\$5,900
TOTALS	-	\$42,700	\$4,000	\$36,400	\$118,900	\$201,800

4. Classrooms 6 to 10 (003)



Classrooms 6 to 10 (003): Systems Summary

Address	2118 Meadowview Road, Sacramento, California 95832	
Constructed/ Renovated	1954 & 1960, renovated 1999	
Building Size	5,294 SF	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Stucco and brick with aluminum windows	Fair
Roof	Primary: Low slope Gable construction with modified bituminous finish	Fair
Interiors	Walls: Painted plaster Floors: Carpet, VCT, ceramic tile, vinyl sheet Ceilings: Painted plaster, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Sinks in classrooms	Fair
HVAC	Individual package units	Fair

Classrooms 6 to 10 (003): Systems Summary

Fire Suppression	Fire extinguishers	Good
Electrical	Source & Distribution: Fed from main electrical service, copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, back-up emergency lights	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	HVAC equipment at end of its expected lifespan; windows are older, single-glazed units	

Classrooms 6 to 10 (003): Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$78,800	\$2,400	\$73,500	\$54,700	\$209,400
Roofing	-	-	-	\$108,300	-	\$108,300
Interiors	-	\$46,300	\$9,700	\$34,300	\$78,300	\$168,700
Plumbing	-	-	-	\$9,600	\$144,200	\$153,800
Fire Suppression	-	-	-	\$1,300	\$1,700	\$3,000
HVAC	-	\$98,400	-	\$39,000	\$30,800	\$168,200
Electrical	-	-	-	\$89,100	\$37,300	\$126,400
Fire Alarm & Comm	-	-	-	\$39,000	-	\$39,000
TOTALS	-	\$223,500	\$12,100	\$394,100	\$347,000	\$976,800

5. Administration (004)



Administration (004): Systems Summary

Address	2118 Meadowview Road, Sacramento, California 95832	
Constructed/ Renovated	1954 & 1960, renovated 1999	
Building Size	2,155 SF	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Stucco and brick with aluminum windows	Fair
Roof	Primary: Low slope Gable construction with modified bituminous finish	Fair
Interiors	Walls: Painted plaster, vinyl Floors: Carpet, VCT, ceramic tile Ceilings: Painted plaster, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric water heater Toilet in restroom	Fair
HVAC	Split system	Fair

Administration (004): Systems Summary

Fire Suppression	Fire extinguishers, fire sprinklers	Good
Electrical	Source & Distribution: Fed from main electrical service, copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, back-up emergency lights	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Asbestos-containing floor tile; HVAC equipment at end of its expected lifespan; windows are older, single-glazed units	

Administration (004): Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$47,100	\$7,100	\$3,500	\$57,700
Roofing	-	-	-	\$1,400	\$73,100	\$74,500
Interiors	\$15,800	\$15,300	\$13,700	\$5,000	\$40,900	\$90,700
Plumbing	-	\$1,300	-	\$7,000	\$60,800	\$69,200
Fire Suppression	-	-	-	\$300	\$300	\$600
HVAC	-	\$27,500	-	\$15,900	\$28,400	\$71,800
Electrical	-	-	-	-	\$51,100	\$51,100
Fire Alarm & Comm	-	-	\$46,300	\$15,900	\$72,100	\$134,300
TOTALS	\$15,800	\$44,100	\$107,100	\$52,600	\$330,200	\$549,900

6. Kindergarten (005)



Kindergarten (005): Systems Summary

Address	2118 Meadowview Road, Sacramento, California 95832	
Constructed/ Renovated	1960, renovated 1999	
Building Size	2,847 SF	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Stucco and brick with aluminum windows	Fair
Roof	Primary: Low slope Gable construction with modified bituminous finish	Fair
Interiors	Walls: Painted plaster, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted plaster, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Toilets in restroom	Fair
HVAC	Individual package units	Fair

Kindergarten (005): Systems Summary

Fire Suppression	Fire extinguishers	Good
Electrical	Source & Distribution: Fed from main electrical service, copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, back-up emergency lights	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Asbestos-containing floor tile; HVAC equipment at end of its expected lifespan; windows are older, single-glazed units	

Administration (004): Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$20,300	\$29,900	\$6,500	\$56,700
Roofing	-	-	-	\$2,500	\$77,200	\$79,700
Interiors	-	\$5,600	\$35,200	\$9,300	\$71,100	\$121,200
Plumbing	-	-	\$5,600	\$23,700	\$93,300	\$122,500
Fire Suppression	-	-	-	\$500	\$700	\$1,200
HVAC	-	\$10,100	-	\$21,000	\$15,700	\$46,700
Electrical	-	-	-	\$42,000	\$18,500	\$60,500
Fire Alarm & Comm	-	-	-	\$21,000	-	\$21,000
TOTALS	-	\$15,700	\$61,100	\$149,900	\$283,000	\$509,500

7. Multipurpose (006)



Multipurpose (006): Systems Summary

Address	2118 Meadowview Road, Sacramento, California 95832	
Constructed/ Renovated	1954 & 1960, renovated 1999	
Building Size	4,720 SF	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab, Glulam wood and steel framing	Fair
Façade	Stucco and brick with aluminum windows	Fair
Roof	Primary: Low slope Gable and flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted plaster Floors: Epoxy coated concrete, sealed concrete Ceilings: Painted plaster, ACT	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Copper supply and cast-iron waste & venting Gas water heater Toilet in restroom	Fair
HVAC	Individual package units Supplemental systems: rooftop exhaust fans	Fair

Multipurpose (006): Systems Summary

Fire Suppression	Fire extinguishers, fire sprinklers	Good
Electrical	Source & Distribution: Fed from main electrical service, copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, back-up emergency lights	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	HVAC equipment at end of its expected lifespan; windows are older, single-glazed units	

Multipurpose (006): Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$25,000	-	-	\$13,300	\$29,700	\$67,900
Roofing	-	\$79,900	-	\$68,300	\$7,000	\$155,200
Interiors	-	\$4,700	\$22,100	\$19,200	\$94,500	\$140,400
Elevators	-	-	-	-	\$43,000	\$43,000
Plumbing	\$2,600	-	\$3,000	\$24,000	\$154,800	\$184,400
Fire Suppression	-	\$600	-	\$5,700	\$7,700	\$14,000
HVAC	-	\$73,600	\$1,900	-	\$66,300	\$141,800
Electrical	-	-	\$79,500	\$1,900	\$112,400	\$193,700
Fire Alarm & Comm	-	-	-	\$34,800	-	\$34,800
Equipment/Special	-	\$4,900	\$55,500	\$37,800	\$95,800	\$194,100
TOTALS	\$27,600	\$163,700	\$162,000	\$205,000	\$611,200	\$1,169,300

8. Portable Classrooms 11 to 15 (P01)



Portable Classrooms 11 to 15 (P01): Systems Summary

Address	2118 Meadowview Road, Sacramento, California 95832	
Constructed/ Renovated	1987-1991	
Building Size	4,800 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular wood structure on steel floor frame	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: VCT, carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting No hot water	Fair

Portable Classrooms 11 to 15 (P01): Systems Summary

HVAC	Wall-mounted heat pump units	Fair
Fire Suppression	Fire extinguishers	Good
Electrical	Source & Distribution: Main distribution panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, back-up emergency lights	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Exterior paint is peeling, HVAC equipment is at the end of its expected lifecycle, windows are single pane units	

Portable Classrooms 11 to 15 (P01): Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$15,400	\$22,400	-	\$20,700	\$58,600
Roofing	-	-	-	\$3,600	\$152,500	\$156,100
Interiors	-	\$48,100	\$22,200	-	\$137,600	\$207,800
Plumbing	-	-	-	-	\$143,600	\$143,600
Fire Suppression	-	-	-	\$1,300	\$1,700	\$3,000
HVAC	-	\$36,700	\$17,200	\$35,400	\$26,400	\$115,700
Electrical	-	-	-	\$80,900	\$25,700	\$106,600
Fire Alarm & Comm	-	-	-	\$35,400	-	\$35,400
TOTALS	-	\$100,200	\$61,800	\$156,600	\$508,200	\$826,800

9. Portable Classrooms 34 and 35 (P02)



Portable Classrooms 32 and 35 (P02): Systems Summary

Address	2118 Meadowview Road, Sacramento, California 95832	
Constructed/ Renovated	1967, renovated 1999	
Building Size	1,800 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular wood structure on steel floor frame	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Vinyl, painted gypsum board Floors: VCT, carpet Ceilings: painted structure	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting No hot water	Fair
HVAC	Split systems	Fair

Portable Classrooms 32 and 35 (P02): Systems Summary

Fire Suppression	Fire extinguishers	Good
Electrical	Source & Distribution: Fed from main service, with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, back-up emergency lights	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Windows are single pane units	

Portable Classrooms 34 and 35 (P02): Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$32,700	-	\$15,000	\$47,700
Roofing	-	-	\$38,900	\$1,300	-	\$40,100
Interiors	-	-	\$12,500	\$15,600	\$17,700	\$45,800
Plumbing	-	-	-	\$3,900	\$49,000	\$53,000
Fire Suppression	-	-	-	\$500	\$700	\$1,200
HVAC	-	\$6,400	-	\$13,300	\$45,600	\$65,200
Electrical	-	-	-	\$34,800	\$1,300	\$36,200
Fire Alarm & Comm	-	-	-	\$13,300	-	\$13,300
TOTALS	-	\$6,400	\$84,100	\$82,700	\$129,300	\$302,500

10. Portable Clinic (P08)



Portable Clinic (P08): Systems Summary

Address	2118 Meadowview Road, Sacramento, California 95832	
Constructed/ Renovated	1970	
Building Size	900 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular wood structure on steel floor frame	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Poor
Interiors	Walls: Vinyl, painted gypsum board Floors: VCT, carpet Ceilings: ACT	Poor
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting No hot water	Fair

Portable Clinic (P08): Systems Summary		
HVAC	Rooftop package unit	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Fed from main service, with copper wiring Interior Lighting: T-8 Emergency: None	Poor
Fire Alarm	Smoke detectors, alarms, strobes, back-up emergency lights	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building has been unoccupied for eight years. Interior is generally destroyed. Evidence of roof leaks. HVAC appears inoperable.	

Portable Clinic (P08): Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$5,100	-	\$2,800	\$9,400	\$17,300
Roofing	\$16,300	-	\$700	-	-	\$17,000
Interiors	\$9,900	\$7,600	-	\$14,800	\$21,000	\$53,200
Plumbing	-	\$20,200	\$2,300	-	\$3,200	\$25,800
Fire Suppression	-	\$200	-	-	\$300	\$500
HVAC	\$15,100	\$8,600	-	-	\$32,200	\$55,800
Electrical	\$10,400	-	-	-	\$18,900	\$29,300
Fire Alarm & Comm	-	-	\$5,700	-	-	\$5,700
TOTALS	\$51,700	\$41,700	\$8,700	\$17,600	\$85,000	\$204,600

11. Portable Classrooms (P09)



Portable Classrooms (P09): Systems Summary

Address	2118 Meadowview Road, Sacramento, California 95832	
Constructed/ Renovated	1990	
Building Size	1,920 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular wood structure on steel floor frame	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: VCT, carpet Ceilings: painted structure	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting No hot water	Fair

Portable Classrooms (P09): Systems Summary		
HVAC	Wall-mounted heat pump	Fair
Fire Suppression	Fire extinguishers	Good
Electrical	Source & Distribution: Fed from main service, with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, back-up emergency lights	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Wood siding on right side is damaged and must be replaced.	

