



FACILITY CONDITION ASSESSMENT

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

5735 47th Avenue
Sacramento, California 95824

DLR GROUP

1050 20th Street, Suite 250
Sacramento, California 95878



ALICE BIRNEY PUBLIC WALDORF

6251 13th Street
Sacramento, California 95831

PREPARED BY:

EMG | A Bureau Veritas Company
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.emgcorp.com

EMG CONTACT:

Matthew Anderson
Program Manager
800.733.0660 x7613

EMG PROJECT #:

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1. Executive Summary

Portfolio Overview and Assessment Details

| General Information | |
|--|--|
| Property Type/s | eK-8 School |
| Main Address | 6251 13 th Street, Sacramento, California 95831 |
| Building Construction Dates | Offices and Kindergarten (001): 1958 Multipurpose (002): 1958 Classrooms 3 to 7 (003): 1958 Library and Classrooms 9 to 12 (004): 1958 Storage (005): 1960 Portable Classrooms 13 to 15 (P01): 1960 Portable Classrooms 16 to 18 (P02-P03-P04): 1990-1991 Portable Classroom 19 (P06): 2003 Portable Classrooms 20 to 23 (P07-P08): 2013 |
| Number of Buildings | Eleven |
| Current Occupants | Alice Birney Public Waldorf |
| Date of Visit | September 23, 2019 |
| Management Point of Contact | DLR Group , Mark Covington, Senior Project Manager/Senior Associate 916.446.0206 phone mcovington@dlrgroup.com email |
| On-site Point of Contact (POC) | Ralph (Mike) Cinciripino |
| Assessment and Report Prepared By | Mary Venable |
| Reviewed By | Daniel White, Technical Report Reviewer for Matthew Anderson, Program Manager mfanderson@emgcorp.com 800.733.0660 x7613 |

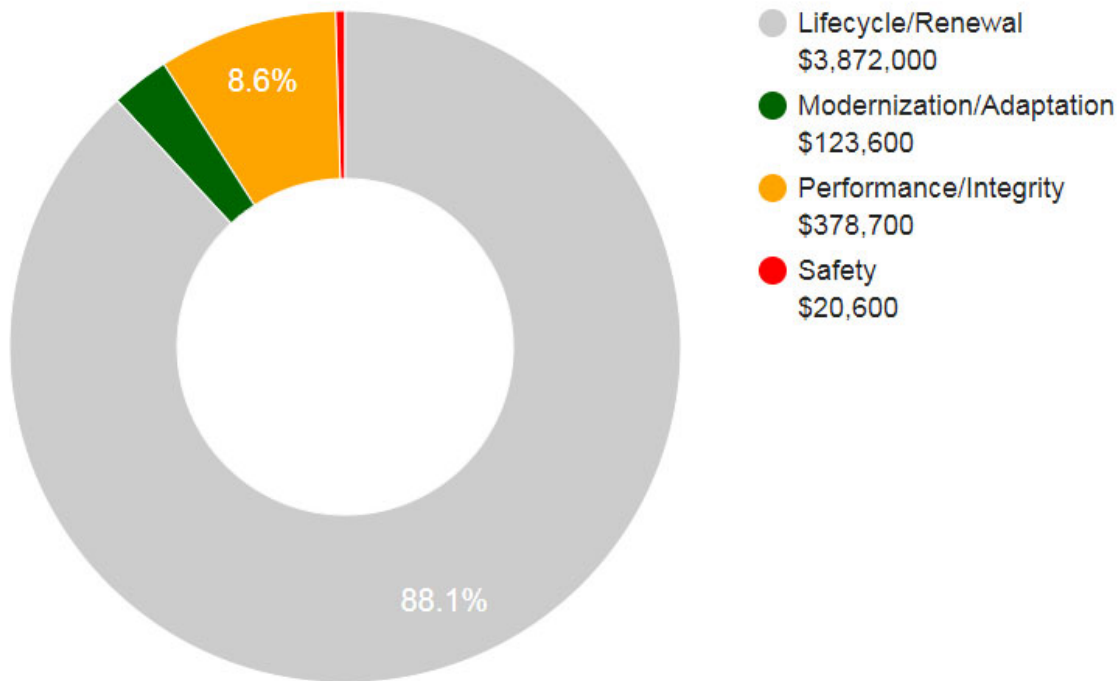
Plan Types

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: \$4,394,900

Portfolio-Level Findings and Deficiencies

Historical Summary

The original school buildings were completed in 1958. Portable classroom buildings have been installed in the following years, as listed in the summary table above. A major HVAC and electrical upgrade was performed in 2001, based on equipment nameplates. The buildings are in fair to good condition for their ages and have been well maintained, however older roofs are due for replacement, and major mechanical units are near the end of their expected lifespan. A portable building "4th R" is owned by the City recreation department and is not part of this assessment.

Architectural

The main building has aged components but has been well maintained. The exterior finishes are in good condition, with no missing mortar joints observed in the brick façade, and paint appearing sound. Interior finishes are generally in good to fair condition, and are replaced as needed. The windows are a mix of good quality aluminum units and original steel units, and are single-pane. The roofs of Buildings 1, 2 and 3 are in poor condition, and replacement in the short term will be required. A small area of the roof deck at the covered walkway between buildings 1 and 3 is rotted, and required repair; a work order has already been submitted for this work. An area of sidewalk along classrooms 4-5 has shifted over the years and now tilts toward the building wall, and as a result, rain water ponds at the building wall and the doorway. The concrete needs to be replaced with a properly sloping sidewalk.

The portable buildings were overall in fair condition, including interior finishes, roofs and windows. Building P06, the strings classroom, experiences excessive humidity, and moisture condenses on the stringed musical instruments. The situation may be due to insufficient ventilation, which is discussed in the next section of this discussion.

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. At least one door in each classroom has a sill adapter to accommodate the sill height to match ADA requirements.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The main buildings are heated and cooled by gas-fired rooftop package units, which replaced a previous boiler and hydronic system. The units date from 2001 and are in fair condition, but are approaching the end of their expected lifespan. Building 5, used for storage, has an original gas-fired unit heater that apparently still works. Portable building P01 has original standing-pilot, gas-fired furnaces and through-window air conditioners; the pilot lights at two of the units were burning on the day of the site visit, where outdoor temperatures were approaching 100°F, and teachers told us the window units are excessively noisy for the classrooms in this building that are used as resource rooms. The other portable buildings have wall-mounted heat pumps and high-efficiency split systems that are in fair condition.

