



FACILITY CONDITION ASSESSMENT

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

DLR GROUP
1050 20th Street, Suite 250
Sacramento, California 95844



MAPLE ELEMENTARY (CLOSED AND LEASED)
3301 37th Avenue
Sacramento, California 95824

PREPARED BY:

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1. Executive Summary

Portfolio Overview and Assessment Details

General Information	
Property Type/s	Elementary School
Main Address	3301 37 th Avenue, Sacramento, California 95824
Building Construction Dates	Building 001: 1952 Building 002: 1952 Building 003: 1952 Portable P01-P06: 2000
Number of Buildings	10
Current Occupants	La Familia's Maple Neighborhood Center
Date(s) of Visit	October 7, 2019
Management Point of Contact	DLR Group, Mark Covington 916.446.0206 phone mcovington@dlrgroup.com email
On-site Point of Contact (POC)	Mike Taxara
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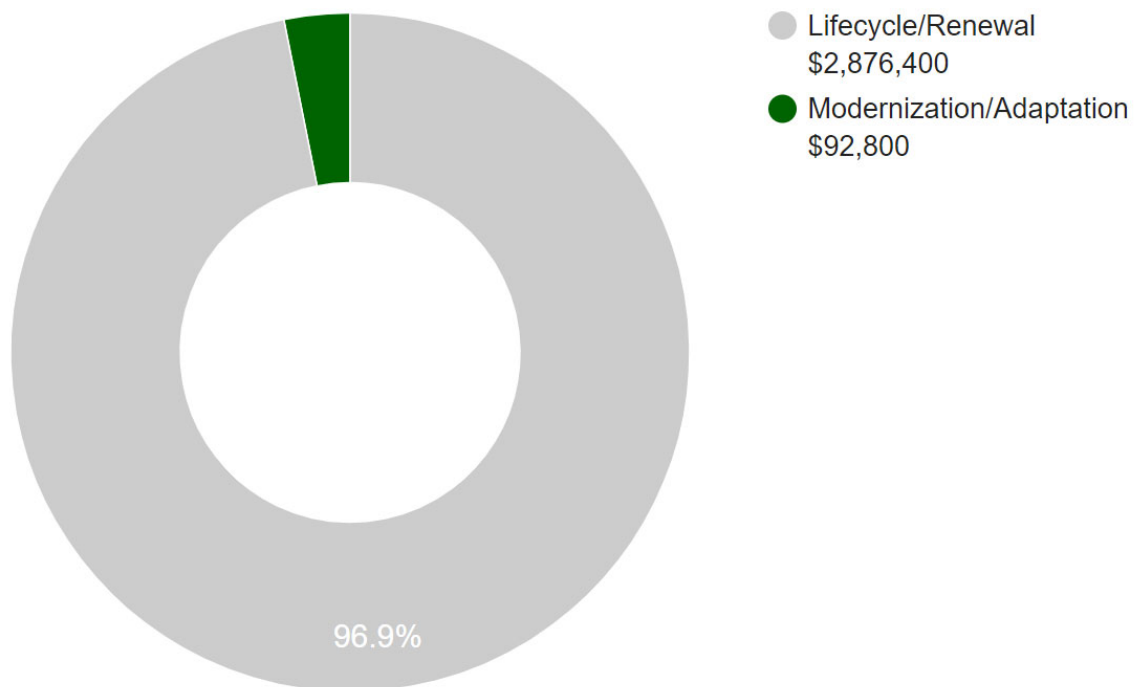
Plan Types

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: \$2,969,200

Portfolio-Level Findings and Deficiencies

Historical Summary

The Maple Elementary campus was developed in 1952. The site was renovated in 2000 to add portables. There have been no significant renovations to the existing buildings. The site includes a tennis court and child care facility across 37th Avenue.

Architectural

The permanent buildings all have the same basic construction type and finishes for the 1952 era. The portable structures all have the same façade, roof type and interior finishes. Overall, the architectural elements are all in fair condition. Typical lifecycle-based interior and exterior finish replacements are anticipated and have been budgeted.

Mechanical, Electrical, Plumbing and Fire (MEPF)

It was reported that this site does not have BAS/EMS and needs to be added. The main electrical switchboard disperses power to the individual buildings and is located on the site (exterior). There is a fire alarm system in all buildings.

Site

The site consists of asphalt play surfaces and parking lots, multiple sports play areas and tennis courts. The site includes multiple sections of chain link fencing.

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
Maple Elementary (Closed and Leased)* / 001 Administration, Classrooms	\$750	8,197	\$6,147,750	0.5%	0.6%	3.4%	9.3%
Maple Elementary (Closed and Leased)* / 002 Library, Offices	\$750	3,617	\$2,712,750	0.5%	2.2%	4.8%	7.5%
Maple Elementary (Closed and Leased)* / 003 Community Center, Classrooms	\$750	1,497	\$1,122,750	0.5%	0.5%	4.5%	9.2%
Maple Elementary (Closed and Leased)* / P01-P06 Classrooms	\$450	12,960	\$5,832,000	0.8%	0.8%	4.2%	8.3%

Immediate Needs

There are no immediate needs.