Portable Classrooms (P09): Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$15,900	-	\$18,700	-	\$10,900	\$45,500
Roofing	-	-	-	-	\$60,000	\$60,000
Interiors	-	\$10,800	\$9,900	\$11,700	\$44,200	\$76,600
Plumbing	-	-	-	-	\$40,100	\$40,100
Fire Suppression	-	-	-	\$500	\$700	\$1,200
HVAC	-	\$23,300	-	-	\$27,000	\$50,200
Electrical	-	-	-	\$29,900	\$11,900	\$41,700
Fire Alarm & Comm	-	-	-	\$14,200	-	\$14,200
TOTALS	\$15,900	\$34,100	\$28,600	\$56,300	\$194,800	\$329,500

12. Head Start (P11)



Head Start (P11): Systems Summary

Address	2118 Meadowview Road, Sacramento, California 95832	
Constructed/ Renovated	2001, renovated 2019	
Building Size	1,440 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular wood structure on steel floor frame	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Vinyl, painted gypsum board Floors: VCT, carpet Ceilings: painted structure	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting Toilets in restroom No hot water	Fair

Head Start (P11): Systems Summary		
HVAC	Wall-mounted heat pump	Fair
Fire Suppression	Fire extinguishers	Good
Electrical	Source & Distribution: Fed from main service, with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, back-up emergency lights	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No significant issues.	

Head Start (P11): Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$7,700	\$18,300	\$26,000
Roofing	-	-	-	-	\$1,700	\$1,700
Interiors	-	\$2,200	-	\$16,800	\$43,800	\$62,800
Plumbing	-	-	-	\$6,300	\$17,800	\$24,100
Fire Suppression	-	-	-	\$300	\$300	\$600
HVAC	-	\$13,300	-	-	\$19,200	\$32,500
Electrical	-	-	-	\$22,800	\$6,400	\$29,100
Fire Alarm & Comm	-	-	-	\$10,600	-	\$10,600
TOTALS	-	\$15,500	-	\$64,500	\$107,500	\$187,400

13. Site Summary



Site Information		
Lot Size	10.46 acres	
Parking Spaces	79 total spaces all in open lot; three 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	Fair
Site Development	Property wall signage, chain link and steel tube fencing with gates, Playgrounds and play structures Asphalt play surfacing Picnic tables	Fair
Landscaping and Topography	Moderate landscaping features Irrigation is present No retaining walls Flat	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Building-mounted: Metal halide, high pressure sodium, LED	Fair
Ancillary Structures	Pre-fabricated storage shed	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Limited poor asphalt pedestrian paving. Irrigation is reported to have multiple leaks.	

Site: Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Roofing	-	\$4,800	-	-	\$6,400	\$11,200
Interiors	-	-	\$16,200	-	\$21,800	\$38,000
Plumbing	-	\$10,200	-	-	\$27,000	\$37,200
Fire Suppression	-	-	-	-	\$30,800	\$30,800
Electrical	-	-	-	-	-	-
Site Development	-	\$42,800	\$14,700	\$137,600	\$640,500	\$835,600
Landscaping	-	-	-	-	-	-
Pavement	-	\$38,100	-	\$40,500	\$500,700	\$579,300
TOTALS	-	\$95,900	\$30,900	\$178,100	\$1,227,200	\$1,532,100

14. Property Space Use and Observed Areas

Unit Allocation

29,865 square feet of the property are occupied by Capitol Collegiate Academy, which includes all buildings except P08, P11, and the new portable restroom building. P08 is unoccupied. P11 is Head Start. The restroom building was not completed on the day of the site visit and is not a school district building. The spaces are a combination of classrooms, offices, kitchen, and assembly rooms, with supporting restrooms, mechanical and other utility spaces.

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

15. 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 permanent buildings were constructed in 1954-1960, with newer portables installed from 1960 through 2001. The facility underwent a significant renovation in 1999. No information was available as to whether complaints about accessibility issues have been received by the property management, no whether the property has associated litigation related to existing barriers or previously removed barriers.

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

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

16. 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.

17. 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.

18. Certification

DLR Group (the Client) retained EMG to perform this Facility Condition Assessment in connection with the preparation of an architectural master plan of Capitol Collegiate Academy, 2118 Meadowview Road, Sacramento, California 95832, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

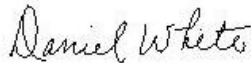
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

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19. Appendices

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

Appendix A: Photographic Record



#1

FRONT ENTRY



#2

FRONT ENTRY



#3

BUILDING 001



#4

BUILDING 002



#5

BUILDING 003



#6

BUILDING 004



#7

BUILDING 005



#8

BUILDING 006



#9

BUILDING P01



#10

BUILDING P01 SIDE WALL



#11

BUILDING P02



#12

BUILDING P08



#13

BUILDING P09



#14

DAMAGED WALL, P09



#15

BUILDING P11



#16

NEW RESTROOM BUILDING



#17

ROOF, MODIFIED BITUMINOUS



#18

ROOF, METAL



#19	BUILDING 4 ROOF STRUCTURE
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#20	WINDOWS, 003
-----	--------------



#21	ROOF, OVER KITCHEN
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#22	WATER HEATER, GAS,
-----	--------------------



#23	FURNACE, OFFICE
-----	-----------------



#24	CONDENSING UNIT, OFFICE
-----	-------------------------



#25 HEAT PUMP, P01



#26 FURNACE, P02



#27 CONDENSING UNIT, P02



#28 PACKAGED UNIT, 003



#29 PACKAGED UNIT (RTU), 006



#30 PACKAGED UNIT (RTU), P08



#31

BUILDING/MAIN SWITCHBOARD



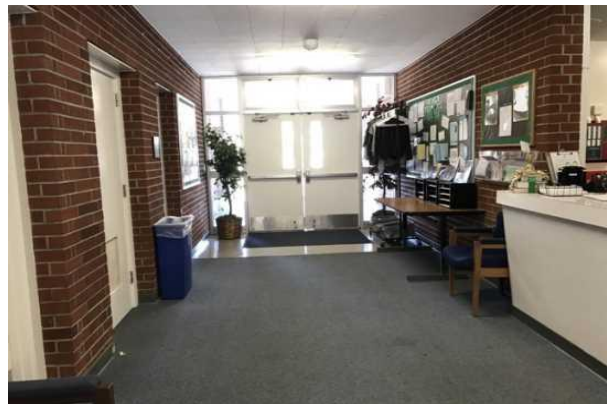
#32

LIGHT FIXTURE, EXTERIOR



#33

FIRE ALARM CONTROL PANEL



#34

LOBBY



#35

MULTIPURPOSE ROOM



#36

KITCHEN



#37

REGISTRAR'S OFFICE



#38

CLASSROOM



#39

BUILDING 1 CLASSROOM



#40

CLASSROOM Y040



#41

HEAD START



#42

CARPET AND VINYL ASBESTOS
TILE IN CLASSROOM



#43

VINYL FLOOR TILE, 9"



#44

STAFF RESTROOM



#45

KINDERGARTEN RESTROOM



#46

STUDENT RESTROOMS



#47

INTERIOR, P08



#48

PARKING LOT



#49

SIGNAGE



#50

SIGNAGE



#51

FENCE AND PLAY YARD



#52

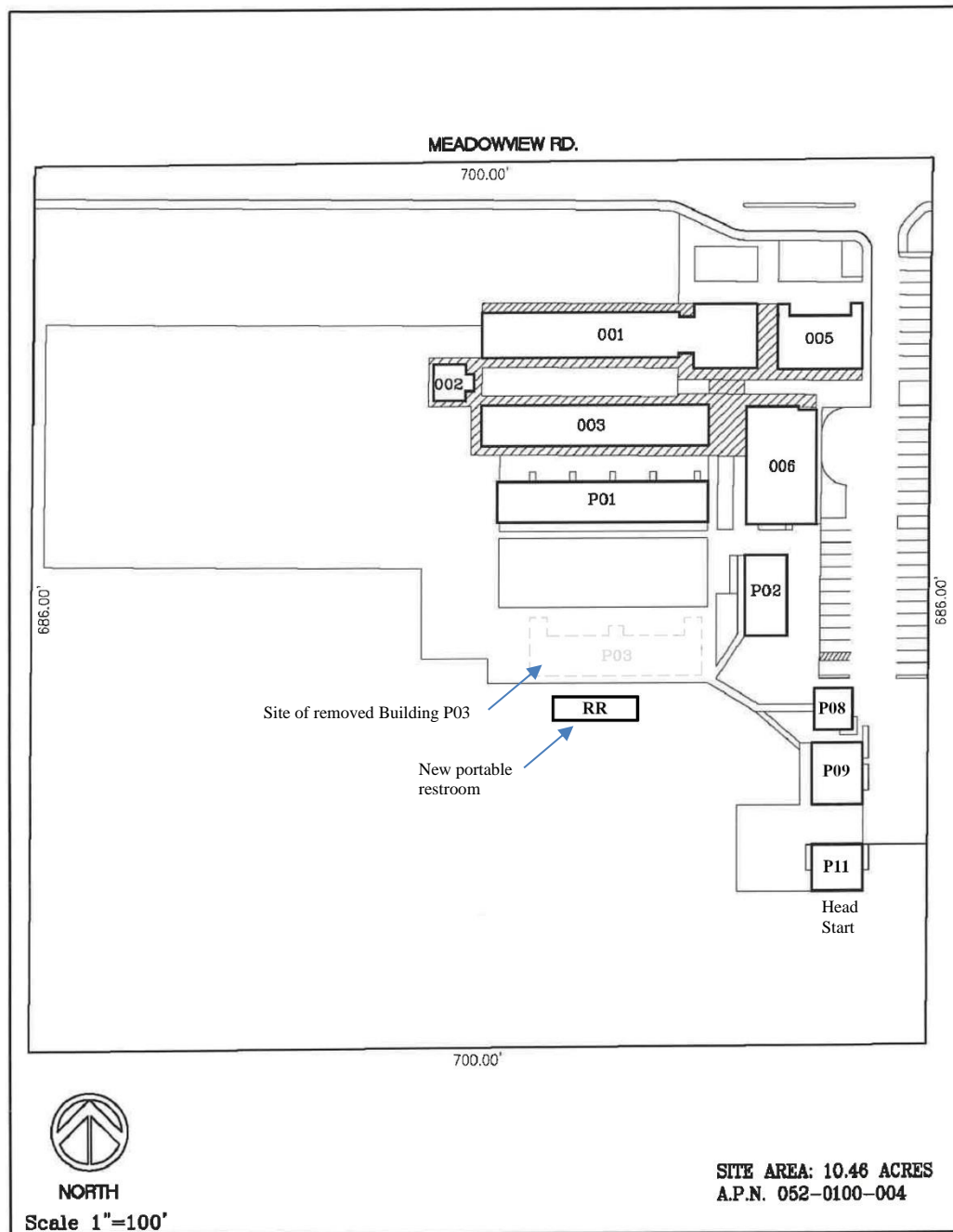
PLAY STRUCTURE

Appendix B: Site and Floor Plans

SITE PLAN

CAPITOL COLLEGIATE ACADEMY

EMG PROJECT NO: 136988.19R000-071.322



Freeport Elementary School (114)
2118 Meadowview Road
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