The moisture issue at Building P06 may be from insufficient ventilation. The classroom has an interior fan coil unit and two gravity vents on the roof, but no outside air intake was observed. Costs are included in the cost tables for a mechanical review of the building, including amounts to remedy the problem.

Kitchen equipment appeared to be in fair condition and operational. No kitchen fire suppression system was observed at the exhaust hood above the gas range; one should be installed.

The age of the electrical components varies. A main switchboard and the main distribution panels date from 2001. Newer distribution panels serve the portables installed in 2012-2013.

Plumbing supply piping is copper, with cast iron waste piping. No 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 porcelain or stainless steel sink, with standard flow aerators. Hot water is provided by 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. A single fire alarm control panel is located in the boiler room. The buildings are not fire sprinklered.

Site

Concrete paving throughout the campus is generally in fair condition, without significant cracking. The asphalt parking lot and play area are in fair condition, with some longitudinal cracks that have been sealed. Seal coating appears to have been within the past three years. Chain link fencing and play structures throughout the campus are 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 |
|---|---------|----------|-------------------|---------|--------|--------|---------|
| Alice Birney Public Waldorf / 001 Office and Kindergarten | \$750 | 5,046 | \$3,784,500 | 1.0% | 6.3% | 8.1% | 14.2% |
| Alice Birney Public Waldorf / 002 Multipurpose | \$750 | 5,503 | \$4,127,250 | 0.5% | 6.9% | 9.1% | 16.6% |
| Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | \$750 | 6,464 | \$4,848,000 | 0.7% | 4.3% | 6.2% | 17.0% |
| Alice Birney Public Waldorf / 004 Library and Classrooms 9 to 12 | \$750 | 6,145 | \$4,608,750 | 0.5% | 5.0% | 5.7% | 9.6% |
| Alice Birney Public Waldorf / 005 Storage | \$750 | 800 | \$600,000 | 0.5% | 1.6% | 2.6% | 11.6% |
| Alice Birney Public Waldorf / P01 Portable Classrooms 13 to 15 | \$450 | 2,880 | \$1,296,000 | 0.8% | 7.0% | 14.6% | 23.4% |
| Alice Birney Public Waldorf / P02-P03-P04 Portable Classrooms 16-18 | \$450 | 2,880 | \$1,296,000 | 0.8% | 2.2% | 8.5% | 17.2% |
| Alice Birney Public Waldorf / P06 Portable Classroom 19 | \$450 | 960 | \$432,000 | 3.0% | 3.0% | 6.5% | 13.9% |
| Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23 | \$450 | 4,320 | \$1,944,000 | 0.8% | 0.8% | 6.1% | 11.6% |

Immediate Needs

| Facility/Building | Total Items | Total Cost |
|-----------------------------|-------------|-----------------|
| Alice Birney Public Waldorf | 2 | \$30,168 |
| Total | 2 | \$30,168 |

Alice Birney Public Waldorf

| ID | Location | Location Description | UF Code | Description | Condition | Plan Type | Cost |
|------------------------|---|----------------------|---------|--|-----------|-----------------------|-----------------|
| 1448227 | Alice Birney Public Waldorf / P06 Portable Classroom 19 | Throughout building | P000X | Engineer, Mechanical/HVAC, General, Design | Poor | Performance/Integrity | \$9,599 |
| 1454197 | Alice Birney Public Waldorf / 001 Office and Kindergarten | Boiler-B001 | D5037 | Fire Alarm Control Panel, Addressable, Replace | Poor | Safety | \$20,569 |
| Total (2 items) | | | | | | | \$30,168 |

Key Findings



Fire Alarm Control Panel in Poor condition.

Addressable
001 Office and Kindergarten Boiler-B001

Uniformat Code: D5037
Recommendation: **Replace in 2019**

Priority Score: **96.0**

Plan Type: Safety

Cost Estimate: \$20,600

\$\$\$\$

Replace fire life safety equipment based on excessive age. - AssetCALC ID: 1454197



Roof in Poor condition.

Modified Bituminous
002 Multipurpose Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$85,900

\$\$\$\$

Surface deterioration and cracking - AssetCALC ID: 1448236



Roof in Poor condition.

Modified Bituminous
001 Office and Kindergarten Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$131,400

\$\$\$\$

Heavy surface deterioration . Quantity includes associated covered walkway extending north to next building.
- AssetCALC ID: 1448484



Roof in Poor condition.

Modified Bituminous
003 Classrooms 3 to 7 Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$117,200

\$\$\$\$

Excessive surface wear. Quantity includes associated covered walkway extending north to next building and noted damaged to underside decking from apparent prior or current roof leak at covered walkway. Replace small area of deteriorated roof deck plank. - AssetCALC ID: 1448462



Pedestrian Pavement in Poor condition.

Sidewalk, Concrete Sections/Small Areas
003 Classrooms 3 to 7 Bldg 03, rooms 4-5

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

Priority Score: **86.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$13,700

\$\$\$

Concrete tilts toward building and rainwater collects on sidewalk and at building wall and doorway. Replace concrete with properly sloped concrete. - AssetCALC ID: 1448339



Recommended Follow-up Study: Mechanical/HVAC, General

Mechanical/HVAC, General
P06 Portable Classroom 19 Throughout
building

Uniformat Code: P000X
Recommendation: **Design in 2019**

Priority Score: **82.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,600

\$\$\$\$

Excessive moisture and humidity, Condensation and moisture collects on stringed instruments. There appears to be no fresh air intake in portable classroom. The roof has two gravity vents but apparently no fresh air. Proposed cost includes cost to fix the problem. - AssetCALC ID: 1448227