Key Findings



BAS/HVAC Controls

Basic System or Legacy Upgrades
Throughout All Buildings

Uniformat Code: D3068
Recommendation: **Install in 2020**

Priority Score: **59.0**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$90,000

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Reported that system is incomplete and needs to be upgraded/Installed. - AssetCALC ID: 1483627

2. 001 Administration, Classrooms



001 Administration, Classrooms: Systems Summary

Address	3301 37 th Avenue Sacramento, California 95824	
Constructed/ Renovated	1952	
Building Size	8,197 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Painted plaster with aluminum and wood windows	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with modified bituminous finish	Fair
Interiors	NA - Interior finishes not collected for Closed and Leased sites.	--
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Gas water heater Toilets and sinks in all restrooms	Fair
HVAC	Packaged Units, Split-systems, Make-up air unit	Fair

001 Administration, Classrooms: Systems Summary

Fire Suppression	Hydrants, fire extinguishers, kitchen hood system	Fair
Electrical	Source and Distribution: Fed from main switchboard with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

001 Administration, Classrooms: Systems Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$20,000	\$126,400	\$34,600	\$181,000
Roofing	-	-	-	-	\$159,300	\$159,300
Interiors	-	-	-	-	\$11,900	\$11,900
Plumbing	-	\$2,800	-	\$1,300	\$132,700	\$136,900
Fire Suppression	-	-	\$1,400	\$7,400	\$1,900	\$10,700
HVAC	-	\$34,000	\$70,400	\$114,000	\$165,100	\$383,600
Electrical	-	-	-	\$2,600	\$200,700	\$203,300
Fire Alarm & Comm	-	-	\$81,400	\$30,200	\$126,900	\$238,500
Equipment/Special	-	\$2,500	-	\$95,900	\$106,700	\$205,100
TOTALS	-	\$39,300	\$173,200	\$377,800	\$939,800	\$1,530,300

3. Library, Offices



002 Library, Offices: Systems Summary

Address	3301 37 th Avenue Sacramento, California 95824	
Constructed/ Renovated	1952	
Building Size	3,617 SF	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab/ with raised floor	Good
Façade	Painted plaster with aluminum and wood windows	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary:	Fair
Interiors	NA - Interior finishes not collected for Closed and Leased sites.	--
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting No hot water Toilets and sinks in all restrooms	Fair
HVAC	Split-systems	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair

002 Library, Offices: Systems Summary

Electrical	Source and Distribution: Fed from main switchboard with copper wiring Interior Lighting: T-8 Emergency: NA	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Reported that the BAS system needs to be upgraded	

002 Library, Offices: Systems Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$13,400	\$38,200	\$35,800	\$87,300
Roofing	-	\$36,000	-	-	\$13,800	\$49,800
Interiors	-	-	-	-	\$21,600	\$21,600
Plumbing	-	\$2,100	-	-	\$86,800	\$88,900
Fire Suppression	-	-	-	\$300	\$400	\$600
HVAC	-	\$23,400	\$22,900	\$6,900	\$99,200	\$152,300
Electrical	-	-	-	-	\$84,800	\$84,800
Fire Alarm & Comm	-	-	\$35,900	\$30,600	\$56,000	\$122,600
Equipment/Special	-	-	-	-	\$70,000	\$70,000
TOTALS	-	\$61,500	\$72,200	\$76,000	\$468,400	\$677,900

4. 003 Community Center, Classrooms



003 Community Center, Classrooms: Systems Summary

Address	3301 37 th Avenue Sacramento, California 95824	
Constructed/ Renovated	1952	
Building Size	1,497 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Painted plaster with wood windows	Fair
Roof	Hip construction with asphalt shingles	Fair
Interiors	NA - Interior finishes not collected for Closed and Leased buildings.	--
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting No hot water Toilets and sinks in all restrooms	Fair
HVAC	Split-system	Fair

003 Community Center, Classrooms: Systems Summary

Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Assumed fed from main switchboard across the street with copper wiring Interior Lighting: T-8 Emergency: NA	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks BAS/EMS system	

003 Community Center, Classrooms: Systems Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$34,000	-	\$11,500	\$45,600
Roofing	-	-	-	\$11,900	-	\$11,900
Plumbing	-	-	\$2,200	\$7,000	\$23,200	\$32,400
Fire Suppression	-	-	\$200	-	\$300	\$600
HVAC	-	\$5,300	-	\$6,200	\$22,200	\$33,700
Electrical	-	-	\$3,200	\$22,100	\$500	\$25,800
Fire Alarm & Comm	-	-	\$7,100	\$7,400	\$28,900	\$43,400
Equipment/Special	-	-	-	-	\$25,600	\$25,600
TOTALS	-	\$5,300	\$46,700	\$54,600	\$112,200	\$219,000

5. P01-P06 Classrooms



Building P01-P06: Systems Summary

Address	3301 37 th Avenue Sacramento, California 95824	
Constructed/ Renovated	2000	
Building Size	12,960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Flat construction with metal finish	Fair
Interiors	NA - Interior finishes not collected for Closed and Leased buildings.	--
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting No hot water Toilets and sinks in all restrooms	Fair
HVAC	Packaged units	Fair

Building P01-P06: Systems Summary		
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Fed from main switchboard with copper wiring Interior Lighting: T-8 Emergency: NA	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

Building P01-P06: Systems Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$4,800	\$41,800	\$6,400	\$52,900
Roofing	-	-	-	-	\$466,900	\$466,900
Interiors	-	-	-	-	\$10,500	\$10,500
Plumbing	-	-	-	\$16,400	\$196,400	\$212,800
Fire Suppression	-	-	\$200	-	\$50,400	\$50,700
HVAC	-	\$45,800	\$168,300	-	\$199,700	\$413,800
Electrical	-	-	-	\$185,300	\$95,800	\$281,000
Fire Alarm & Comm	-	-	\$34,000	-	\$140,700	\$174,700
Equipment/Special	-	-	-	-	\$44,600	\$44,600
TOTALS	-	\$45,800	\$207,300	\$243,500	\$1,211,400	\$1,707,900

6. Site Summary



Site Information

Lot Size	5.62 acres (estimated)	
Parking Spaces	75 total spaces all in open lots; 3 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt parking lots with concrete sidewalks and curbs	Fair
Site Development	Chain link fencing with gates Playgrounds and site lights	Fair
Landscaping and Topography	Limited landscaping features Irrigation is present No retaining walls Flat site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted light fixtures Pole-mounted light fixtures	Fair
Ancillary Structures	NA	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	None	