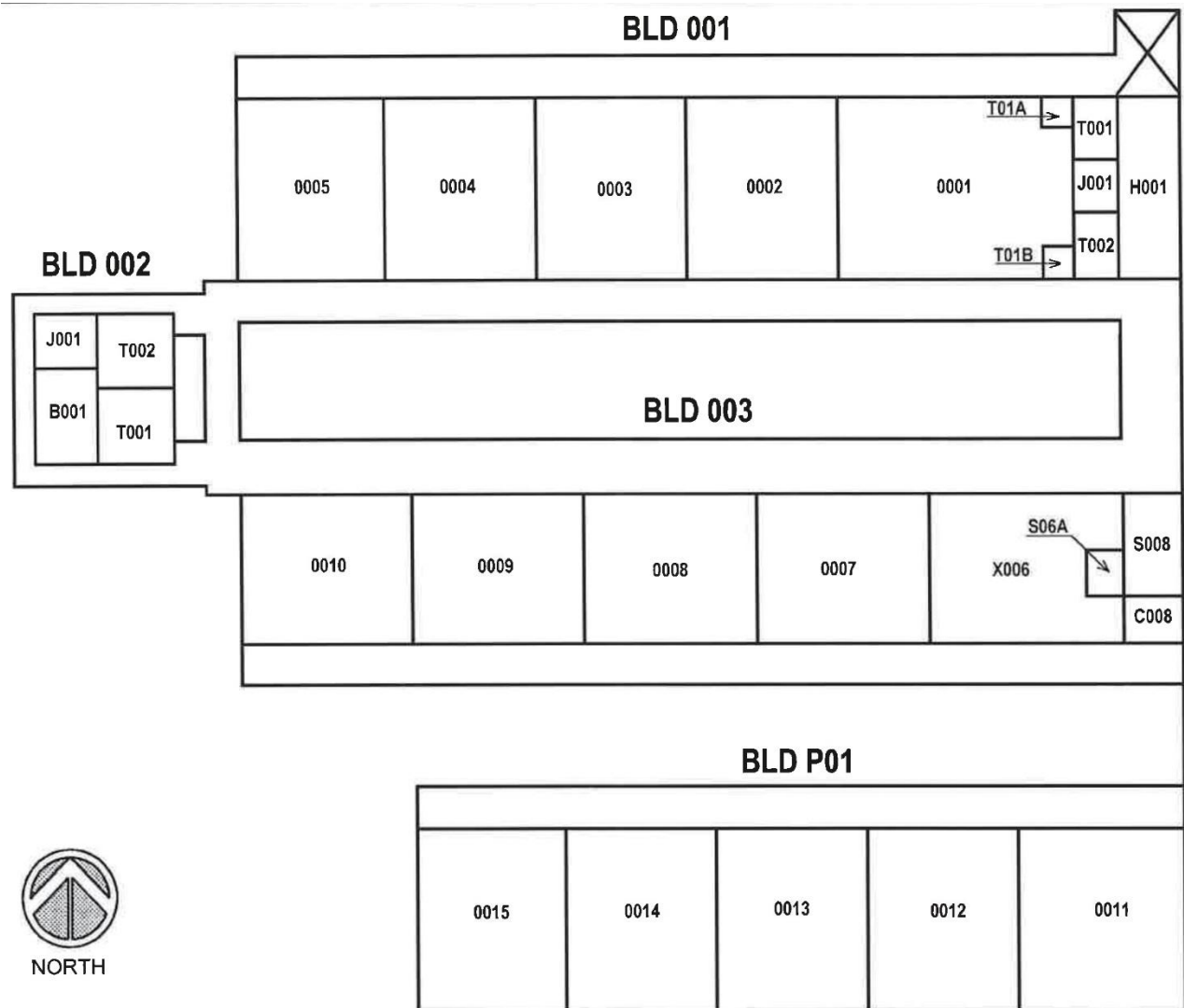
AHERA Management Plan

SOURCE:
Owner



ON-SITE DATE:
September 25-26,
2019

Floor Plans



SOURCE:

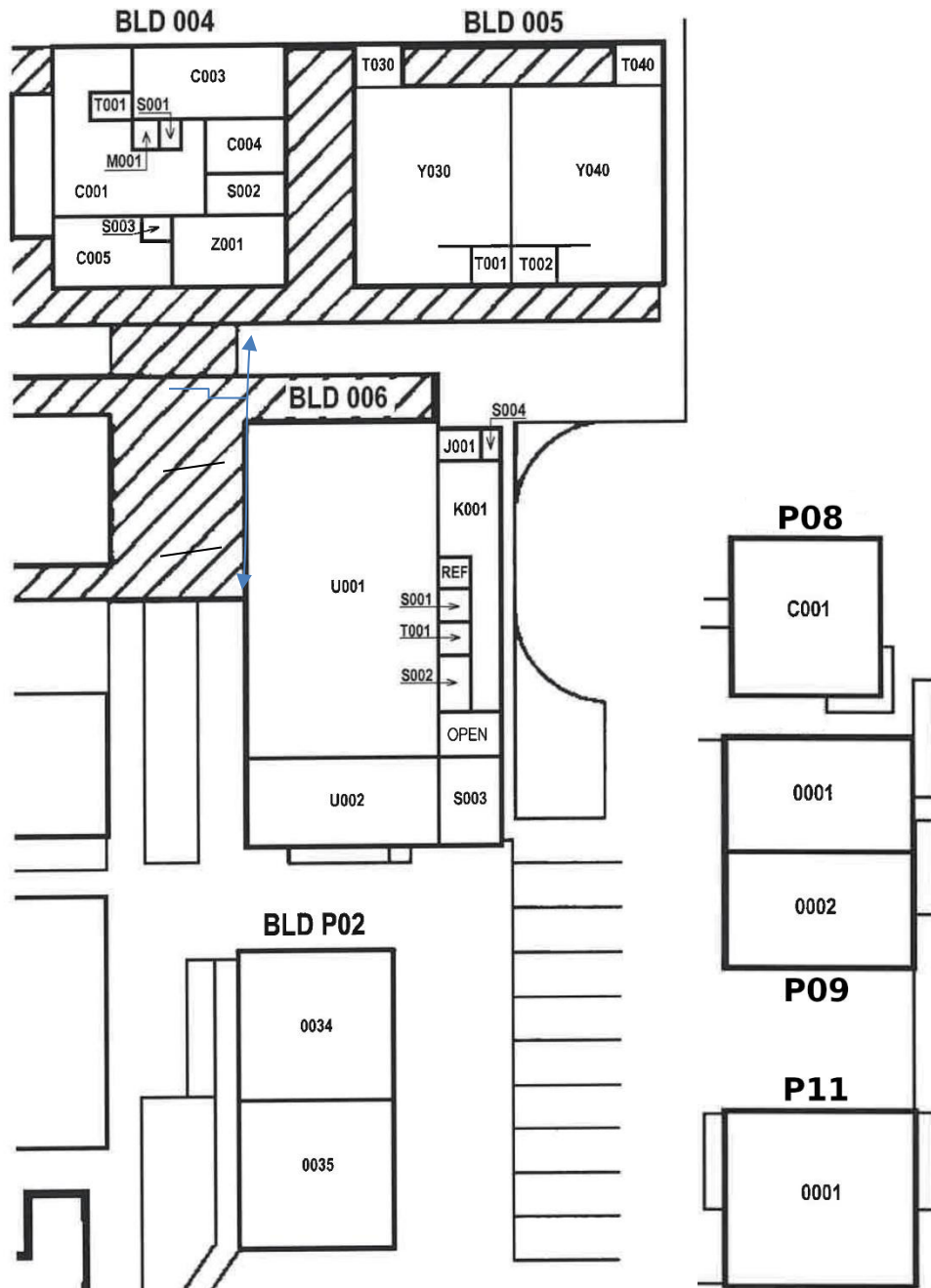
Owner



ON-SITE DATE:

September 25-26,
2019

Floor Plans



SOURCE:

Owner



ON-SITE DATE:

September 25-26,
2019

Appendix C: Supporting Documents

ADA CHECKLIST

Date Completed: September 25-26, 2019

Property Name: Capitol Collegiate Academy

EMG Project Number: 136988.19R000-071.322

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

ADA CHECKLIST

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

ADA CHECKLIST

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

Appendix D: Component Condition Report

Component Condition Report | Capital City School (Independent Study)

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	24,480 SF	7	1829425

Component Condition Report | Capital City School (Independent Study) / Admin/MP Room/Pod A

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Painted Surface, Prep & Paint	4,800 SF	5	1460229
B2011	Building Exterior	Fair	Exterior Siding, Textured Plywood (T1-11)	4,800 SF	12	1460241
B2021	Building Exterior	Good	Window, Aluminum	16	25	1460225
B2021	Building Exterior	Fair	Window Security Shutter, Rolling, Motor Operated, Up To 12 SF	16	10	1460206
B2032	Building Exterior	Fair	Exterior Door, Hollow Metal	9	26	1460243
Roofing						
B3011	Roof	Fair	Roof, Metal	7,775 SF	26	1460237
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	220 LF	6	1460238
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	31	26	1460233
C1023	Building exterior	Fair	Door Hardware System, School (per Door)	40	16	1460223
C1031	Restrooms	Fair	Toilet Partitions, Metal	11	12	1460234
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	2,200 SF	16	1460244
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	12,000 SF	8	1460242
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Sheeting	1,500 SF	5	1460236
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,500 SF	3	1460231
C3025	Storage Room	Fair	Interior Floor Finish, Carpet Commercial Standard	3,720 SF	3	1460230
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile Fiberglass (ACT)	6,720 SF	11	1460199
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	11	16	1460215
D2012	Restrooms	Fair	Urinal, Standard	4	16	1460219
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	16	1460227

Component Condition Report | Capital City School (Independent Study) / Admin/MP Room/Pod A

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2014	Utility closet	Fair	Service Sink, Floor	1	21	1460207
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	16	1460211
D2018	Building Exterior	Fair	Drinking Fountain, Outside/Site Style	1	4	1460210
D2023	Utility closet - J001	Fair	Water Heater, 19 GAL [No tag/plate found]	1	3	1460240
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	6,720 SF	26	1460200
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	7	4	1460235
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	6,720 SF	16	1460232
D3052	Building Exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	6	1460212
D3052	Building Exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	6	1460220
D3052	Building Exterior	Fair	Heat Pump, 4 TON [No tag/plate found]	1	6	1460214
D3052	Building Exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	6	1460204
D3052	Building Exterior	Fair	Heat Pump, 4 TON [No tag/plate found]	1	6	1460213
D3052	Building Exterior	Fair	Heat Pump, 4 TON [No tag/plate found]	1	6	1460216
Electrical						
D5012	Building exterior	Fair	Main Distribution Panel, 100 AMP [IS-9]	1	16	1460221
D5012	Building exterior	Fair	Main Distribution Panel, 100 AMP [IS-10]	1	16	1460245
D5012	Building exterior	Fair	Main Distribution Panel, 100 AMP [No tag/plate found]	1	16	1460203
D5012	Building exterior	Fair	Main Distribution Panel, 100 AMP [IS-8]	1	16	1460208
D5012	Building exterior	Fair	Main Distribution Panel, 100 AMP [IS-7]	1	16	1460222
D5019	Throughout building	Fair	Electrical Wiring & Switches, High Density/Complexity	6,720 SF	26	1460205
D5022	Building Exterior	Good	Light Fixture, Exterior Flood	7	16	1460218
D5029	Throughout building	Fair	Lighting System, Interior, High Density & Standard Fixtures	6,720 SF	4	1460202
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	5	3	1460217
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Throughout Building	6,720 SF	6	1460209
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	6,720 SF	6	1460239