2. Offices and Kindergarten (001)



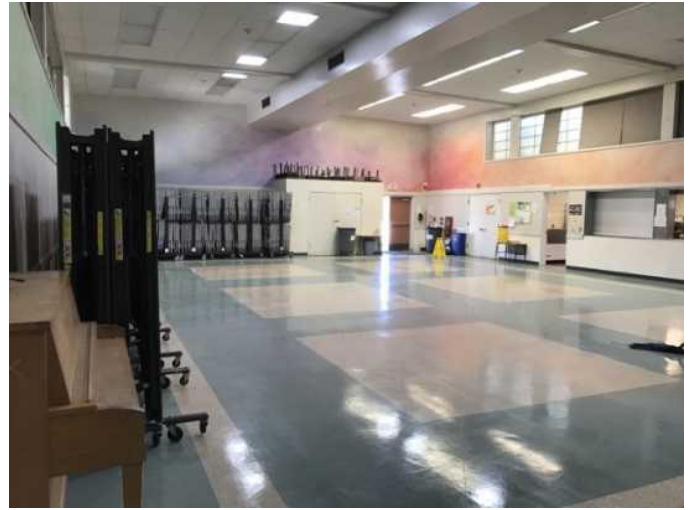
Offices and Kindergarten (001): Systems Summary

| | | |
|-----------------------------------|---|------------------|
| Address | 6251 13 th Street, Sacramento, California 95831 | |
| Constructed/ Renovated | 1958 | |
| Building Size | 5,046 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Wood framed bearing walls roofs | Good |
| Façade | Brick with aluminum windows | Fair |
| Roof | Primary: Flat construction with modified bituminous finish | Poor |
| Interiors | Walls: Painted plaster or gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, vinyl sheet Ceilings: Painted gypsum board, ACT | Fair |
| Elevators | None | -- |
| Plumbing | Copper supply and cast-iron waste and venting Electric water heater Toilets and sinks in restrooms | Fair |
| HVAC | Individual package units and split systems with furnaces | Fair |

| Offices and Kindergarten (001): Systems Summary | | |
|---|---|------|
| Fire Suppression | Fire extinguishers | Good |
| Electrical | Source and Distribution: Main distribution with copper wiring Interior Lighting: T-8 Emergency: None | Fair |
| Fire Alarm | Fire alarm control panel, smoke detectors, alarms, strobes, pull stations, 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 | Roof is in poor condition. HVAC is approaching end of lifespan. Replace fire alarm control panel due to excessive age beyond expected life. | |

| Offices and Kindergarten (001): Systems Expenditure Forecast | | | | | | |
|--|-----------------|----------------------|---------------------|---------------------|----------------------|--------------------|
| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
| Facade | - | - | \$23,800 | \$18,800 | \$159,400 | \$202,000 |
| Roofing | - | \$139,400 | - | \$3,900 | - | \$143,300 |
| Interiors | - | - | \$24,800 | \$48,100 | \$93,400 | \$166,300 |
| Plumbing | - | - | \$4,400 | \$48,000 | \$47,500 | \$99,900 |
| Fire Suppression | - | - | \$1,400 | - | \$1,900 | \$3,400 |
| HVAC | - | \$82,200 | - | \$9,200 | \$112,700 | \$204,200 |
| Electrical | - | - | \$700 | \$74,400 | \$11,700 | \$86,800 |
| Fire Alarm & Comm | \$20,600 | - | - | \$37,200 | \$32,000 | \$89,800 |
| Equipment/Special | - | \$900 | - | \$1,100 | \$1,400 | \$3,400 |
| Site Development | - | - | \$15,100 | - | - | \$15,100 |
| TOTALS | \$20,600 | \$222,500 | \$70,200 | \$240,700 | \$460,000 | \$1,014,200 |

3. Multipurpose (002)



Multipurpose (002): Systems Summary

| | | |
|-----------------------------------|---|------------------|
| Address | 6251 13 th Street, Sacramento, California 95831 | |
| Constructed/ Renovated | 1958 | |
| Building Size | 5,503 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Wood framed bearing walls and roof | Good |
| Façade | Brick and stucco with aluminum windows | Fair |
| Roof | Primary: Flat construction with modified bituminous finish | Poor |
| Interiors | Walls: Painted plaster or gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile Ceilings: Painted gypsum board, ACT | Fair |
| Elevators | Wheelchair lift | Fair |
| Plumbing | Copper supply and cast-iron waste and venting Electric and gas water heaters Toilets, urinals and sinks in restrooms | Fair |

| Multipurpose (002): Systems Summary | | |
|-------------------------------------|--|------|
| HVAC | Individual package units | Fair |
| Fire Suppression | Fire extinguishers | Good |
| Electrical | Source and Distribution: Main distribution with copper wiring Interior Lighting: T-8 Emergency: None | Fair |
| Fire Alarm | Smoke detectors, alarms, strobes, pull stations, back-up emergency lights | 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 | Roof is in poor condition. HVAC is approaching end of lifespan. | |

| Multipurpose (002):: Systems Expenditure Forecast | | | | | | |
|---|-----------|----------------------|---------------------|---------------------|----------------------|--------------------|
| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
| Facade | - | - | - | \$44,200 | \$140,100 | \$184,300 |
| Roofing | - | \$91,100 | - | \$3,400 | - | \$94,600 |
| Interiors | - | \$4,400 | \$21,700 | \$38,700 | \$183,500 | \$248,400 |
| Elevators | - | - | - | \$32,900 | - | \$32,900 |
| Plumbing | - | \$109,300 | - | \$2,400 | \$41,900 | \$153,600 |
| Fire Suppression | - | - | - | \$1,300 | \$17,200 | \$18,400 |
| HVAC | - | \$80,900 | \$8,900 | \$40,600 | \$36,200 | \$166,500 |
| Electrical | - | - | \$2,800 | \$81,100 | \$14,500 | \$98,400 |
| Fire Alarm & Comm | - | - | - | \$40,600 | - | \$40,600 |
| Equipment/Special | - | \$7,600 | \$59,700 | \$32,300 | \$100,600 | \$200,200 |
| TOTALS | - | \$293,300 | \$93,100 | \$317,500 | \$534,000 | \$1,237,900 |