Site: Systems Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Roofing	-	\$52,400	-	\$13,200	\$17,700	\$83,400
Plumbing	-	-	\$10,800	-	\$23,100	\$33,900
Fire Suppression	-	-	-	-	-	-
Electrical	-	-	-	-	\$256,400	\$256,400
Site Development	-	\$3,700	\$16,700	\$310,500	\$94,700	\$425,700
Landscaping	-	-	-	\$677,300	-	\$677,300
Site Lighting	-	-	-	-	\$123,200	\$123,200
Pavement	-	\$18,500	-	\$443,800	\$53,800	\$516,200
TOTALS	-	\$74,600	\$27,500	\$1,444,800	\$568,900	\$2,116,100

7. Property Space Use and Observed Areas

Unit Allocation

All 28,997 square feet of the property are occupied by La Familia Maple Community Center. The spaces are mostly classrooms and multi-purpose rooms with supporting restrooms, administrative offices, and mechanical and other utility spaces.

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

8. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

During the FCA, EMG performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to those areas and categories set forth in the tables throughout this report. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG’s undertaking. Only a representative sample of areas was observed and actual measurements were not taken to verify compliance.

The facility was originally constructed in 1952. The facility was renovated in 2000 to add portables. Complaints about accessibility issues have not been received by the property management. The property does not have associated litigation related to existing barriers or previously removed barriers.

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

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

9. 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.

10. 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.

11. Certification

DLR Group (the Client) retained EMG to perform this Facility Condition Assessment in connection with the preparation for an architectural master plan of Maple Elementary (Closed and Leased), 3301 37th Avenue, Sacramento, California 95824, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

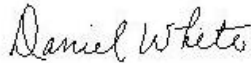
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

Prepared by: Corey Berman PE,

Reviewed by:



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Technical Report Reviewer for
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12. Appendices

Appendix A: Photographic Record

Appendix B: Site and Floor Plans

Appendix C: EMG Accessibility Checklist

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

Appendix F: Equipment Inventory List

Appendix A: Photographic Record



#1	01 ELEVATION 1
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#2	02 ELEVATION 2
----	----------------



#3	03 ELEVATION 3
----	----------------



#4	04 ELEVATION 4
----	----------------



#5	05 ELEVATION 5
----	----------------



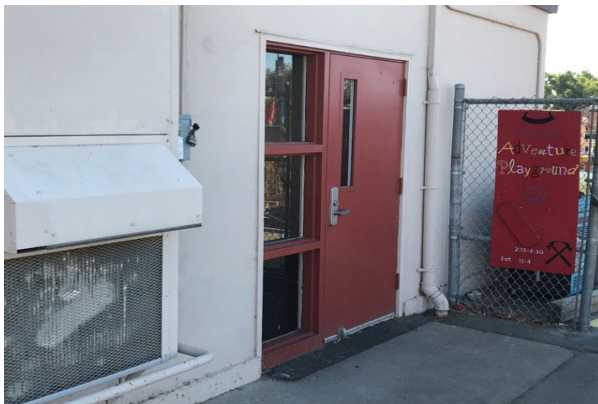
#6	06 ELEVATION 6
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#7	07 ELEVATION 7
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#8	B20 EXTERIOR WALL, PAINTED SURFACE
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#9	B20 EXTERIOR DOOR, STEEL
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#10	B20 OVERHEAD DOOR
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#11	B20 WINDOW, ALUMINUM
-----	----------------------



#12	B20 WINDOW, WOOD
-----	------------------



#13	B30 AWNING, FABRIC
-----	--------------------



#14	B30 ROOF, ASPHALT SHINGLE
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#15	B30 ROOF, METAL
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#16	B30 ROOF, MODIFIED BITUMEN
-----	----------------------------



#17	CDOOR INTERIOR DOOR, STEEL
-----	----------------------------



#18	C FLOOR VCT
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#19	C TOILET PARTITIONS
-----	---------------------



#20	D20 BACKFLOW PREVENTER, DOMESTIC
-----	----------------------------------



#21	D20 DRINKING FOUNTAIN, OUTSIDE STYLE
-----	--------------------------------------



#22	D20 PLUMBING SYSTEM, SUPPLY AND SANITARY
-----	--



#23	D20 PUMP, DOMESTIC WATER
-----	--------------------------



#24	D20 SINK, VANITY TOP, STAINLESS STEEL
-----	---------------------------------------



#25	D20 SINK, WALL-HUNG, SERVICE
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#26	D20 SINK, WALL-HUNG, VITREOUS CHINA
-----	-------------------------------------



#27	D20 TOILET
-----	------------



#28	D20 URINAL
-----	------------



#29	D30 AIR CURTAIN
-----	-----------------



#30	D30 CONDENSING UNIT/HEAT PUMP, SPLIT SYSTEM
-----	---



#31	D30 CONDENSING UNIT/HEAT PUMP, SPLIT SYSTEM
-----	---



#32	D30 DEFICIENCY BAS/HVAC CONTROLS
-----	----------------------------------



#33	D30 EXHAUST FAN
-----	-----------------



#34	D30 EXHAUST FAN
-----	-----------------



#35	D30 FURNACE, GAS
-----	------------------



#36	D30 MAKE-UP AIR UNIT
-----	----------------------



#37	D30 PACKAGED UNIT
-----	-------------------



#38	D30 HVAC SYSTEM DUCTWORK
-----	--------------------------



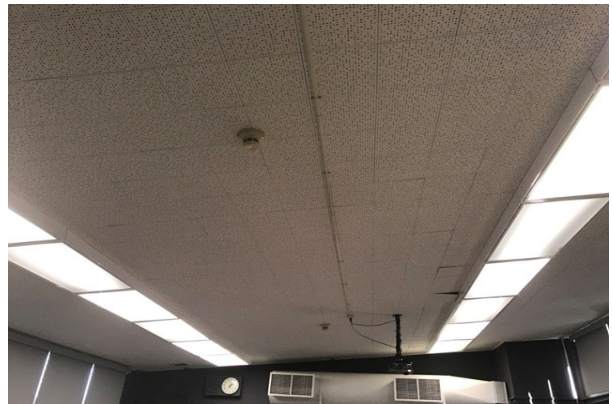
#39	D30 WATER HEATER, GAS
-----	-----------------------