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5037	Electrical room - M001	Fair	Fire Alarm Control Panel, Addressable [No tag/plate found]	1	3	1460226
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	6,720 SF	8	1460224
Equipment/Special						
E2012	Throughout building	Fair	Kitchen Counter, Plastic Laminate	60 LF	10	1460201
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	60 LF	10	1460228

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Painted Surface, Prep & Paint	3,400 SF	5	1460136
B2011	Building Exterior	Fair	Exterior Siding, Textured Plywood (T1-11)	3,400 SF	12	1460111
B2021	Building Exterior	Good	Window, Aluminum	7	25	1460126
B2021	Building Exterior	Fair	Window Security Shutter, Rolling, Motor Operated, Up To 12 SF	7	10	1460103
B2032	Building Exterior	Fair	Exterior Door, Hollow Metal	8	26	1460110
B2034	Building Exterior	Fair	Overhead/Dock Door, 144 SF	1	16	1460125
Roofing						
B3011	Roof	Fair	Roof, Metal	5,380 SF	26	1460116
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	160 LF	6	1460121
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	9	26	1460112
C1023	Building exterior	Fair	Door Hardware System, School (per Door)	17	16	1460118
C1031	Restrooms	Fair	Toilet Partitions, Metal	3	12	1460128
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	5,800 SF	8	1460141
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,200 SF	16	1460119
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,000 SF	3	1460142
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Sheeting	1,000 SF	5	1460130
C3025	Storage Room	Fair	Interior Floor Finish, Carpet Commercial Standard	2,320 SF	3	1460132
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile Fiberglass (ACT)	4,320 SF	11	1460117
Plumbing						

Component Condition Report Capital City School (Independent Study) / Classrooms						
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2011	Restrooms	Fair	Toilet, Child-Sized	6	16	1460135
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	16	1460107
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	16	1460127
D2014	Utility closet	Fair	Service Sink, Floor	1	21	1460123
D2018	Building Exterior	Fair	Drinking Fountain, Exterior	2	4	1460137
D2023	Utility closet - J001	Fair	Water Heater, 19 GAL [No tag/plate found]	1	3	1460138
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	4,320 SF	26	1460109
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	5	4	1460143
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	4,320 SF	16	1460124
D3052	Building Exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	6	1460134
D3052	Building Exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	6	1460115
D3052	Building Exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	6	1460106
Electrical						
D5012	Building exterior	Fair	Main Distribution Panel, 100 AMP [CC-4]	1	16	1460133
D5012	Building exterior	Fair	Main Distribution Panel, 125 AMP [CC-6]	1	16	1460108
D5012	Building exterior	Fair	Main Distribution Panel, 125 AMP [CC-5]	1	16	1460105
D5019	Throughout building	Fair	Electrical Wiring & Switches, High Density/Complexity	4,320 SF	26	1460140
D5022	Building Exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	8	4	1460114
D5022	Building Exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	2	16	1460129
D5029	Throughout building	Fair	Lighting System, Interior, High Density & Standard Fixtures	4,320 SF	4	1460104
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	10	3	1460120
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Throughout Building	4,320 SF	6	1460139
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	4,320 SF	6	1460131
Equipment/Special						
E2012	Throughout building	Fair	Kitchen Counter, Plastic Laminate	35 LF	10	1460122

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	35 LF	10	1460113

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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B2011	Building Exterior	Fair	Exterior Wall, Painted Surface, Prep & Paint	2,400 SF	5	1459011
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Roofing						
B3011	Roof	Fair	Roof, Metal	3,300 SF	26	1459022
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	150 LF	6	1458997

C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	2	26	1459012
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Plumbing						
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	16	1459024
D2014	Utility closet	Fair	Service Sink, Floor	1	21	1459006
D2023	Utility closet - J001	Fair	Water Heater, 19 GAL [No tag/plate found]	1	3	1459008
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	2,880 SF	26	1459007

Component Condition Report | Capital City School (Independent Study) / Multipurpose

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4031	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	4	1459004
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	2,880 SF	16	1459001
D3052	Building Exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	6	1459003
D3052	Building Exterior	Fair	Heat Pump, 4 TON [No tag/plate found]	1	6	1459013
D3052	Building Exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	6	1459014
Electrical						
D5012	Building exterior	Fair	Main Distribution Panel, 60 AMP [CC-3]	1	16	1459030
D5012	Building exterior	Fair	Main Distribution Panel, 60 AMP [CC-2]	1	16	1459031
D5012	Building exterior	Fair	Main Distribution Panel, 125 AMP [CC-1]	1	16	1459005
D5019	Throughout building	Fair	Electrical Wiring & Switches, High Density/Complexity	2,880 SF	26	1458998
D5022	Building Exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	3	16	1459002
D5029	Throughout building	Fair	Lighting System, Interior, High Density & Standard Fixtures	2,880 SF	4	1459016
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	5	3	1459023
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Throughout Building	2,880 SF	6	1459018
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	2,880 SF	6	1459010
Equipment/Special						
E1093	Kitchen	Poor	Food Warmer, Commercial [33834]	1	1	1459019
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	35 LF	10	1458996
E2012	Throughout building	Fair	Kitchen Counter, Plastic Laminate	35 LF	10	1459020

Component Condition Report | Capital City School (Independent Study) / Pod B-Pod D

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Painted Surface, Prep & Paint	4,800 SF	5	1460190
B2011	Building Exterior	Fair	Exterior Siding, Textured Plywood (T1-11)	4,800 SF	12	1460159
B2021	Building Exterior	Good	Window, Aluminum	22	25	1460178
B2021	Building Exterior	Fair	Window Security Shutter, Rolling, Motor Operated, Up To 12 SF	22	10	1460180

Component Condition Report Capital City School (Independent Study) / Pod B-Pod D						
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2032	Building Exterior	Fair	Exterior Door, Hollow Metal	7	26	1460172
Roofing						
B3011	Roof	Fair	Roof, Metal	7,775 SF	26	1460169
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	220 LF	6	1460191
Interiors						
C1012	Classrooms	Fair	Movable Partitions, Fabric Office 6' Height	30 LF	11	1460182
C1021	Throughout Building	Fair	Interior Door, Wood Solid-Core	31	26	1460173
C1023	Building Exterior	Fair	Door Hardware System, School (per Door)	38	16	1460184
C1031	Restrooms	Fair	Toilet Partitions, Metal	11	12	1460152
C3012	Throughout Building	Fair	Interior Wall Finish, Vinyl	12,000 SF	8	1460164
C3012	Throughout Building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	2,200 SF	16	1460154
C3024	Throughout Building	Fair	Interior Floor Finish, Vinyl Sheeting	1,500 SF	5	1460188
C3024	Throughout Building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,500 SF	3	1460174
C3025	Storage Room	Fair	Interior Floor Finish, Carpet Commercial Standard	3,720 SF	3	1460179
C3032	Throughout Building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile Fiberglass (ACT)	6,720 SF	11	1460197
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	11	16	1460196
D2012	Restrooms	Fair	Urinal, Standard	4	16	1460165
D2014	Utility Closet	Fair	Service Sink, Floor	1	21	1460176
D2014	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	16	1460186
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	16	1460153
D2023	Utility Closet - J001	Fair	Water Heater, 19 GAL [No tag/plate found]	1	3	1460162
D2029	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	6,720 SF	26	1460185
Fire Suppression						
D4031	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	7	4	1460167
HVAC						
D3041	Throughout Building	Fair	HVAC System Ductwork, Medium Density	6,720 SF	16	1460175
D3052	Building Exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	6	1460195

Component Condition Report | Capital City School (Independent Study) / Pod B-Pod D

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Building Exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	6	1460151
D3052	Building Exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	6	1460171
D3052	Building Exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	6	1460155
D3052	Building Exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	6	1460158
D3052	Building Exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	6	1460198
D3052	Building Exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	6	1460187
D3052	Building Exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	6	1460194
D3052	Building Exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	6	1460192
Electrical						
D5012	Building Exterior	Fair	Main Distribution Panel, 100 AMP [IS-5]	1	16	1460163
D5012	Building Exterior	Fair	Main Distribution Panel, 125 AMP [IS-3]	1	16	1460161
D5012	Building Exterior	Fair	Main Distribution Panel, 125 AMP [IS-2]	1	16	1460168
D5012	Building Exterior	Fair	Main Distribution Panel, 125 AMP [IS-1]	1	16	1460156
D5012	Building Exterior	Fair	Main Distribution Panel, 100 AMP [IS-6]	1	16	1460157
D5012	Building exterior	Fair	Main Distribution Panel, 125 AMP [IS-4]	1	16	1460166
D5019	Throughout Building	Fair	Electrical Wiring & Switches, High Density/Complexity	6,720 SF	26	1460193
D5022	Building Exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	7	16	1460170
D5029	Throughout Building	Fair	Lighting System, Interior, High Density & Standard Fixtures	6,720 SF	4	1460189
Fire Alarm & Comm						
D5031	Throughout Building	Fair	Public Address/Announcement (PA) System, Throughout Building	6,720 SF	6	1460183
D5037	Throughout Building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	6,720 SF	6	1460177
Equipment/Special						
E2012	Throughout Building	Fair	Kitchen Counter, Plastic Laminate	15 LF	10	1460181
E2012	Throughout Building	Fair	Kitchen Cabinetry, Stock Hardwood	15 LF	10	1460160

Component Condition Report | Capital City School (Independent Study) / Registration

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Painted Surface, Prep & Paint	3,100 SF	5	1460075

Component Condition Report | Capital City School (Independent Study) / Registration

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2011	Building Exterior	Fair	Exterior Siding, Textured Plywood (T1-11)	3,100 SF	12	1460097
B2021	Building Exterior	Fair	Window Security Shutter, Rolling, Motor Operated, Up To 12 SF	8	10	1460081
B2021	Building Exterior	Good	Window, Aluminum	8	25	1460071
B2032	Building Exterior	Fair	Exterior Door, Hollow Metal	6	26	1460066
Roofing						
B3011	Roof	Fair	Roof, Metal	4,700 SF	26	1460078
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	160 LF	6	1460070
Interiors						
C1021	Throughout Building	Fair	Interior Door, Wood Solid-Core	7	26	1460093
C1023	Building Exterior	Fair	Door Hardware System, School (per Door)	8	16	1460100
C1031	Restrooms	Fair	Toilet Partitions, Metal	9	12	1460101
C3012	Throughout Building	Fair	Interior Wall Finish, Vinyl	6,000 SF	8	1460091
C3012	Throughout Building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	800 SF	16	1460089
C3024	Throughout Building	Fair	Interior Floor Finish, Vinyl Sheeting	600 SF	3	1460087
C3024	Throughout Building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	300 SF	3	1460067
C3025	Storage Room	Fair	Interior Floor Finish, Carpet Commercial Standard	2,940 SF	3	1460068
C3032	Throughout Building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile Fiberglass (ACT)	3,840 SF	11	1460085
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	9	16	1460098
D2012	Restrooms	Fair	Urinal, Standard	2	16	1460074
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	16	1460064
D2018	Building Exterior	Fair	Drinking Fountain, Exterior	1	4	1460094
D2023	Utility closet - J001	Fair	Water Heater, 19 GAL [No tag/plate found]	1	3	1460102
D2029	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	3,840 SF	26	1460099
Fire Suppression						
D4031	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	4	1460073
HVAC						
D3041	Throughout Building	Fair	HVAC System Ductwork, Medium Density	3,840 SF	16	1460077