4. Classrooms 3 to 7 (003)



Classrooms 3 to 7 (003): Systems Summary

| | | |
|-----------------------------------|--|------------------|
| Address | 6251 13 th Street, Sacramento, California 95831 | |
| Constructed/ Renovated | 1958 | |
| Building Size | 6,464 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Wood framed bearing walls roofs | Good |
| Façade | Brick and stucco with aluminum windows | Fair |
| Roof | Primary: Flat construction with modified bituminous finish | Poor |
| Interiors | Walls: Painted plaster or gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT | Fair |
| Elevators | None | -- |
| Plumbing | Copper supply and cast-iron waste and venting No hot water provided Toilets, urinals and sinks in restrooms | Fair |

| Classrooms 3 to 7 (003): Systems Summary | | |
|--|--|------|
| HVAC | Split systems with furnaces | Fair |
| Fire Suppression | Fire extinguishers | Good |
| Electrical | Source and Distribution: Main distribution with copper wiring Interior Lighting: T-8 Emergency: None | Fair |
| Fire Alarm | Smoke detectors, alarms, strobes, pull stations, 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 | Roof is in poor condition. HVAC is approaching end of lifespan. Concrete sidewalk slopes toward building. | |

| Classrooms 3 to 7 (003): Systems Expenditure Forecast | | | | | | |
|---|-----------|----------------------|---------------------|---------------------|----------------------|--------------------|
| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
| Facade | - | - | \$16,700 | - | \$184,800 | \$201,500 |
| Roofing | - | \$124,400 | - | - | - | \$124,400 |
| Interiors | - | - | \$78,500 | \$88,300 | \$168,600 | \$335,400 |
| Plumbing | - | - | - | \$211,800 | \$53,600 | \$265,300 |
| Fire Suppression | - | - | - | \$1,500 | \$2,000 | \$3,600 |
| HVAC | - | \$76,000 | - | \$4,900 | \$187,300 | \$268,100 |
| Electrical | - | - | - | \$185,900 | \$25,400 | \$211,300 |
| Fire Alarm & Comm | - | - | - | \$47,600 | - | \$47,600 |
| Pavement | - | \$14,100 | - | - | - | \$14,100 |
| TOTALS | - | \$214,500 | \$95,200 | \$540,000 | \$621,700 | \$1,471,300 |

5. Library and Classrooms 9 to 12 (004)



Library and Classrooms 9 to 12 (004): Systems Summary

| | | |
|-----------------------------------|--|------------------|
| Address | 6251 13 th Street, Sacramento, California 95831 | |
| Constructed/ Renovated | 1958 | |
| Building Size | 6,145 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Wood framed bearing walls roofs | Good |
| Façade | Brick and stucco with aluminum windows | Fair |
| Roof | Primary: Flat construction with modified bituminous finish | Poor |
| Interiors | Walls: Painted plaster or gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT | Fair |
| Elevators | None | -- |
| Plumbing | Copper supply and cast-iron waste and venting No hot water provided Toilets, urinals and sinks in restrooms | Fair |
| HVAC | Split systems with furnaces | Fair |

| Library and Classrooms 9 to 12 (004): Systems Summary | | |
|---|--|------|
| Fire Suppression | Fire extinguishers | Good |
| Electrical | Source and Distribution: Main distribution with copper wiring Interior Lighting: T-8 Emergency: None | Fair |
| Fire Alarm | Smoke detectors, alarms, strobes, pull stations, 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 is approaching end of lifespan. | |

| Library and Classrooms 9 to 12 (004): Systems Expenditure Forecast | | | | | | |
|--|-----------|----------------------|---------------------|---------------------|----------------------|--------------------|
| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
| Facade | - | - | \$33,400 | - | \$226,500 | \$259,800 |
| Roofing | - | \$154,900 | - | - | - | \$154,900 |
| Interiors | - | - | - | \$72,200 | \$79,400 | \$151,600 |
| Plumbing | - | - | - | \$69,500 | \$100,400 | \$169,900 |
| Fire Suppression | - | - | - | \$1,500 | \$2,000 | \$3,600 |
| HVAC | - | \$81,000 | - | - | \$175,500 | \$256,500 |
| Electrical | - | - | - | - | - | - |
| Fire Alarm & Comm | - | - | - | \$45,300 | - | \$45,300 |
| TOTALS | - | \$235,900 | \$33,400 | \$188,500 | \$583,800 | \$1,041,600 |

6. Storage (005)



Storage (005): Systems Summary

| | | |
|-----------------------------------|--|------------------|
| Address | 6251 13 th Street, Sacramento, California 95831 | |
| Constructed/ Renovated | 1960 | |
| Building Size | 800 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | A-frame wood | Good |
| Façade | Painted wood | Fair |
| Roof | Primary: A-frame construction with metal finish | Fair |
| Interiors | Walls: wood Floors: VCT Ceilings: NA | Fair |
| Elevators | None | -- |
| Plumbing | None | -- |

Storage (005): Systems Summary

| | | |
|--------------------------------|---|------|
| HVAC | Unit heater | Fair |
| Fire Suppression | Fire extinguisher | Fair |
| Electrical | Source and Distribution: Main distribution panel, with copper wiring Interior Lighting: T-8 Emergency: None | Fair |
| Fire Alarm | Smoke detectors, alarms, strobes, pull stations, 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 unit is aged but apparently functioning. | |

Storage (005): Systems Expenditure Forecast

| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
|-------------------|------------------|------------------------------|-----------------------------|-----------------------------|------------------------------|-----------------|
| Facade | - | \$4,200 | - | - | \$3,200 | \$7,400 |
| Roofing | - | - | - | \$39,300 | - | \$39,300 |
| Interiors | - | - | \$5,800 | - | \$16,300 | \$22,100 |
| Fire Suppression | - | - | - | \$300 | \$300 | \$600 |
| HVAC | - | \$6,000 | - | - | \$4,400 | \$10,400 |
| Electrical | - | - | - | \$10,400 | - | \$10,400 |
| Fire Alarm & Comm | - | - | - | \$5,900 | - | \$5,900 |
| TOTALS | - | \$10,200 | \$5,800 | \$55,900 | \$24,200 | \$96,100 |

7. Portable Classrooms 13 to 15 (P01)



Portable Classrooms 13 to 15 (P01): Systems Summary

| | | |
|-----------------------------------|---|------------------|
| Address | 6251 13 th Street, Sacramento, California 95831 | |
| Constructed/ Renovated | 1960 | |
| Building Size | 2,880 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Modular wood framed structure on steel floor frame | Fair |
| Façade | Wood siding with aluminum windows | Fair |
| Roof | Primary: Flat construction with modified bituminous finish | Fair |
| Interiors | Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: ACT | Fair |
| Elevators | None | -- |
| Plumbing | Copper supply and cast-iron waste and venting No hot water No restrooms | Fair |
| HVAC | Gas-fired furnaces and wall/window mounted air conditioners | Fair |

| Portable Classrooms 13 to 15 (P01): Systems Summary | | |
|---|---|------|
| Fire Suppression | Fire extinguishers | Fair |
| Electrical | Source and Distribution: Fed from building 003 Interior Lighting: T-8 Emergency: None | Fair |
| Fire Alarm | Smoke detectors, alarms, strobes, pull stations, 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 | Furnaces are original but functioning. Furnaces are standing pilot type. Air conditioners are effective but in appropriately loud, as two of the classrooms are resource rooms. | |