#40	D40 FIRE SHUTTER DOOR
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#41	D40 FIRE SUPPRESSION SYSTEM, COMMERCIAL KITCHEN
-----	---



#42	D50 LIGHTING SYSTEM, INTERIOR
-----	-------------------------------



#43	D50 MAIN SWITCHBOARD
-----	----------------------



#44	D50 ELECTRICAL DISTRIBUTION SYSTEM
-----	------------------------------------



#45	D50 MAIN DISTRIBUTION PANEL
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#46	D55 DEFIBRILLATOR (AED)
-----	-------------------------



#47	D55 FIRE ALARM CONTROL PANEL
-----	------------------------------



#48	D55 SECURITY/SURVEILLANCE SYSTEM, CAMERAS AND CCTV
-----	--



#49	E CABINETRY
-----	-------------



#50	EKIT CONVECTION OVEN
-----	----------------------



#51	EKIT DISHWASHER
-----	-----------------



#52	EKIT REFRIGERATOR, 2-DOOR REACH-IN
-----	------------------------------------



#53	G FENCES AND GATES, CHAIN LINK
-----	--------------------------------



#54	G FENCES AND GATES, PAINTED SURFACE
-----	-------------------------------------



#55	G PARKING LOTS, ASPHALT PAVEMENT, MILL AND OVERLAY
-----	--



#56	G SIGNAGE, PROPERTY
-----	---------------------



#57	G SITE POLE LIGHT
-----	-------------------



#58	G SITE POLE LIGHT
-----	-------------------



#59	GP BASKETBALL BACKSTOP
-----	------------------------



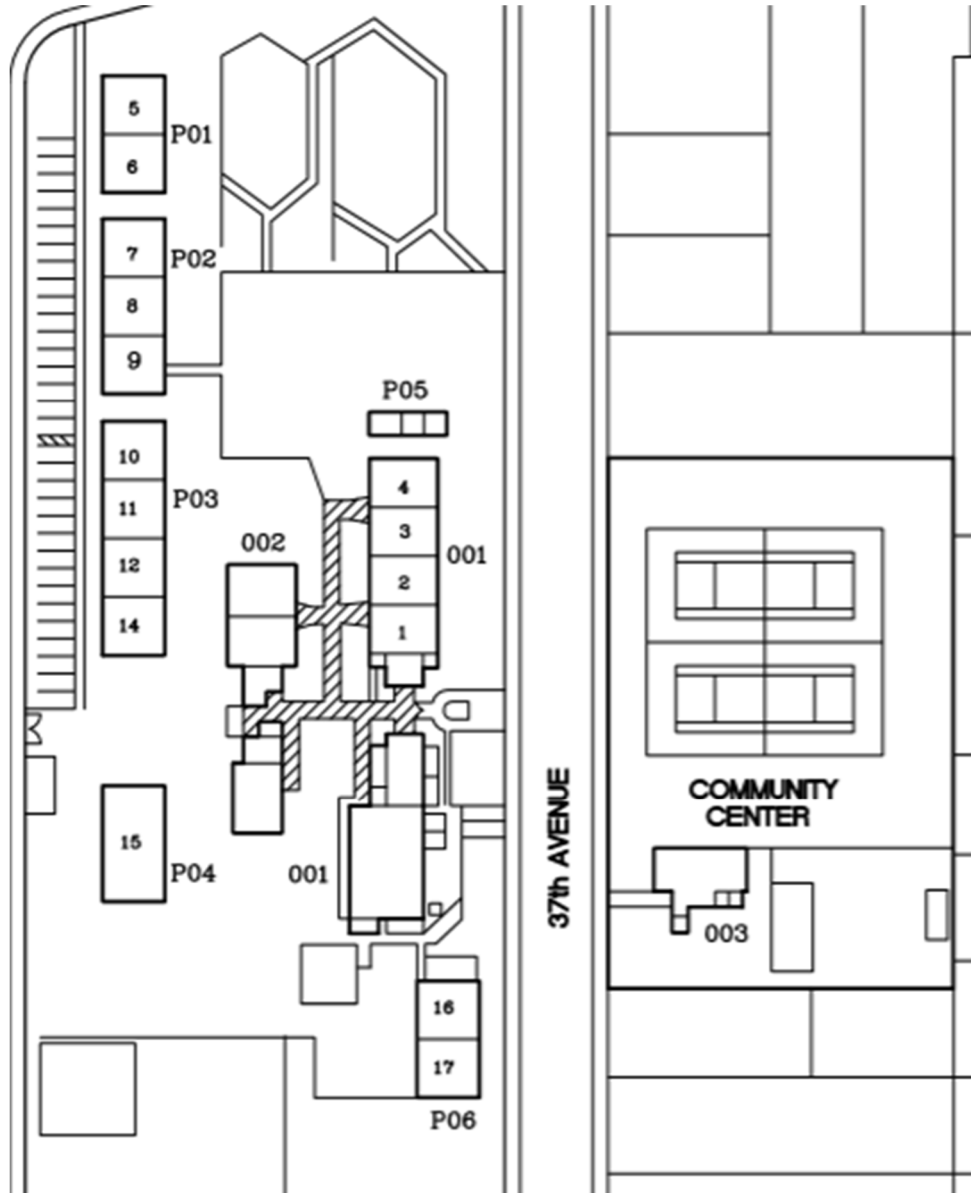
#60	GP PLAY STRUCTURE, LARGE
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Appendix B: Site and Floor Plans