Component Condition Report | Capital City School (Independent Study) / Registration

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Building Exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	6	1460080
D3052	Building Exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	6	1460095
D3052	Building Exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	6	1460079
D3052	Building Exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	6	1460072
Electrical						
D5012	Building Exterior	Fair	Main Distribution Panel, 50 AMP [CC-9]	1	16	1460096
D5012	Building Exterior	Fair	Main Distribution Panel, 60 AMP [CC-8]	1	16	1460092
D5012	Building Exterior	Fair	Main Distribution Panel, 100 AMP [CC-10]	1	16	1460083
D5012	Building Exterior	Fair	Main Distribution Panel, 50 AMP [CC-7]	1	16	1460082
D5019	Throughout Building	Fair	Electrical Wiring & Switches, High Density/Complexity	3,840 SF	26	1460084
D5022	Building Exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	6	16	1460090
D5029	Throughout Building	Fair	Lighting System, Interior, High Density & Standard Fixtures	3,840 SF	4	1460065
D5092	Throughout Building	Fair	Exit Sign Light Fixture, LED	3	3	1460086
Fire Alarm & Comm						
D5031	Throughout Building	Fair	Public Address/Announcement (PA) System, Throughout Building	3,840 SF	6	1460076
D5037	Throughout Building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	3,840 SF	6	1460088
D5038	Throughout Building	Fair	Security/Surveillance System, Cameras and CCTV	3,840 SF	8	1460069

Component Condition Report | Capital City School (Independent Study) / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Site	Fair	Exterior Stairs, Concrete	650 SF	36	1459051
Facade						
B2039	Site	Fair	Pedestrian Gate, Aluminized Steel	16	11	1459047
Plumbing						
D2021	Site	Fair	Backflow Preventer, 2 INCH [No tag/plate found]	1	16	1459042
Electrical						
D5012	Site	Fair	Building/Main Switchboard, 400 AMP [DPCC-1]	1	4	1459052

Component Condition Report | Capital City School (Independent Study) / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Site	Fair	Building/Main Switchboard, 800 AMP [DPIS-1]	1	4	1459038
D5012	Site	Fair	Building/Main Switchboard, 400 AMP [No tag/plate found]	1	4	1459053
D5012	Site	Fair	Building/Main Switchboard, 800 AMP [DPIS-1]	1	26	1459050
Pavement						
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	43,500 SF	2	1459034
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	43,500 SF	8	1459032
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	10,000 SF	36	1459039
Site Development						
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	950 LF	26	1459044
G2041	Site	Fair	Fences & Gates, Chain Link, 8' High	30 LF	26	1459043
G2045	Site	Fair	Site Furnishings, Bike Rack	1	4	1459054
G2047	Site	Fair	Play Surfaces & Sports Courts, Poured-in-place Rubber	1,100 SF	6	1459035
G2047	Site	Fair	Play Structure, Small	1	3	1459033
G2047	Site	Fair	Play Structure, Medium	1	3	1459037
G2047	Site	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	1,400 SF	15	1459045
G2047	Site	Fair	Play Surfaces, Artificial Turf, 1/2" Pile, 5/16" Pad	200 SF	12	1459046
G2048	Site	Fair	Flagpole, Metal	1	16	1459041
G2049	Site	Fair	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High, Replace/Install	80 LF	26	1459036
G2049	Site	Fair	Prefabricated/Ancillary Building or Structure, All Components	2,000 SF	21	1459040
Landscaping						
G2057	Site	Fair	Irrigation System, Underground, Replace/Install	14,500 SF	11	1459049
Site Lighting						
G4021	Site	Fair	Site Pole Light, 1000 WATT, Replace/Install	5	6	1459048

Appendix E: Replacement Reserves

Building	Subfolder	Unifomat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
Capitol Collegiate Academy	003 Classrooms 6 to 10	B2021	1489961	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	20	10	42	EA	\$1,302.73	\$54,714											\$54,714	\$54,714
Capitol Collegiate Academy	003 Classrooms 6 to 10	B2032	1489886	Exterior Door, Wood Solid-Core, Replace	25	22	3	12	EA	\$959.90	\$11,519				\$11,519								\$11,519
Capitol Collegiate Academy	003 Classrooms 6 to 10	B3011	1489996	Roof, Modified Bituminous, Replace	20	14	6	6235	SF	\$13.71	\$85,500						\$85,500						\$85,500
Capitol Collegiate Academy	003 Classrooms 6 to 10	B3016	1489919	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	12	8	400	LF	\$12.34	\$4,937									\$4,937			\$4,937
Capitol Collegiate Academy	003 Classrooms 6 to 10	C3012	1489888	Interior Wall Finish, any surface, Prep & Paint	10	6	4	4200	SF	\$2.06	\$8,639					\$8,639							\$8,639
Capitol Collegiate Academy	003 Classrooms 6 to 10	C3024	1490055	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	840	SF	\$6.86	\$5,759											\$5,759	\$5,759
Capitol Collegiate Academy	003 Classrooms 6 to 10	C3025	1489926	Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	4124	SF	\$10.28	\$42,414				\$42,414								\$42,414
Capitol Collegiate Academy	003 Classrooms 6 to 10	C3032	1489910	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	15	10	4124	SF	\$4.80	\$19,793											\$19,793	\$19,793
Capitol Collegiate Academy	003 Classrooms 6 to 10	D2014	1490008	Sink/Lavatory, 2 GPM, Replace	30	22	8	5	EA	\$1,508.42	\$7,542									\$7,542			\$7,542
Capitol Collegiate Academy	003 Classrooms 6 to 10	D3041	1489867	HVAC System Ductwork, Medium Density, Replace	30	20	10	5294	SF	\$5.49	\$29,038											\$29,038	\$29,038
Capitol Collegiate Academy	003 Classrooms 6 to 10	D3052	1488140	Packaged Unit (RTU), 5 TON, Replace	20	17	3	1	EA	\$15,084.19	\$15,084				\$15,084								\$15,084
Capitol Collegiate Academy	003 Classrooms 6 to 10	D3052	1488133	Packaged Unit (RTU), 4 TON, Replace	20	17	3	1	EA	\$12,341.61	\$12,342				\$12,342								\$12,342
Capitol Collegiate Academy	003 Classrooms 6 to 10	D3052	1488109	Packaged Unit (RTU), 4 TON, Replace	20	17	3	1	EA	\$12,341.61	\$12,342				\$12,342								\$12,342
Capitol Collegiate Academy	003 Classrooms 6 to 10	D3052	1488112	Packaged Unit (RTU), 4 TON, Replace	20	17	3	1	EA	\$12,341.61	\$12,342				\$12,342								\$12,342
Capitol Collegiate Academy	003 Classrooms 6 to 10	D3052	1488129	Packaged Unit (RTU), 4 TON, Replace	20	17	3	1	EA	\$12,341.61	\$12,342				\$12,342								\$12,342
Capitol Collegiate Academy	003 Classrooms 6 to 10	D3052	1488121	Packaged Unit (RTU), 2 TON, Replace	20	17	3	1	EA	\$7,542.10	\$7,542				\$7,542								\$7,542
Capitol Collegiate Academy	003 Classrooms 6 to 10	D3068	1491781	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	14	1	5594	SF	\$3.43	\$19,177		\$19,177										\$19,177
Capitol Collegiate Academy	003 Classrooms 6 to 10	D4031	1489918	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	5	EA	\$205.69	\$1,028							\$1,028					\$1,028
Capitol Collegiate Academy	003 Classrooms 6 to 10	D5012	1489851	Main Distribution Panel, 400 AMP, Replace	30	20	10	1	EA	\$8,227.74	\$8,228											\$8,228	\$8,228
Capitol Collegiate Academy	003 Classrooms 6 to 10	D5029	1490083	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	5294	SF	\$10.97	\$58,077											\$58,077	\$58,077
Capitol Collegiate Academy	003 Classrooms 6 to 10	D5037	1490041	Fire Alarm System, Standard Addressable, Upgrade/Install	20	10	10	5294	SF	\$5.49	\$29,038											\$29,038	\$29,038
Capitol Collegiate Academy	004 Administration	B2011	1490062	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	550	SF	\$4.11	\$2,263						\$2,263						\$2,263
Capitol Collegiate Academy	004 Administration	B2021	1490076	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	26	4	18	EA	\$1,302.73	\$23,449					\$23,449							\$23,449
Capitol Collegiate Academy	004 Administration	B2021	1490123	Window, 12 SF, Replace	30	26	4	18	EA	\$891.34	\$16,044					\$16,044							\$16,044
Capitol Collegiate Academy	004 Administration	B2023	1490006	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	20	10	70	SF	\$75.42	\$5,279											\$5,279	\$5,279
Capitol Collegiate Academy	004 Administration	B3016	1489874	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	12	8	90	LF	\$12.34	\$1,111									\$1,111			\$1,111
Capitol Collegiate Academy	004 Administration	C3012	1490081	Interior Wall Finish, any surface, Prep & Paint	10	5	5	3600	SF	\$2.06	\$7,405						\$7,405						\$7,405
Capitol Collegiate Academy	004 Administration	C3024	1490092	Interior Floor Finish, Vinyl Tile (VCT) w/ Asbestos Abatement, Replace	15	10	5	400	SF	\$10.97	\$4,388						\$4,388						\$4,388
Capitol Collegiate Academy	004 Administration	C3024	1490010	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	9	6	600	SF	\$6.86	\$4,114							\$4,114					\$4,114
Capitol Collegiate Academy	004 Administration	C3025	1489964	Interior Floor Finish, Carpet Commercial Standard, Replace	10	8	2	1400	SF	\$10.28	\$14,399			\$14,399									\$14,399
Capitol Collegiate Academy	004 Administration	C3031	1489866	Interior Ceiling Finish, any flat surface, Prep & Paint	10	1	9	24	SF	\$2.74	\$66										\$66		\$66
Capitol Collegiate Academy	004 Administration	C3032	1490032	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	25	0	3300	SF	\$4.80	\$15,838	\$15,838											\$15,838
Capitol Collegiate Academy	004 Administration	D2011	1490059	Toilet, 3.5 GPM, Replace	30	22	8	1	EA	\$1,782.68	\$1,783									\$1,783			\$1,783
Capitol Collegiate Academy	004 Administration	D2014	1489974	Sink/Lavatory, 2.2 GPM, Replace	30	20	10	1	EA	\$1,508.42	\$1,508											\$1,508	\$1,508
Capitol Collegiate Academy	004 Administration	D2014	1490089	Sink/Lavatory, 2.2 GPM, Replace	30	20	10	1	EA	\$2,056.94	\$2,057											\$2,057	\$2,057
Capitol Collegiate Academy	004 Administration	D2023	1489864	Water Heater, 30 GAL, Replace	15	12	3	1	EA	\$1,234.16	\$1,234				\$1,234								\$1,234
Capitol Collegiate Academy	004 Administration	D3032	1488141	Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	\$9,736.16	\$9,736				\$9,736								\$9,736
Capitol Collegiate Academy	004 Administration	D3041	1489940	HVAC System Ductwork, Medium Density, Replace	30	20	10	2155	SF	\$5.49	\$11,821											\$11,821	\$11,821
Capitol Collegiate Academy	004 Administration	D3051	1490103	Furnace, 110 MBH, Replace	20	17	3	1	EA	\$8,502.00	\$8,502				\$8,502								\$8,502
Capitol Collegiate Academy	004 Administration	D3068	1491777	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	14	1	2155	SF	\$3.43	\$7,388		\$7,388										\$7,388
Capitol Collegiate Academy	004 Administration	D4031	1489911	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	2	8	1	EA	\$205.69	\$206									\$206			\$206
Capitol Collegiate Academy	004 Administration	D5037	1489931	Fire Alarm Control Panel, Addressable, Replace	15	11	4	1	EA	\$20,569.35	\$20,569					\$20,569							\$20,569
Capitol Collegiate Academy	004 Administration	D5037	1490105	Fire Alarm Control Panel, Addressable, Replace	15	11	4	1	EA	\$20,569.35	\$20,569					\$20,569							\$20,569
Capitol Collegiate Academy	004 Administration	D5037	1489909	Fire Alarm System, Standard Addressable, Upgrade/Install	20	10	10	2155	SF	\$5.49	\$11,821											\$11,821	\$11,821
Capitol Collegiate Academy	005 Kindergarten	B2011	1490018	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	2	8	200	SF	\$4.11	\$823									\$823			\$823
Capitol Collegiate Academy	005 Kindergarten	B2021	1489913	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	25	5	16	EA	\$891.34	\$14,261						\$14,261						\$14,261
Capitol Collegiate Academy	005 Kindergarten	B2023	1489885	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	24	6	320	SF	\$75.42	\$24,135							\$24,135					\$24,135
Capitol Collegiate Academy	005 Kindergarten	B2032	1489949	Exterior Door, Steel, Replace	40	35	5	4	EA	\$822.77	\$3,291						\$3,291						\$3,291
Capitol Collegiate Academy	005 Kindergarten	B3016	1489901	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	12	8	160	LF	\$12.34	\$1,975									\$1,975			\$1,975
Capitol Collegiate Academy	005 Kindergarten	C1031	1489902	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	4	EA	\$1,028.47	\$4,114						\$4,114						