| Portable Classrooms 13 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 | - | - | \$80,100 | - | \$23,100 | \$103,200 |
| Roofing | - | \$56,300 | - | \$4,700 | - | \$61,000 |
| Interiors | - | - | \$23,000 | \$27,100 | \$30,900 | \$81,000 |
| Plumbing | - | - | - | \$58,400 | \$8,900 | \$67,300 |
| Fire Suppression | - | - | - | \$800 | \$1,000 | \$1,800 |
| HVAC | - | \$37,700 | - | \$5,300 | \$34,700 | \$77,800 |
| Electrical | - | - | - | - | \$49,200 | \$49,200 |
| Fire Alarm & Comm | - | - | - | \$21,200 | - | \$21,200 |
| TOTALS | - | \$94,000 | \$103,100 | \$117,500 | \$147,800 | \$462,500 |

8. Portable Classrooms 16 to 18 (P02-P03-P04)



Portable Classrooms 16 to 18 (P02-P03-P04): Systems Summary

| | | |
|-----------------------------------|---|------------------|
| Address | 6251 13 th Street, Sacramento, California 95831 | |
| Constructed/ Renovated | 1990-1991 | |
| Building Size | 2,880 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | | Good |
| Façade | Wood siding with aluminum windows | Fair |
| Roof | Primary: Flat construction with single-ply TPO/PVC membrane | Fair |
| Interiors | Walls: Painted drywall Floors: Carpet, VCT Ceilings: ACT | Fair |
| Elevators | None | -- |
| Plumbing | Copper supply and cast-iron waste and venting No hot water No restrooms | Fair |

Portable Classrooms 16 to 18 (P02-P03-P04): Systems Summary

| | | |
|--------------------------------|---|------|
| HVAC | Wall-mounted heat pumps | Fair |
| Fire Suppression | Fire extinguisher | Fair |
| Electrical | Source and Distribution: Main distribution panel, with copper wiring Interior Lighting: T-8 Emergency: None | Fair |
| Fire Alarm | Smoke detectors, alarms, strobes, pull stations, 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 units are at or near the end of their expected lifespan | |

Portable Classrooms 16 to 18 (P02-P03-P04): Systems Expenditure Forecast

| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
|-------------------|-----------|----------------------|---------------------|---------------------|----------------------|------------------|
| Facade | - | - | \$61,000 | - | \$68,500 | \$129,500 |
| Roofing | - | - | - | \$4,700 | \$132,100 | \$136,800 |
| Interiors | - | - | \$23,000 | \$47,100 | \$30,900 | \$101,000 |
| Plumbing | - | - | - | - | \$37,100 | \$37,100 |
| Fire Suppression | - | - | - | \$800 | \$1,000 | \$1,800 |
| HVAC | - | \$29,900 | - | - | \$40,500 | \$70,400 |
| Electrical | - | - | - | \$42,500 | \$26,800 | \$69,200 |
| Fire Alarm & Comm | - | - | - | \$21,200 | - | \$21,200 |
| TOTALS | - | \$29,900 | \$84,000 | \$116,300 | \$336,900 | \$567,000 |

9. Portable Classroom 19 (P06)



Portable Classroom 19 (P06): Systems Summary

| | | |
|-----------------------------------|---|------------------|
| Address | 6251 13 th Street, Sacramento, California 95831 | |
| Constructed/ Renovated | 2003 | |
| Building Size | 960 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Modular wood structure on steel floor frame | Good |
| Façade | Stucco and corrugated metal with aluminum windows | Good |
| Roof | Primary: Flat construction with metal finish | Fair |
| Interiors | Walls: Painted gypsum board Floors: VCT Ceilings: ACT | Fair |
| Elevators | None | -- |
| Plumbing | None | -- |

| Portable Classroom 19 (P06): Systems Summary | | |
|--|---|------|
| HVAC | Split system | Fair |
| Fire Suppression | Fire extinguisher | Good |
| Electrical | Source and Distribution: Fed from distribution panel in exterior cabinet, with copper wiring Interior Lighting: T-8 Emergency: None | Good |
| Fire Alarm | Smoke detectors, alarms, strobes, pull stations, 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 | Excessive humidity, no apparent outside air intake | |

| Portable Classroom 19 (P06): Systems Expenditure Forecast | | | | | | |
|---|----------------|----------------------|---------------------|---------------------|----------------------|------------------|
| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
| Facade | - | - | \$5,000 | \$5,700 | \$27,000 | \$37,700 |
| Roofing | - | - | - | \$3,500 | \$11,800 | \$15,300 |
| Interiors | - | - | \$9,900 | - | \$14,800 | \$24,700 |
| Fire Suppression | - | - | - | \$300 | \$300 | \$600 |
| HVAC | - | \$3,400 | - | \$17,000 | \$5,700 | \$26,100 |
| Electrical | - | - | \$600 | - | \$21,500 | \$22,100 |
| Fire Alarm & Comm | - | - | - | \$6,500 | - | \$6,500 |
| Follow-up Studies | \$9,600 | - | - | - | - | \$9,600 |
| TOTALS | \$9,600 | \$3,400 | \$15,500 | \$33,000 | \$81,100 | \$142,600 |

10. Portable Classrooms 20 to 23 (P07-P08)



Portable Classrooms 20 to 23 (P07-P08): Systems Summary

| | | |
|-----------------------------------|--|------------------|
| Address | 6251 13 th Street, Sacramento, California 95831 | |
| Constructed/ Renovated | 2013 | |
| Building Size | 4,320 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Modular wood structure on steel floor frame | Good |
| Façade | Stucco and corrugated metal panel, with aluminum windows | Good |
| Roof | Primary: Flat construction with single-ply TPO/PVC membrane | Good |
| Interiors | Walls: Painted gypsum board Floors: Carpet, laminate, vinyl sheet Ceilings: ACT | Fair |
| Elevators | None | -- |
| Plumbing | Copper supply and cast-iron waste and venting No hot water Toilets, sinks and urinals in restrooms | Fair |
| HVAC | Split systems with furnaces | Fair |