FACILITY CONDITION ASSESSMENT
SITE PLAN

MAPLE ELEMENTARY (CLOSED AND LEASED)

EMG PROJECT NO.: 136988.19R000-034.322

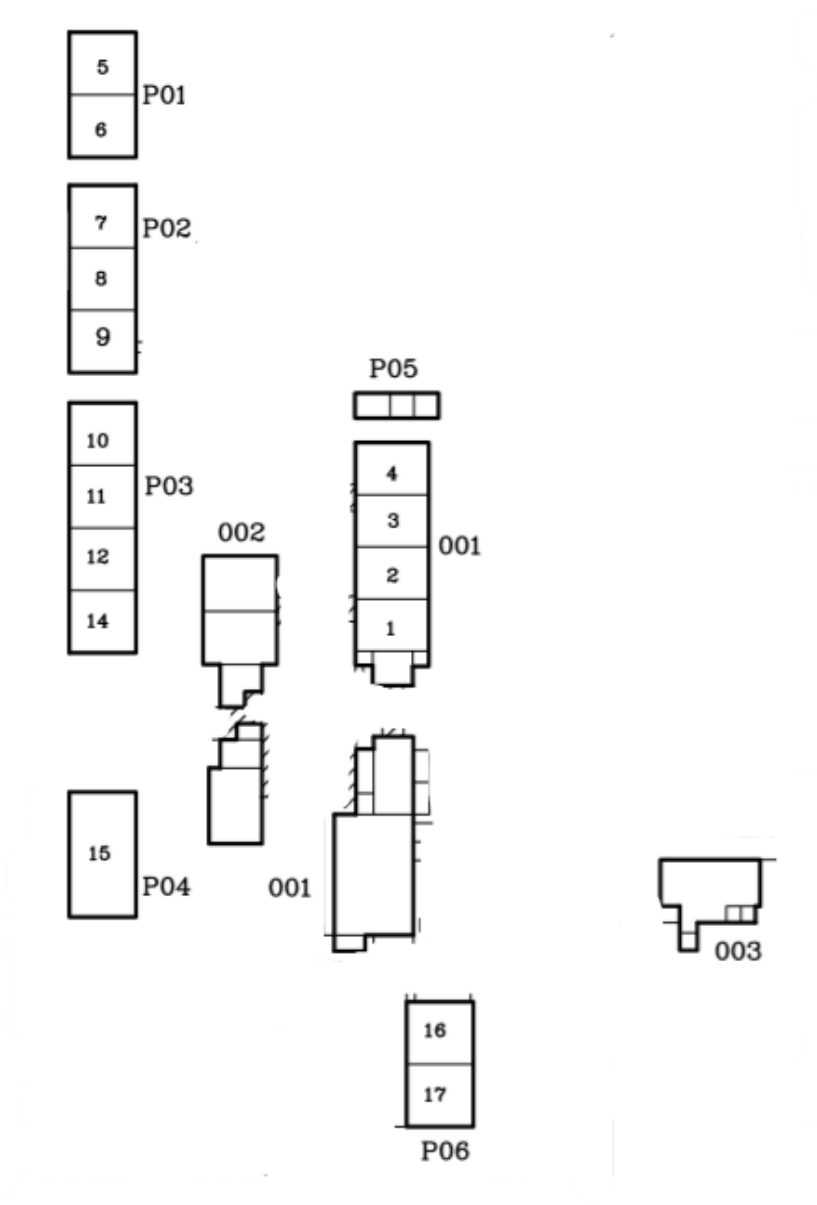


SOURCE:
Client



ON-SITE DATE:
October 7, 2019

Floor Plan



SOURCE:

Client



ON-SITE DATE:

October 7, 2019

Appendix C: EMG Accessibility Checklist

ADA CHECKLIST

Date Completed: October 16, 2019

Property Name: Maple Elementary (Closed and Leased)

EMG Project Number: 136988.19R000-034.322

Building History		Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			X	
2	Have any ADA improvements been made to the property?	X			
3	Do a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
Parking		Yes	No	NA	Comments
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	X			
2	Are there sufficient van-accessible parking spaces available?	X			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	X			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	X			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			X	
6	If required does signage exist directing you to accessible parking and an accessible building entrance?		X		
Ramps		Yes	No	NA	Comments
1	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			X	
2	Are ramps that appear longer than 6 FT complete with railings on both sides?			X	
3	Does the width between railings appear at least 36 inches?			X	

ADA CHECKLIST

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

ADA CHECKLIST

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

Appendix D: Component Condition Report

Component Condition Report | Maple Elementary (Closed and Leased)*

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Utilities						
G3011	Site	Fair	Water Line, Copper, 2"	30 LF	7	1836675
G3021	Site	Fair	Sewer Line, PVC, 6"	30 LF	7	1836674