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
Capitol Collegiate Academy	P01 Portable Classrooms 11 to 15	D3052	1488131	Heat Pump, 3 TON, Replace	20	17	3	1	EA	\$6,033.68	\$6,034				\$6,034								\$6,034
Capitol Collegiate Academy	P01 Portable Classrooms 11 to 15	D3052	1488117	Heat Pump, 3 TON, Replace	20	17	3	1	EA	\$6,033.68	\$6,034				\$6,034								\$6,034
Capitol Collegiate Academy	P01 Portable Classrooms 11 to 15	D3052	1488115	Heat Pump, 3.5 TON, Replace	20	16	4	1	EA	\$7,542.10	\$7,542					\$7,542							\$7,542
Capitol Collegiate Academy	P01 Portable Classrooms 11 to 15	D3052	1489894	Heat Pump, 4 TON, Replace	20	15	5	1	EA	\$7,542.10	\$7,542						\$7,542						\$7,542
Capitol Collegiate Academy	P01 Portable Classrooms 11 to 15	D3068	1491786	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	14	1	4800	SF	\$3.43	\$16,455		\$16,455										\$16,455
Capitol Collegiate Academy	P01 Portable Classrooms 11 to 15	D4031	1489868	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	5	EA	\$205.69	\$1,028								\$1,028				\$1,028
Capitol Collegiate Academy	P01 Portable Classrooms 11 to 15	D5012	1489860	Main Distribution Panel, 400 AMP, Replace	30	20	10	1	EA	\$7,542.10	\$7,542											\$7,542	\$7,542
Capitol Collegiate Academy	P01 Portable Classrooms 11 to 15	D5029	1490064	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	4800	SF	\$10.97	\$52,658											\$52,658	\$52,658
Capitol Collegiate Academy	P01 Portable Classrooms 11 to 15	D5037	1490017	Fire Alarm System, Standard Addressable, Upgrade/Install	20	10	10	4800	SF	\$5.49	\$26,329											\$26,329	\$26,329
Capitol Collegiate Academy	P02 Portable Classrooms 34 and 35	B2011	1489951	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	2000	SF	\$4.11	\$8,228					\$8,228							\$8,228
Capitol Collegiate Academy	P02 Portable Classrooms 34 and 35	B2021	1490053	Window, 1 Pane, Replace	30	26	4	16	EA	\$1,302.73	\$20,844					\$20,844							\$20,844
Capitol Collegiate Academy	P02 Portable Classrooms 34 and 35	B3011	1489912	Roof, Modified Bituminous, Replace	20	16	4	2520	SF	\$13.71	\$34,557					\$34,557							\$34,557
Capitol Collegiate Academy	P02 Portable Classrooms 34 and 35	B3016	1489895	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	12	8	80	LF	\$12.34	\$987									\$987			\$987
Capitol Collegiate Academy	P02 Portable Classrooms 34 and 35	C3012	1490143	Interior Wall Finish, any surface, Prep & Paint	10	6	4	1120	SF	\$2.06	\$2,304					\$2,304							\$2,304
Capitol Collegiate Academy	P02 Portable Classrooms 34 and 35	C3012	1489881	Interior Wall Finish, Vinyl, Replace	15	11	4	1120	SF	\$3.43	\$3,840					\$3,840							\$3,840
Capitol Collegiate Academy	P02 Portable Classrooms 34 and 35	C3024	1490091	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	1800	SF	\$6.86	\$12,342									\$12,342			\$12,342
Capitol Collegiate Academy	P02 Portable Classrooms 34 and 35	C3031	1490021	Interior Ceiling Finish, any flat surface, Prep & Paint	10	6	4	1800	SF	\$2.74	\$4,937					\$4,937							\$4,937
Capitol Collegiate Academy	P02 Portable Classrooms 34 and 35	D2014	1490088	Sink/Lavatory, 2.2 GPM, Replace	30	24	6	2	EA	\$1,645.55	\$3,291							\$3,291					\$3,291
Capitol Collegiate Academy	P02 Portable Classrooms 34 and 35	D3041	1489872	HVAC System Ductwork, Medium Density, Replace	30	20	10	1800	SF	\$5.49	\$9,873											\$9,873	\$9,873
Capitol Collegiate Academy	P02 Portable Classrooms 34 and 35	D3068	1491787	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	14	1	1800	SF	\$3.43	\$6,171		\$6,171										\$6,171
Capitol Collegiate Academy	P02 Portable Classrooms 34 and 35	D4031	1489978	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	2	EA	\$205.69	\$411								\$411				\$411
Capitol Collegiate Academy	P02 Portable Classrooms 34 and 35	D5019	1490051	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	1800	SF	\$3.43	\$6,171											\$6,171	\$6,171
Capitol Collegiate Academy	P02 Portable Classrooms 34 and 35	D5029	1489991	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	1800	SF	\$10.97	\$19,747											\$19,747	\$19,747
Capitol Collegiate Academy	P02 Portable Classrooms 34 and 35	D5037	1489954	Fire Alarm System, Standard Addressable, Upgrade/Install	20	10	10	1800	SF	\$5.49	\$9,873											\$9,873	\$9,873
Capitol Collegiate Academy	P08 Portable Clinic	B2011	1490114	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	9	1	1200	SF	\$4.11	\$4,937		\$4,937										\$4,937
Capitol Collegiate Academy	P08 Portable Clinic	B2023	1490116	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	20	10	28	SF	\$75.42	\$2,112											\$2,112	\$2,112
Capitol Collegiate Academy	P08 Portable Clinic	B3011	1489953	Roof, Metal, Replace	40	40	0	912	SF	\$17.83	\$16,258	\$16,258											\$16,258
Capitol Collegiate Academy	P08 Portable Clinic	B3016	1489947	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	50	LF	\$12.34	\$617						\$617						\$617
Capitol Collegiate Academy	P08 Portable Clinic	C1021	1490009	Interior Door, Wood Solid-Core, Replace	40	32	8	6	EA	\$959.90	\$5,759									\$5,759			\$5,759
Capitol Collegiate Academy	P08 Portable Clinic	C3012	1489968	Interior Wall Finish, any surface, Prep & Paint	10	7	3	1800	SF	\$2.06	\$3,702				\$3,702								\$3,702
Capitol Collegiate Academy	P08 Portable Clinic	C3024	1489933	Interior Floor Finish, Vinyl Sheeting, Replace	15	14	1	360	SF	\$9.60	\$3,456		\$3,456										\$3,456
Capitol Collegiate Academy	P08 Portable Clinic	C3025	1489882	Interior Floor Finish, Carpet Commercial Standard, Replace	10	10	0	540	SF	\$10.28	\$5,554	\$5,554										\$5,554	\$11,107
Capitol Collegiate Academy	P08 Portable Clinic	C3032	1489985	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	25	0	900	SF	\$4.80	\$4,320	\$4,320											\$4,320
Capitol Collegiate Academy	P08 Portable Clinic	D2014	1490015	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	27	3	3	EA	\$1,645.55	\$4,937				\$4,937								\$4,937
Capitol Collegiate Academy	P08 Portable Clinic	D2014	1489865	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	26	4	1	EA	\$2,056.94	\$2,057					\$2,057							\$2,057
Capitol Collegiate Academy	P08 Portable Clinic	D2029	1489862	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	37	3	900	SF	\$15.08	\$13,576				\$13,576								\$13,576
Capitol Collegiate Academy	P08 Portable Clinic	D3041	1490074	HVAC System Ductwork, Medium Density, Replace	30	27	3	900	SF	\$5.49	\$4,937				\$4,937								\$4,937
Capitol Collegiate Academy	P08 Portable Clinic	D3052	1490005	Packaged Unit (RTU), 5 TON, Replace	20	20	0	1	EA	\$15,084.19	\$15,084	\$15,084											\$15,084
Capitol Collegiate Academy	P08 Portable Clinic	D3068	1491788	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	14	1	900	SF	\$3.43	\$3,085		\$3,085										\$3,085
Capitol Collegiate Academy	P08 Portable Clinic	D4031	1489999	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	7	3	1	EA	\$205.69	\$206				\$206								\$206
Capitol Collegiate Academy	P08 Portable Clinic	D5022	1489876	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	20	0	2	EA	\$287.97	\$576	\$576											\$576
Capitol Collegiate Academy	P08 Portable Clinic	D5029	1489945	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	20	0	900	SF	\$10.97	\$9,873	\$9,873											\$9,873
Capitol Collegiate Academy	P08 Portable Clinic	D5037	1490082	Fire Alarm System, Standard Addressable, Upgrade/Install	20	15	5	900	SF	\$5.49	\$4,937					\$4,937							\$4,937
Capitol Collegiate Academy	P09 Portable Classrooms	B2011	1490019	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Repair	0	0	0	400	SF	\$39.77	\$15,907	\$15,907											\$15,907
Capitol Collegiate Academy	P09 Portable Classrooms	B2011	1490104	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1700	SF	\$4.11	\$6,994					\$6,994							\$6,994
Capitol Collegiate Academy	P09 Portable Classrooms	B2021	1490039	Window, 1 Pane, Replace	30	25	5	7	EA	\$1,302.73	\$9,119					\$9,119							\$9,119
Capitol Collegiate Academy	P09 Portable Classrooms	C3012	1490085	Interior Wall Finish, Vinyl, Replace	15	11	4	2560	SF	\$3.43	\$8,776					\$8,776							\$8,776
Capitol Collegiate Academy	P09 Portable Classrooms	C3025	1489863	Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	960	SF	\$10.28	\$9,873				\$9,873								\$9,873
Capitol Collegiate Academy	P09 Portable Classrooms	C3032	1490079	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	17	8	1920	SF	\$4.80	\$9,215									\$9,215			\$9,215
Capitol Collegiate Academy	P09 Portable Classrooms	D3052	1489891	Heat Pump, 4 TON, Replace	20	17	3	1	EA	\$7,542.10	\$7,542				\$7,542								\$7,542
Capitol Collegiate Academy	P09 Portable Classrooms	D3052	1490068	Heat Pump, 4 TON, Replace	20	17	3	1	EA	\$7,542.10	\$7,542				\$7,542								\$7,542