| Portable Classrooms 20 to 23 (P07-P08): Systems Summary | | |
|---|---|------|
| Fire Suppression | Fire extinguishers | Good |
| Electrical | Source and Distribution: Fed from distribution panel in exterior cabinet, with copper wiring Interior Lighting: T-8 Emergency: None | Fair |
| Fire Alarm | Smoke detectors, alarms, strobes, pull stations, 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 | Damaged rear soffits | |

| Portable Classrooms 20 to 23 (P07-P08): Systems Expenditure Forecast | | | | | | |
|--|-----------|----------------------|---------------------|---------------------|----------------------|------------------|
| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
| Facade | - | - | \$78,700 | - | \$105,800 | \$184,500 |
| Roofing | - | - | - | - | \$371,500 | \$371,500 |
| Interiors | - | - | - | \$62,900 | \$41,000 | \$104,000 |
| Plumbing | - | - | - | \$6,400 | - | \$6,400 |
| Fire Suppression | - | - | \$1,000 | - | \$1,300 | \$2,200 |
| HVAC | - | \$15,300 | - | \$37,200 | \$58,600 | \$111,100 |
| Electrical | - | - | - | \$2,400 | \$106,900 | \$109,400 |
| Fire Alarm & Comm | - | - | \$27,500 | - | - | \$27,500 |
| TOTALS | - | \$15,300 | \$107,200 | \$108,900 | \$685,100 | \$916,600 |

11. Site Summary



| Site Information | | |
|-----------------------------------|--|------------------|
| Lot Size | 10.07 acres | |
| Parking Spaces | 40 total spaces all in open lot; two 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 | Building-mounted property signage, monument sign, chain link fencing with gates Playgrounds and play structures Asphalt play surfacing | Fair |
| Landscaping and Topography | Moderate landscaping features Lawns Gardens 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, pole lights: CFL, HPS | Fair |
| Ancillary Structures | Storage sheds | Fair |
| Accessibility | Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C. | |

Site Information

Key Issues and Findings None

Site: Systems Expenditure Forecast

| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
|------------------|-----------|----------------------|---------------------|---------------------|----------------------|--------------------|
| Plumbing | - | \$7,800 | \$8,000 | - | \$16,800 | \$32,700 |
| Electrical | - | - | - | - | \$288,500 | \$288,500 |
| Pavement | - | \$13,400 | - | \$136,600 | \$38,900 | \$188,900 |
| Site Development | - | \$24,800 | \$61,700 | \$273,900 | \$189,900 | \$550,300 |
| TOTALS | - | \$46,000 | \$69,700 | \$410,500 | \$534,100 | \$1,060,400 |

12. Property Space Use and Observed Areas

Unit Allocation

All 31,638 square feet of the property are occupied by Alice Birney Public Waldorf. The spaces are a combination of classrooms, offices, kitchen, and assembly rooms, with supporting restrooms, mechanical and other utility spaces. A portable building on the site that is owned by the City of Sacramento Recreation Department was not a part of this analysis.

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.

13. ADA Accessibility

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

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

However, this does not:

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

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

The original school was constructed in 1958, with portable buildings installed from 1960 through 2013. The facility has not subsequently undergone a significant renovation. 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.

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.

14. Purpose and Scope

Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

| Condition Ratings | |
|-----------------------|---|
| Excellent | New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service. |
| Good | Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service. |
| Fair | Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life. |
| Poor | Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life. |
| Failed | Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required. |
| Not Applicable | Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present. |

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

15. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of EMG's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

16. Certification

DLR Group (the Client) retained EMG to perform this Facility Condition Assessment in connection with the preparation for an architectural master plan of Alice Birney Public Waldorf, 6251 13th Street, Sacramento, California 95831, 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.

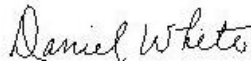
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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: Mary Venable, RA
Rashad Alnial
Project team

Reviewed by:



Daniel White,
Technical Report Reviewer for
Matthew Anderson,
Program Manager
mfanderson@emgcorp.com
800.733.0660 x7613

17. 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 ELEVATION |
|----|-----------------|



| | |
|----|--------------|
| #2 | BUILDING 001 |
|----|--------------|



| | |
|----|------------|
| #3 | BUILDING 2 |
|----|------------|



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|----|----------------------|
| #4 | BUILDINGS 1, 3 AND 4 |
|----|----------------------|



| | |
|----|------------|
| #5 | BUILDING 5 |
|----|------------|



| | |
|----|--------------|
| #6 | BUILDING P01 |
|----|--------------|



| | |
|----|--------------|
| #7 | BUILDING P01 |
|----|--------------|



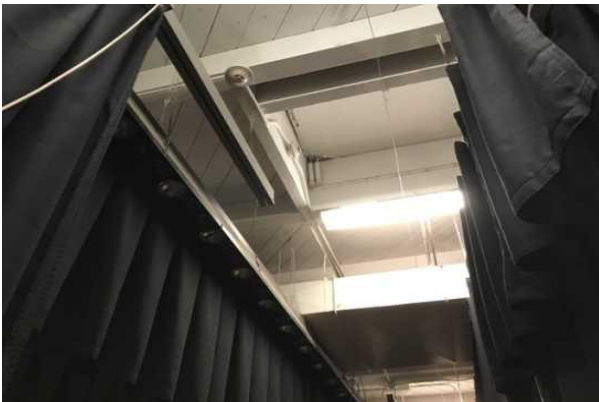
| | |
|----|-------------------|
| #8 | BUILDINGS P02-3-4 |
|----|-------------------|



| | |
|----|--------------|
| #9 | BUILDING P06 |
|----|--------------|



| | |
|-----|-------------------|
| #10 | BUILDINGS P07-P08 |
|-----|-------------------|



| | |
|-----|-------------------------|
| #11 | ROOF STRUCTURE AT STAGE |
|-----|-------------------------|



| | |
|-----|-------------------------------|
| #12 | STRUCTURE AND INSULATION, P07 |
|-----|-------------------------------|



| | |
|-----|------------------------------|
| #13 | PERMANENT BUILDING STRUCTURE |
|-----|------------------------------|



| | |
|-----|--------------------|
| #14 | OFFICE ENTRY DOORS |
|-----|--------------------|



| | |
|-----|------------------|
| #15 | ADA SILL ADAPTER |
|-----|------------------|



| | |
|-----|-------------------|
| #16 | CLASSROOM WINDOWS |
|-----|-------------------|



| | |
|-----|--|
| #17 | ROOF, SINGLE-PLY TPO/PVC MEMBRANE, BUILDINGS P07-8 |
|-----|--|



| | |
|-----|-----------------------------------|
| #18 | ROOFING AND EQUIPMENT, BUILDING 2 |
|-----|-----------------------------------|