Component Condition Report | Maple Elementary (Closed and Leased)* / 001 Administration, Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,200 SF	5	1483496
B2021	Building Exterior	Fair	Window, 12 SF	38	7	1483491
B2021	Building exterior	Fair	Window, 12 SF	45	8	1483503
B2032	Building exterior	Fair	Exterior Door, Steel	22	10	1483530
B2034	Building Exterior	Fair	Overhead/Dock Door, 144 SF	1	19	1483525
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	4,900 SF	15	1483510
B3011	Roof	Fair	Roof, Modified Bituminous	500 SF	15	1483661
B3011	Roof	Fair	Roof, Modified Bituminous	4,800 SF	17	1483504
Interiors						
C1021	Building exterior	Fair	Interior Door, Wood Solid-Core	6	12	1483507
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	2	20	1483533
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	3	12	1483499
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	15	1483484
D2014	Utility closet	Fair	Service Sink, Floor	1	6	1483509
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	12	1483521
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	3	18	1483518
D2018	Throughout building	Fair	Drinking Fountain, Interior	1	3	1483500
D2023	Multi-Purpose Room	Fair	Water Heater, 30 - 50 GAL	1	15	1483520
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	8,197 SF	15	1483524
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	3	5	1483497
D4091	Kitchen	Fair	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	10 LF	10	1483516
HVAC						
D3032	Roof	Fair	Condensing Unit/Heat Pump, 2 TON	1	8	1483538
D3032	Roof	Fair	Condensing Unit/Heat Pump, 4 TON	1	15	1483541
D3032	Roof	Fair	Condensing Unit/Heat Pump, 2 TON	1	6	1483489
D3032	Roof	Fair	Condensing Unit/Heat Pump, 2 TON	1	3	1483534
D3032	Roof	Fair	Condensing Unit/Heat Pump, 2 TON	1	6	1483508
D3032	Roof	Fair	Condensing Unit/Heat Pump, 2 TON	1	6	1483493
D3032	Roof	Fair	Condensing Unit/Heat Pump, Split System, 2 Ton	1	5	1483527
D3041	Roof	Fair	Make-Up Air Unit, 6001 - 12000 CFM	1	10	1483532

Component Condition Report | Maple Elementary (Closed and Leased)* / 001 Administration, Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	8,197 SF	18	1483522
D3042	Roof	Fair	Exhaust Fan, 7000 CFM	1	18	1483537
D3051	Building exterior	Fair	Furnace, 41 - 50 MBH	1	5	1483536
D3051	Building exterior	Fair	Furnace, 41 - 50 MBH	1	5	1483535
D3051	Building exterior	Fair	Furnace, 41 - 50 MBH	1	5	1483517
D3051	Building exterior	Fair	Furnace, 41 - 50 MBH	1	20	1483490
D3052	Building exterior	Fair	Packaged Unit (RTU), 3.5 TON	1	5	1483531
D3052	Building exterior	Fair	Packaged Unit (RTU), 3.5 TON	1	5	1483505
D3052	Building exterior	Fair	Packaged Unit (RTU), 3.5 TON	1	5	1483519
D3052	Building exterior	Fair	Packaged Unit (RTU), 3.5 TON	1	5	1483487
D3068	Throughout building	NA	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	8,197 SF	1	1483495
D3094	Kitchen	Fair	Air Curtain, 1000 CFM	1	6	1483526
Electrical						
D5012	Building exterior	Fair	Main Distribution Panel, 400 AMP	1	20	1483506
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	8,197 SF	15	1483485
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	3	10	1483501
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	8,197 SF	15	1483512
D5092	Throughout building	Fair	Emergency/Exit Combo LED	3	6	1483511
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Upgrade/Install	8,197 SF	10	1483514
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	8,197 SF	5	1483498
D5038	Throughout building	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	8,197 SF	5	1483528
Equipment/Special						
E1028	Office	Fair	Defibrillator (AED), Cabinet Mounted	1	8	1483492
E1093	Kitchen	Fair	Commercial Kitchen, Warmer/Warming Drawers, Set of 4	1	7	1483513
E1093	Kitchen	Fair	Commercial Kitchen, Range, 2-Burner	1	3	1483539
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Single	1	7	1483515
E1093	Kitchen	Fair	Commercial Kitchen, 8 - 10 LF	1	12	1483494
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	7	1483529
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	7	1483542
E1093	Kitchen	Fair	Commercial Kitchen, Steamer, Tabletop	1	8	1483488
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Single	1	7	1483523
E1093	Kitchen	Fair	Commercial Kitchen, Dishwasher	1	7	1483486

Component Condition Report | Maple Elementary (Closed and Leased)* / 002 Library, Offices

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,800 SF	5	1483563
B2021	Building exterior	Fair	Window, 12 SF	10	10	1483557
B2021	Building exterior	Fair	Window, 12 SF	20	6	1483574
B2032	Building exterior	Fair	Exterior Door, Steel	12	20	1483553

Component Condition Report | Maple Elementary (Closed and Leased)* / 002 Library, Offices

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	1,700 SF	15	1483572
B3011	Roof	Fair	Roof, Modified Bituminous	2,400 SF	3	1483559
Interiors						
C1021	Throughout building	Fair	Interior Door, Steel	6	20	1483560
C1031	Restrooms	Fair	Toilet Partitions, Metal	7	15	1483561
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	9	20	1483548
D2012	Restrooms	Fair	Urinal, Standard	5	20	1483562
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	18	1483575
D2014	Utility closet	Fair	Service Sink, Wall-Hung	1	3	1483545
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	30	1483555
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	3,617 SF	15	1483576
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	10	1483550
HVAC						
D3032	Roof	Fair	Condensing Unit/Heat Pump, 3.5 TON	1	5	1483549
D3032	Roof	Fair	Condensing Unit/Heat Pump, 2.5 TON	1	4	1483564
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1483566
D3032	Roof	Fair	Condensing Unit/Heat Pump, 2 TON	1	5	1483554
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	3,617 SF	18	1483569
D3042	Roof	Fair	Exhaust Fan, 501 - 1000 CFM	1	8	1483558
D3042	Roof	Fair	Exhaust Fan, 1001 - 2000 CFM	1	10	1483565
D3051	Utility closet	Fair	Furnace, 41 - 50 MBH	1	5	1483544
D3068	Throughout building	NA	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	3,617 SF	1	1483556
Electrical						
D5012	Office	Fair	Main Distribution Panel, 400 AMP	1	18	1483543
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	3,617 SF	12	1483570
D5022	Building exterior	Fair	Light Fixture, 50 WATT	1	20	1483568
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,617 SF	15	1483547
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	3,617 SF	8	1483546
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Upgrade/Install	3,617 SF	10	1483573
D5037	Utility closet	Fair	Fire Alarm Control Panel, Addressable	1	8	1483552
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	3,617 SF	5	1483551
D5038	Throughout building	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	3,617 SF	5	1483571
Equipment/Special						
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	100 LF	18	1483567