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
Capitol Collegiate Academy	P09 Portable Classrooms	D3068	1491785	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	14	1	1920	SF	\$3.43	\$6,582		\$6,582										\$6,582
Capitol Collegiate Academy	P09 Portable Classrooms	D4031	1489898	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	2	EA	\$205.69	\$411								\$411				\$411
Capitol Collegiate Academy	P09 Portable Classrooms	D5022	1489855	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	4	EA	\$287.97	\$1,152											\$1,152	\$1,152
Capitol Collegiate Academy	P09 Portable Classrooms	D5029	1490090	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	1920	SF	\$10.97	\$21,063											\$21,063	\$21,063
Capitol Collegiate Academy	P09 Portable Classrooms	D5037	1489981	Fire Alarm System, Standard Addressable, Upgrade/Install	20	10	10	1920	SF	\$5.49	\$10,532											\$10,532	\$10,532
Capitol Collegiate Academy	P11 Head Start	B2011	1489903	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	2	8	1480	SF	\$4.11	\$6,089									\$6,089			\$6,089
Capitol Collegiate Academy	P11 Head Start	C1031	1489975	Toilet Partitions, Plastic/Laminate, Replace	20	18	2	2	EA	\$1,028.47	\$2,057			\$2,057									\$2,057
Capitol Collegiate Academy	P11 Head Start	C3012	1490139	Interior Wall Finish, Vinyl, Replace	15	7	8	1800	SF	\$3.43	\$6,171									\$6,171			\$6,171
Capitol Collegiate Academy	P11 Head Start	C3025	1489989	Interior Floor Finish, Carpet Commercial Standard, Replace	10	0	10	650	SF	\$10.28	\$6,685											\$6,685	\$6,685
Capitol Collegiate Academy	P11 Head Start	D2018	1489908	Drinking Fountain, Outside/Site Style, Replace	15	7	8	1	EA	\$4,936.64	\$4,937									\$4,937			\$4,937
Capitol Collegiate Academy	P11 Head Start	D3052	1489956	Heat Pump, 4 TON, Replace	20	17	3	1	EA	\$7,542.10	\$7,542				\$7,542								\$7,542
Capitol Collegiate Academy	P11 Head Start	D3068	1491782	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	14	1	1440	SF	\$3.43	\$4,937		\$4,937										\$4,937
Capitol Collegiate Academy	P11 Head Start	D4031	1490078	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	1	EA	\$205.69	\$206								\$206				\$206
Capitol Collegiate Academy	P11 Head Start	D5022	1489980	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	2	EA	\$287.97	\$576											\$576	\$576
Capitol Collegiate Academy	P11 Head Start	D5029	1490106	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	1440	SF	\$10.97	\$15,797											\$15,797	\$15,797
Capitol Collegiate Academy	P11 Head Start	D5037	1490110	Fire Alarm System, Standard Addressable, Upgrade/Install	20	10	10	1440	SF	\$5.49	\$7,899											\$7,899	\$7,899
Capitol Collegiate Academy	P11 Head Start	D5092	1489976	Exit Sign Light Fixture, LED, Replace	10	2	8	2	EA	\$301.68	\$603									\$603			\$603
Capitol Collegiate Academy	Site	B3019	1489879	Awning, Fabric per SF, Replace	10	7	3	400	SF	\$10.97	\$4,388				\$4,388								\$4,388
Capitol Collegiate Academy	Site	C3031	1491225	Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	5100	SF	\$2.74	\$13,987					\$13,987							\$13,987
Capitol Collegiate Academy	Site	D2023	1489936	Domestic Circulation/Booster Pump, 10 HP, Replace	25	22	3	1	EA	\$9,324.77	\$9,325				\$9,325								\$9,325
Capitol Collegiate Academy	Site	G2022	1489883	Parking Lots, Asphalt Pavement, Seal & Stripe	5	3	2	53400	SF	\$0.62	\$32,952			\$32,952					\$32,952				\$65,904
Capitol Collegiate Academy	Site	G2031	1490040	Pedestrian Pavement, Sidewalk, Asphalt, Replace	25	24	1	400	SF	\$7.54	\$3,017		\$3,017										\$3,017
Capitol Collegiate Academy	Site	G2044	1488120	Signage, Property, Monument/Pylon, Replace/Install	20	16	4	1	EA	\$13,027.26	\$13,027					\$13,027							\$13,027
Capitol Collegiate Academy	Site	G2047	1490038	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	3	2	65600	SF	\$0.62	\$40,391			\$40,391					\$40,391				\$80,781
Capitol Collegiate Academy	Site	G2047	1490075	Play Structure, Medium, Replace	20	12	8	2	EA	\$27,425.80	\$54,852									\$54,852			\$54,852
Capitol Collegiate Academy	Site	G2047	1488136	Play Structure, Small, Replace	20	10	10	1	EA	\$13,712.90	\$13,713											\$13,713	\$13,713
Totals, Unescalated												\$110,973	\$137,822	\$247,505	\$490,092	\$220,887	\$321,348	\$206,796	\$357,596	\$178,654	\$2,589	\$1,050,023	\$3,324,285
Totals, Escalated (3.0% inflation, compounded annually)												\$110,973	\$141,956	\$262,578	\$535,537	\$248,611	\$372,531	\$246,925	\$439,798	\$226,314	\$3,378	\$1,411,143	\$3,999,743