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| #19 | ROOF, MODIFIED BITUMINOUS |
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| #20 | ROOF AT THE COVERED WALKWAY |
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| #21 | P06 AND P02-3-4 ROOFS |
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| #22 | WATER HEATER |
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| #23 | FURNACE, BUILDINGS P07-P08 |
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| #24 | PACKAGED UNIT (RTU), BUILDING 2 |
|-----|---------------------------------|



#25 HEAT PUMP, WALL-MOUNTED, BUILDING P02-3-4



#26 FAN COIL UNIT, BUILDING P06



#27 UNIT HEATER, BUILDING 5



#28 AIR CONDITIONER, WINDOW/THRU-WALL, 1.5 TO 2 TON, REPLACE



#29 FURNACE, BUILDING P01



#30 ROOFTOP CONDENSING UNITS



| | |
|-----|---------------------------|
| #31 | BUILDING/MAIN SWITCHBOARD |
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| #32 | EXTERIOR LIGHT FIXTURE |
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| #33 | FIRE ALARM CONTROL PANEL |
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| #34 | OFFICE |
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| #35 | MULTUPURPOSE |
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| #36 | CLASSROOM P08 |
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#37 CLASSROOM



#38 STRINGS CLASSROOM, BUILDING P06



#39 BUILDING P01 WINDOWS AND AIR CONDITIONER



#40 MODULAR STUDENT RESTROOM



#41 RESTROOM



#42 MODULAR STAFF RESTROOM



| | |
|-----|-------------|
| #43 | PARKING LOT |
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| #44 | ACCESSIBLE PARKING |
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| #45 | PLAY COURT |
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| #46 | PLAY STRUCTURE |
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| #47 | LANDSCAPING OVERVIEW |
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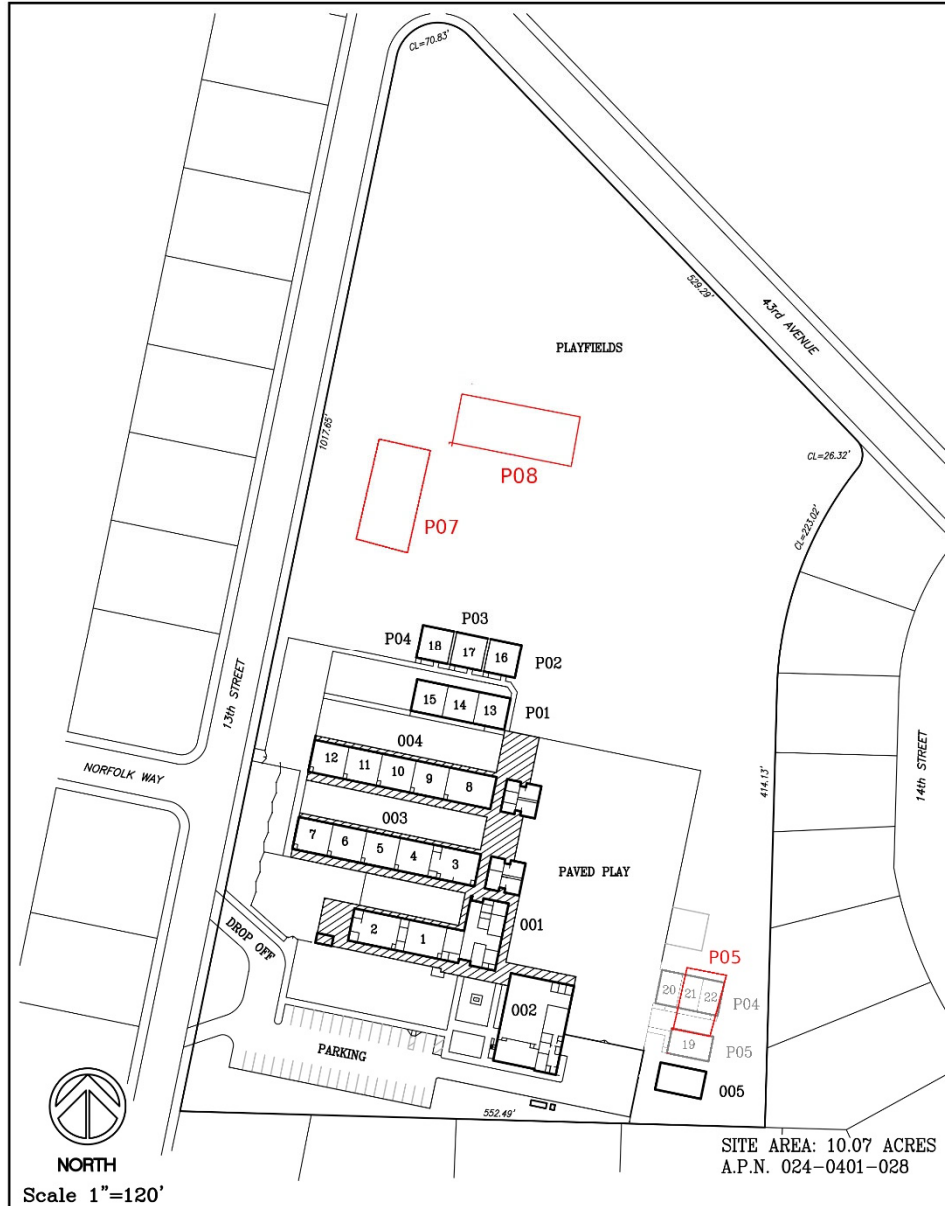
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| #48 | GARDEN |
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Appendix B: Site and Floor Plans

FACILITY CONDITION ASSESSMENT
 SITE PLAN

ALICE BIRNEY PUBLIC WALDORF

EMG PROJECT NO.: 136988.19R000-069.322



Alice Birney Elementary School (004)
 6251 - 13th Street
 SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