Component Condition Report | Maple Elementary (Closed and Leased)* / 003 Community Center, Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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Component Condition Report | Maple Elementary (Closed and Leased)* / 003 Community Center, Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,800 SF	5	1483592
B2021	Building exterior	Fair	Window, 12 SF	20	5	1483597
B2032	Building exterior	Fair	Exterior Door, Steel	2	40	1483584
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	1,700 SF	10	1483591
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	2	8	1483580
D2014	Utility closet	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	12	1483579
D2014	Utility closet	Fair	Service Sink, Wall-Hung	1	4	1483589
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	6	1483594
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	1,497 SF	20	1483595
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	1483578
HVAC						
D3032	Roof	Fair	Condensing Unit/Heat Pump, 2.5 TON	1	6	1483577
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	1,497 SF	18	1483596
D3068	Throughout building	NA	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	1,497 SF	1	1483583
Electrical						
D5012	Classrooms	Fair	Main Distribution Panel, 200 AMP	1	5	1483582
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	1,497 SF	40	1483587
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	20	1483598
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	1,497 SF	10	1483588
Fire Alarm & Comm						
D5037	Office	Fair	Fire Alarm Control Panel, Addressable	1	10	1483586
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Upgrade/Install	1,497 SF	20	1483585
D5038	Throughout building	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	1,497 SF	15	1483593
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	1,497 SF	5	1483590
Equipment/Special						
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	40 LF	15	1483581

Component Condition Report | Maple Elementary (Closed and Leased)* / P01-P06 Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	999 SF	5	1483631
B2021	Building exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	37	8	1483623
B2032	Building exterior	Fair	Exterior Door, Steel	16	21	1483656
Roofing						
B3011	Roof	Fair	Roof, Metal	14,500 SF	20	1483652
Interiors						
C1031	Restrooms	Fair	Toilet Partitions, Metal	5	20	1483637

Component Condition Report | Maple Elementary (Closed and Leased)* / P01-P06 Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	6	10	1483629
D2012	Restrooms	Fair	Urinal, Standard	1	10	1483624
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	12	1483639
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	15	1483625
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	12,960 SF	20	1483642
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	1483640
D4099	Building Exterior	Fair	Fire Shutter, 288	22	11	1483644
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	12,960 SF	20	1483643
D3052	P06 - Building exterior	Fair	Packaged Unit (RTU), 3.5 TON	1	5	1483651
D3052	Building exterior	Fair	Packaged Unit (RTU), 3.5 TON	1	5	1483635
D3052	Building exterior	Fair	Packaged Unit (RTU), 3.5 TON	1	5	1483628
D3052	Building exterior	Fair	Packaged Unit (RTU), 3.5 TON	1	5	1483626
D3052	Building exterior	Fair	Packaged Unit (RTU), 3.5 TON	1	5	1483647
D3052	Building exterior	Fair	Packaged Unit (RTU), 3.5 TON	1	5	1483657
D3052	Building exterior	Fair	Packaged Unit (RTU), 3.5 TON	1	5	1483641
D3052	Building exterior	Fair	Packaged Unit (RTU), 3.5 TON	1	5	1483648
D3052	Building exterior	Fair	Packaged Unit (RTU), 3.5 TON	1	5	1483653
D3052	P06 - Building exterior	Fair	Packaged Unit (RTU), 3.5 TON	1	5	1483655
D3052	Building exterior	Fair	Packaged Unit (RTU), 3.5 TON	1	5	1483650
D3052	Building exterior	Fair	Packaged Unit (RTU), 3.5 TON	1	5	1483646
D3052	Building exterior	Fair	Packaged Unit (RTU), 3.5 TON	1	5	1483636
D3068	Throughout building	NA	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	12,960 SF	1	1483627
Electrical						
D5012	Building exterior	Fair	Main Distribution Panel, 400 AMP	1	20	1483622
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	12,960 SF	20	1483658
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	10	8	1483632
D5022	Building exterior	Fair	Light Fixture, 50	3	6	1483638
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	12,960 SF	8	1483621
D5092	Throughout building	Fair	Emergency/Exit Combo LED	1	6	1483649
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	12,960 SF	5	1483654
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Upgrade/Install	12,960 SF	12	1483633
D5038	Throughout building	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	12,960 SF	15	1483634
Equipment/Special						
E2012	Classrooms	Fair	Kitchen Cabinetry, Stock Hardwood	60 LF	20	1483645

Component Condition Report | Maple Elementary (Closed and Leased)* / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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Component Condition Report | Maple Elementary (Closed and Leased)* / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3011	Roof	Fair	Roof - Covered Walkways, Modified Bituminous	3,500 SF	3	1483872
B3019		Fair	Awning, Fabric per SF	950 SF	8	1483605
Plumbing						
D2018	Site	Fair	Drinking Fountain, Outside/Site Style	1	15	1483608
D2018	Site	Fair	Drinking Fountain, Outside/Site Style	2	15	1483612
D2021	Site	Fair	Backflow Preventer, 6 INCH	1	30	1483611
D2023	Site	Fair	Domestic Circulation/Booster Pump, 10 HP	1	5	1483602
Fire Suppression						
D4011	Site	Fair	Backflow Preventer, 6 INCH	1	30	1483620
Electrical						
D5012	Site	Fair	Building/Main Switchboard, 120/208 V, 2,000 Amp	1	15	1483616
Pavement						
G2022	Parking lot	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	27,500 SF	10	1483606
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	27,500 SF	3	1483614
G2022	Site	Fair	Play Surface, Asphalt Pavement, Mill & Overlay	41,500 SF	7	1483618
Site Development						
G2041	Site	Fair	Fences & Gates, Chain Link, 4' High	1,400 LF	15	1483599
G2041	Site	Fair	Fences & Gates, any Painted Surface, Prep & Paint	2,500 SF	5	1483601
G2044	Building exterior	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	20	1483613
G2045	Site	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	6	5	1483600
G2047	Site	Fair	Sports Apparatus, Basketball Backstop	3	10	1483610
G2047	Site	Fair	Play Structure, Large	4	10	1483609
G2047	Site	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	600 SF	20	1483604
G2048	Site	Fair	Flagpole, Metal	1	3	1483619
Landscaping						
G2057		Fair	Irrigation System	105,000 SF	10	1483873
Site Lighting						
G4021	Site	Fair	Site Pole Light, 135 - 1000 WATT, Replace/Install	4	20	1483615
G4021	Site	Fair	Site Pole Light, 20' High, 1,000 W (LED Lamp Replacement)	6	15	1483603