Appendix F: Equipment Inventory List

D10 CONVEYING												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1489884	D1013	Wheelchair Lift [117337]	750 LBS	Capitol Collegiate Academy / 006 Multipurpose	Stage - U002	Porch-Lift	Inaccessible	Inaccessible		00263576	
D20 PLUMBING												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1488122	D2021	Backflow Preventer	3 INCH	Capitol Collegiate Academy / Site	Site	Ames	2000B	Illegible	2004	00263598	
2	1488113	D2021	Backflow Preventer	3 INCH	Capitol Collegiate Academy / Site	Site	No tag/plate found	No tag/plate found	No tag/plate found		00263597	
3	1489936	D2023	Domestic Circulation/Booster Pump	10 HP	Capitol Collegiate Academy / Site	Site	Berkeley Pumps\ US Electric Motors	B080A	No tag/plate found		00258398	
4	1489864	D2023	Water Heater	30 GAL	Capitol Collegiate Academy / 004 Administration	Janitor - J001	A. O. Smith	EES 30 917	GL01-0294421-917	2001	00263596	
5	1490084	D2023	Water Heater	75 GAL	Capitol Collegiate Academy / 006 Multipurpose	Janitor - J001	Rheem	22VR75-70N	RHLN0607U00250	2007	00263568	
D30 HVAC												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1489906	D3032	Condensing Unit/Heat Pump	3 TON	Capitol Collegiate Academy / P02 Portable Classrooms 34 and 35	Classroom - O035	Lennox	ML14XC1-036-230806	1917H13014	2017	00262095	
2	1490140	D3032	Condensing Unit/Heat Pump	3 TON	Capitol Collegiate Academy / P02 Portable Classrooms 34 and 35	Classroom - O034	Lennox	ML14XC1-036-230806	1917H13024	2017	00262094	
3	1488141	D3032	Condensing Unit/Heat Pump	5 TON	Capitol Collegiate Academy / 004 Administration	Office	Day & Nite	597CN060-D	3796E04621	1996	00263566	
4	1489952	D3042	Exhaust Fan	500 CFM	Capitol Collegiate Academy / 006 Multipurpose	Kitchen						
5	1489988	D3042	Exhaust Fan [REF-1B]	1500 CFM	Capitol Collegiate Academy / 002 Restrooms	Roof	Penn Ventilator Company	FX8B	No tag/plate found		00262078	
6	1490129	D3042	Exhaust Fan [REF-2B]	1500 CFM	Capitol Collegiate Academy / 002 Restrooms	Roof	Penn Ventilator Company	FX8B	No tag/plate found		00262079	
7	1489960	D3051	Furnace	100 MBH	Capitol Collegiate Academy / P02 Portable Classrooms 34 and 35	Classroom - O035	Lennox	Inaccessible	Inaccessible	2017	00263572	
8	1489944	D3051	Furnace	100 MBH	Capitol Collegiate Academy / P02 Portable Classrooms 34 and 35	Classroom - O034	Lennox	Inaccessible	Inaccessible	2017	00263577	
9	1490103	D3051	Furnace	110 MBH	Capitol Collegiate Academy / 004 Administration	Building exterior	Bryant	383KAV060111	4496A07899	1996	00263638	
10	1490068	D3052	Heat Pump [7]	4 TON	Capitol Collegiate Academy / P09 Portable Classrooms	Former 4th R	Bard	48WH6-A10C	Inaccessible		00262086	
11	1489891	D3052	Heat Pump [8]	4 TON	Capitol Collegiate Academy / P09 Portable Classrooms	Former 4th R	Bard	48WH6-A10C	107N890629883		00257923	
12	1488114	D3052	Heat Pump	3 TON	Capitol Collegiate Academy / P01 Portable Classrooms 11 to 15	Classroom-O013	Marvair	36WH7AO5C	058F900648726	1990	00262090	
13	1488131	D3052	Heat Pump	3 TON	Capitol Collegiate Academy / P01 Portable Classrooms 11 to 15	Classroom-O014	Marvair	AVP36HPA05N-1000 BI	FL49789	2000	00262089	
14	1488117	D3052	Heat Pump	3 TON	Capitol Collegiate Academy / P01 Portable Classrooms 11 to 15	Classroom-O012	Marvair	36WH7-A05C	058F9006487	1990	00262091	
15	1488115	D3052	Heat Pump	3.5 TON	Capitol Collegiate Academy / P01 Portable Classrooms 11 to 15	Classroom-O015	Berd	WH421-A05VP4XXX	126L031847440-02	2003	00262088	
16	1489956	D3052	Heat Pump	4 TON	Capitol Collegiate Academy / P11 Head Start	Building exterior	Bard	WH491-A02AP4XXB	218H011647542-02	2001	00257922	
17	1489894	D3052	Heat Pump	4 TON	Capitol Collegiate Academy / P01 Portable Classrooms 11 to 15	Classroom - O011	Bard	?421-A00VP4XXX	126F041915778-02	2004	00262092	
18	1490005	D3052	Packaged Unit (RTU)	5 TON	Capitol Collegiate Academy / P08 Portable Clinic	Roof	Inaccessible	Inaccessible	Inaccessible		Inaccessible	
19	1488133	D3052	Packaged Unit (RTU) [AC-1A]	4 TON	Capitol Collegiate Academy / 003 Classrooms 6 to 10	Classroom-O006	BDP	581BPV048072ADAA	1899G20319	1999	00262080	
20	1490111	D3052	Packaged Unit (RTU) [AC-1C]	4 TON	Capitol Collegiate Academy / 001 Classrooms 1 to 4	Classroom - O005	BDP	561BPV04807ADAA	2199G20371	1999	00263573	
21	1490026	D3052	Packaged Unit (RTU) [AC-1E]	4 TON	Capitol Collegiate Academy / 001 Classrooms 1 to 4	Classroom - Y030	BDP	561BPV04807ADAA	1899G20322	1999	00263587	
22	1490126	D3052	Packaged Unit (RTU) [AC-1F]	12.5 TON	Capitol Collegiate Academy / 006 Multipurpose	Kitchen - K001	BDP	581BPV150224AEAA	2299G30679	1999	00263593	
23	1488129	D3052	Packaged Unit (RTU) [AC-2A]	4 TON	Capitol Collegiate Academy / 003 Classrooms 6 to 10	Classroom-O007	BDP	581BPV048072ADAA	1899G20321	1999	00263581	
24	1490101	D3052	Packaged Unit (RTU) [AC-2C]	4 TON	Capitol Collegiate Academy / 001 Classrooms 1 to 4	Classroom - O004	BDP	561BPV04807ADAA	2199G20367	1999	00263591	
25	1490007	D3052	Packaged Unit (RTU) [AC-2E]	4 TON	Capitol Collegiate Academy / 001 Classrooms 1 to 4	Classroom - Y040	BDP	561BPV04807ADAA	1899G20324	1999	00263588	
26	1489972	D3052	Packaged Unit (RTU) [AC-2F]	3 TON	Capitol Collegiate Academy / 006 Multipurpose	Stage - U002	BDP	581BPV036072ADAA	2099G20246	1999	00263594	
27	1488112	D3052	Packaged Unit (RTU) [AC-3A]	4 TON	Capitol Collegiate Academy / 003 Classrooms 6 to 10	Classroom-O008	BDP	581BPV048072ADAA	1899G20323	1999	00263582	
28	1489861	D3052	Packaged Unit (RTU) [AC-3C]	4 TON	Capitol Collegiate Academy / 001 Classrooms 1 to 4	Classroom - O003	BDP	561BPV04807ADAA	2199G20346	1999	00263590	
29	1488125	D3052	Packaged Unit (RTU) [AC-3F]	2 TON	Capitol Collegiate Academy / 006 Multipurpose	Kitchen-K001	Bryant	583ANW024040AAHD	2199G11138	1999	00263592	
30	1488109	D3052	Packaged Unit (RTU) [AC-4A]	4 TON	Capitol Collegiate Academy / 003 Classrooms 6 to 10	Classroom-O009	BDP	581BPV048072ADAA	1899G20366	1999	00263583	
31	1489875	D3052	Packaged Unit (RTU) [AC-4C]	4 TON	Capitol Collegiate Academy / 001 Classrooms 1 to 4	Classroom - O002	BDP	561BPV04807ADAA	1899G20320	1999	00263589	
32	1490086	D3052	Packaged Unit (RTU)	5 TON	Capitol Collegiate Academy / 001 Classrooms 1 to 4	Classroom - O001	BDP	561BPV06007ADAA	2199G20434	1999	00263586	
33	1488140	D3052	Packaged Unit (RTU) [AC-5A]	5 TON	Capitol Collegiate Academy / 003 Classrooms 6 to 10	Classroom-O010	BDP	581BPV060072ADAA	1899G20433	1999	00263585	
34	1488121	D3052	Packaged Unit (RTU) [AC-6A]	2 TON	Capitol Collegiate Academy / 003 Classrooms 6 to 10	Classroom-O008	Bryant	583ANW024040AAHD	2199G11135	1999	00263584	
D40 FIRE PROTECTION												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1488127	D4011	Backflow Preventer	8 INCH	Capitol Collegiate Academy / Site	Site	Ames	3000SS	32980 0807	2004	00263599	
2	1489868	D4031	Fire Extinguisher		Capitol Collegiate Academy / P01 Portable Classrooms 11 to 15	Throughout building						5
3	1489918	D4031	Fire Extinguisher		Capitol Collegiate Academy / 003 Classrooms 6 to 10	Throughout building						5
4	1489911	D4031	Fire Extinguisher		Capitol Collegiate Academy / 004 Administration	Throughout building						
5	1490119	D4031	Fire Extinguisher		Capitol Collegiate Academy / 001 Classrooms 1 to 4	Throughout building						5
6	1489978	D4031	Fire Extinguisher		Capitol Collegiate Academy / P02 Portable Classrooms 34 and 35	Throughout building						2
7	1489898	D4031	Fire Extinguisher		Capitol Collegiate Academy / P09 Portable Classrooms	Throughout building						2
8	1489858	D4031	Fire Extinguisher		Capitol Collegiate Academy / 005 Kindergarten	Throughout building						2
9	1489967	D4031	Fire Extinguisher		Capitol Collegiate Academy / 006 Multipurpose	Throughout building						2
10	1490078	D4031	Fire Extinguisher		Capitol Collegiate Academy / P11 Head Start	Throughout building						
11	1489999	D4031	Fire Extinguisher		Capitol Collegiate Academy / P08 Portable Clinic	Throughout building						
12	1489995	D4031	Fire Hose		Capitol Collegiate Academy / 006 Multipurpose	Cafeteria				2017		2
D50 ELECTRICAL												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1489998	D5012	Building/Main Switchboard [Main SWBD Freeport]	2000 AMP	Capitol Collegiate Academy / Site	Site	Industrial Electric		044209-002			
2	1488135	D5012	Building/Main Switchboard	800 AMP	Capitol Collegiate Academy / 006 Multipurpose	J001-Janitor	Square D		S 137921 SF	1960	00263580	
3	1490070	D5012	Main Distribution Panel	200 AMP	Capitol Collegiate Academy / P11 Head Start	Building exterior	Square D				00262085	
4	1489860	D5012	Main Distribution Panel	400 AMP	Capitol Collegiate Academy / P01 Portable Classrooms 11 to 15	Building exterior	Inaccessible	Inaccessible	Inaccessible			

5	1490099	D5012	Main Distribution Panel [Panel-MA]	400 AMP	Capitol Collegiate Academy / 001 Classrooms 1 to 4	Building exterior	Inaccessible	Inaccessible	Illegible		00263578
6	1489851	D5012	Main Distribution Panel [Panel-MD]	400 AMP	Capitol Collegiate Academy / 003 Classrooms 6 to 10	Building exterior	Inaccessible	Inaccessible	Inaccessible		00263571
7	1489855	D5022	Light Fixture		Capitol Collegiate Academy / P09 Portable Classrooms	Building exterior					4
8	1489980	D5022	Light Fixture		Capitol Collegiate Academy / P11 Head Start	Building exterior					2
9	1489930	D5022	Light Fixture		Capitol Collegiate Academy / P01 Portable Classrooms 11 to 15	Building exterior					5
10	1490066	D5022	Light Fixture		Capitol Collegiate Academy / P02 Portable Classrooms 34 and 35	Building exterior					3
11	1490052	D5022	Light Fixture		Capitol Collegiate Academy / 001 Classrooms 1 to 4	Building exterior					12
12	1489946	D5022	Light Fixture		Capitol Collegiate Academy / 003 Classrooms 6 to 10	Building exterior					10
13	1489955	D5022	Light Fixture		Capitol Collegiate Academy / 004 Administration	Building exterior					2
14	1489890	D5022	Light Fixture		Capitol Collegiate Academy / 005 Kindergarten	Building exterior					2
15	1489876	D5022	Light Fixture		Capitol Collegiate Academy / P08 Portable Clinic	Building exterior					2
16	1489931	D5037	Fire Alarm Control Panel		Capitol Collegiate Academy / 004 Administration	Office - C001	Fire-Lite	No tag/plate found	No tag/plate found	2008	00263538
17	1490105	D5037	Fire Alarm Control Panel		Capitol Collegiate Academy / 004 Administration	Office - C001	Fire-Lite	MS-9600UDLS	No tag/plate found	2008	00263639
18	1489965	D5092	Exit Sign Light Fixture		Capitol Collegiate Academy / 006 Multipurpose	006					5
19	1489976	D5092	Exit Sign Light Fixture		Capitol Collegiate Academy / P11 Head Start	P11					2

E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1488124	E1093	Commercial Freezer, 3-Door Reach-In [Freezer 1]		Capitol Collegiate Academy / 006 Multipurpose	Kitchen - K001	True Manufacturing Co	TS-72F	8911500	2016	00263633	
2	1488111	E1093	Commercial Walk-In Refrigerator/Freezer, Evaporator [Fridgerator 1]		Capitol Collegiate Academy / 006 Multipurpose	Kitchen - K001	No tag/plate found	No tag/plate found	No tag/plate found		00263632	
3	1488118	E1093	Commercial 6 LF	6 LF	Capitol Collegiate Academy / 006 Multipurpose	Kitchen - K001	No tag/plate found	No tag/plate found	No tag/plate found		00263631	
4	1488137	E1093	Commercial Convection Oven, Double		Capitol Collegiate Academy / 006 Multipurpose	Kitchen - K001	Southbend	SLGS/22SC	16H46159	2016	00263629	
5	1488116	E1093	Commercial Dairy Cooler/Wells		Capitol Collegiate Academy / 006 Multipurpose	Multipurpose-U001	Beverage-Air	SM58N-W	Inaccessible		00263627	
6	1488110	E1093	Commercial Dairy Cooler/Wells		Capitol Collegiate Academy / 006 Multipurpose	Multipurpose-U001	Beverage-Air	SM58N-W	12007371		00263626	
7	1488134	E1093	Commercial Dairy Cooler/Wells		Capitol Collegiate Academy / 006 Multipurpose	Multipurpose-U001	Beverage-Air	SM58N-W	Inaccessible		00263570	
8	1488119	E1093	Commercial Food Warmer		Capitol Collegiate Academy / 006 Multipurpose	Kitchen - K001	CresCor	H137SUA12D	CBG-J413086-1	2013	00263628	
9	1488128	E1093	Commercial Freezer, 2-Door Reach-In		Capitol Collegiate Academy / 006 Multipurpose	Kitchen - K001	True Manufacturing Co	TS-49F-HC	9058491	2016	00263634	
10	1488139	E1093	Commercial Range/Oven, 6-Burner w/ Griddle		Capitol Collegiate Academy / 006 Multipurpose	Kitchen - K001	U.S. Range	No tag/plate found	No tag/plate found		00263630	
11	1488126	E1093	Commercial Refrigerator, 2-Door Reach-In		Capitol Collegiate Academy / 006 Multipurpose	Kitchen - K001	True Manufacturing Co	TS-49-HC	8856890	2016	00263635	
12	1488142	E1093	Commercial Walk-In Freezer		Capitol Collegiate Academy / 006 Multipurpose	Kitchen - K001	No tag/plate found	No tag/plate found	No tag/plate found		00263632	