Appendix E: Replacement Reserves

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	
D5031	1483654	Public Address/Announcement (PA) System, Facility Wide, Replace	20	15	5	12960	SF	\$2.26	\$29,324						\$29,324							\$29,324
D5092	1483649	Emergency/Exit Combo LED, , Replace	10	4	6	1	EA	\$411.39	\$411							\$411						\$411
Totals, Unescalated										\$0	\$44,430	\$0	\$0	\$0	\$178,859	\$1,275	\$0	\$178,035	\$0	\$12,204	\$414,803	
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$45,763	\$0	\$0	\$0	\$207,346	\$1,523	\$0	\$225,529	\$0	\$16,402	\$496,562	

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

Maple Elementary (Closed and Leased)* / Site

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	
B3011	1483872	Roof - Covered Walkways, Modified Bituminous, Replace	20	17	3	3500	SF	\$13.71	\$47,995				\$47,995									\$47,995
B3019	1483605	Awning, Fabric per SF, Replace	10	2	8	950	SF	\$10.97	\$10,422								\$10,422					\$10,422
D2023	1483602	Domestic Circulation/Booster Pump, 10 HP, Replace	25	20	5	1	EA	\$9,324.77	\$9,325					\$9,325								\$9,325
G2022	1483614	Parking Lots, Asphalt Pavement, Seal & Stripe	5	2	3	27500	SF	\$0.62	\$16,970				\$16,970				\$16,970					\$33,939
G2022	1483618	Play Surface, Asphalt Pavement, Mill & Overlay	25	18	7	41500	SF	\$4.80	\$199,180							\$199,180						\$199,180
G2022	1483606	Parking Lots, Asphalt Pavement, Mill & Overlay	25	15	10	27500	SF	\$4.80	\$131,987									\$131,987				\$131,987
G2041	1483601	Fences & Gates, any Painted Surface, Prep & Paint	10	5	5	2500	SF	\$4.11	\$10,285				\$10,285									\$10,285
G2045	1483600	Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	15	5	6	EA	\$685.65	\$4,114					\$4,114								\$4,114
G2047	1483610	Sports Apparatus, Basketball Backstop, Replace	25	15	10	3	EA	\$13,027.26	\$39,082										\$39,082			\$39,082
G2047	1483609	Play Structure, Large, Replace	20	10	10	4	EA	\$47,995.15	\$191,981										\$191,981			\$191,981
G2048	1483619	Flagpole, Metal, Replace	30	27	3	1	EA	\$3,428.23	\$3,428				\$3,428									\$3,428
G2057	1483873	Irrigation System, , Replace	25	15	10	105000	SF	\$4.80	\$503,949										\$503,949			\$503,949
Totals, Unescalated										\$0	\$0	\$0	\$68,393	\$0	\$23,723	\$0	\$199,180	\$27,392	\$0	\$866,998	\$1,185,686	
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$74,735	\$0	\$27,502	\$0	\$244,966	\$34,699	\$0	\$1,165,173	\$1,547,075	

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

Appendix F: Equipment Inventory List

2	1483494	E1093	Commercial 8 - 10 LF	8 - 10 LF	Maple Elementary (Closed and Leased)* / 001 Administration, Classrooms	Kitchen	CaptiveAire				19007077
3	1483515	E1093	Commercial Convection Oven, Single		Maple Elementary (Closed and Leased)* / 001 Administration, Classrooms	Kitchen	Wolf				19007040
4	1483523	E1093	Commercial Convection Oven, Single		Maple Elementary (Closed and Leased)* / 001 Administration, Classrooms	Kitchen	Wolf				19007067
5	1483486	E1093	Commercial Dishwasher		Maple Elementary (Closed and Leased)* / 001 Administration, Classrooms	Kitchen	Hobart				19007038
6	1483529	E1093	Commercial Freezer, 2-Door Reach-In		Maple Elementary (Closed and Leased)* / 001 Administration, Classrooms	Kitchen, Classrooms	Electrolux	FCFS181LQBA	WB61456069		19007078
7	1483539	E1093	Commercial Range, 2-Burner		Maple Elementary (Closed and Leased)* / 001 Administration, Classrooms	Kitchen	Wolf				19007068
8	1483542	E1093	Commercial Refrigerator, 2-Door Reach-In		Maple Elementary (Closed and Leased)* / 001 Administration, Classrooms	Kitchen	Entre				19007041
9	1483488	E1093	Commercial Steamer, Tabletop		Maple Elementary (Closed and Leased)* / 001 Administration, Classrooms	Kitchen					
10	1483513	E1093	Commercial Warmer/Warming Drawers, Set of 4		Maple Elementary (Closed and Leased)* / 001 Administration, Classrooms	Kitchen	Metro				19007027

G40 OTHER

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1483615	G4021	Site Pole Light	135 - 1000 WATT	Maple Elementary (Closed and Leased)* / Site	Site						4
2	1483603	G4021	Site Pole Light		Maple Elementary (Closed and Leased)* / Site	Site						6