EXISTING SITE DIAGRAM
 DECEMBER 2003

SOURCE:
 Owner – Red revisions by EMG

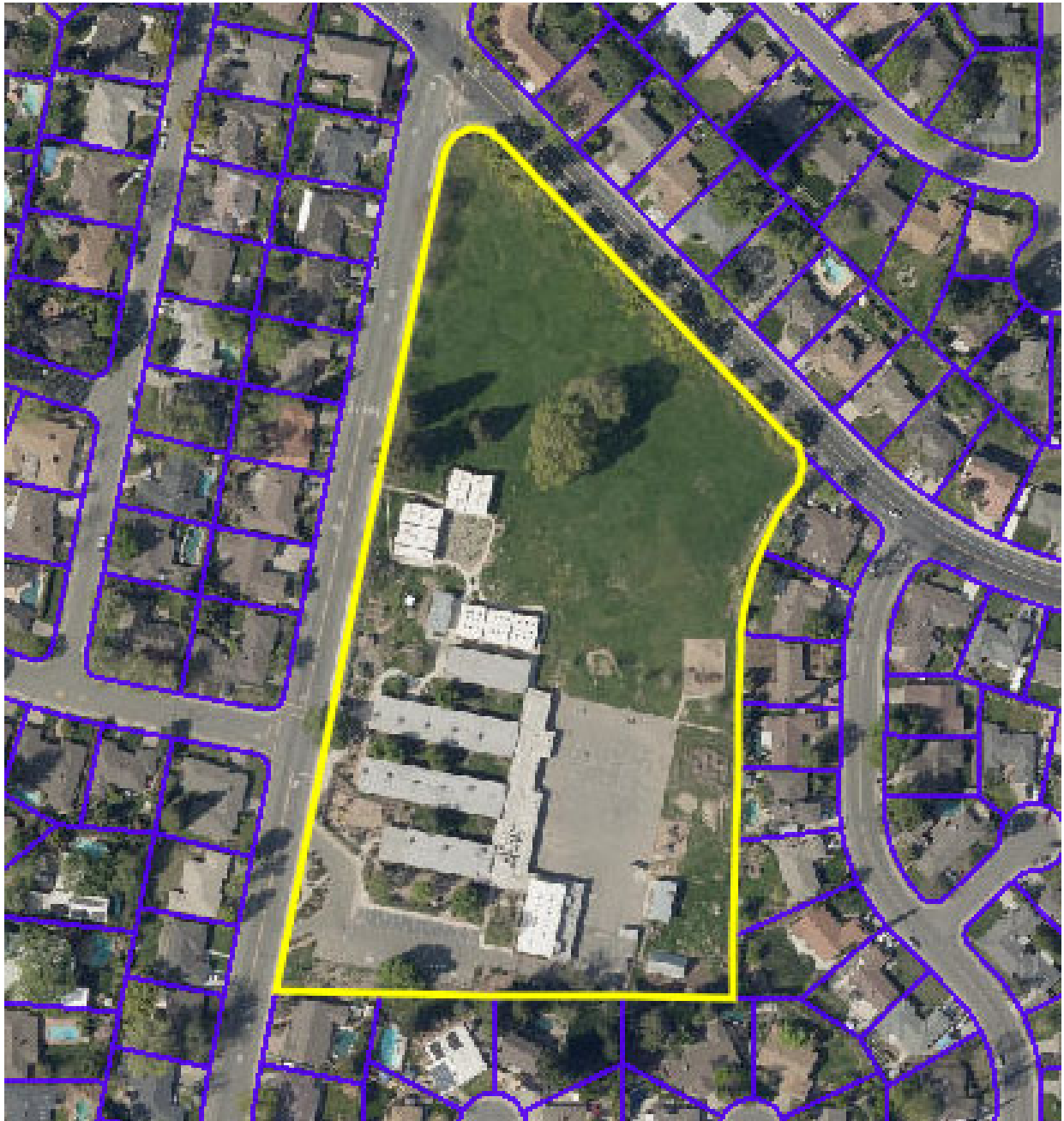


ON-SITE DATE:
 September 23, 2019

FACILITY CONDITION ASSESSMENT
AERIAL SITE PLAN

ALICE BIRNEY PUBLIC WALDORF

EMG PROJECT NO.: 136988.19R000-069.322



SOURCE:
Sacramento County Assessor GIS



ON-SITE DATE:
September 23, 2019

Appendix C: Supporting Documents

ADA CHECKLIST

Date Completed: September 23, 2019

Property Name: Alice Birney Public Waldorf

EMG Project Number: 136988.19R000-069.322

| 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 (cont.) | | 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 | Alice Birney Public Waldorf

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------------|---------------|-----------|--|-----------|-----|---------|
| Fire Alarm & Comm | | | | | | |
| D5031 | All buildings | Fair | Public Address/Announcement (PA) System, Facility Wide | 42,341 SF | 10 | 1829169 |
| D5038 | Throughout | Good | Security/Surveillance System, Cameras and CCTV | 42,341 SF | 11 | 1829487 |
| D5038 | All buildings | Fair | Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install | 42,341 SF | 7 | 1829401 |
| Utilities | | | | | | |
| G3011 | Site | Fair | Water Line, Copper, 2" | 52 LF | 7 | 1836813 |
| G3021 | Site | Fair | Sewer Line, PVC, 6" | 52 LF | 7 | 1836814 |

Component Condition Report | Alice Birney Public Waldorf / 001 Office and Kindergarten

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|---------------------|-----------|---|-----------|-----|---------|
| Facade | | | | | | |
| B2011 | Building Exterior | Fair | Exterior Wall, Brick Veneer, 1-2 Stories | 2,400 SF | 30 | 1448366 |
| B2011 | Building Exterior | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 5,000 SF | 5 | 1448492 |
| B2021 | Building Exterior | Fair | Window, 12 SF | 28 | 15 | 1448422 |
| B2021 | Building Exterior | Fair | Window, 24 SF | 24 | 15 | 1448360 |
| B2021 | Building Exterior | Fair | Window, 24 SF | 6 | 10 | 1448425 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 12 | 15 | 1448399 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 4 | 28 | 1448410 |
| Roofing | | | | | | |
| B3011 | Roof | Poor | Roof, Modified Bituminous | 9,585 SF | 2 | 1448484 |
| B3016 | Roof | Fair | Gutters & Downspouts, Aluminum w/ Fittings | 250 LF | 8 | 1448285 |
| Interiors | | | | | | |
| C1021 | Throughout building | Fair | Interior Door, Wood Solid-Core | 17 | 15 | 1448473 |
| C3012 | Restrooms | Good | Interior Wall Finish, Ceramic Tile | 500 SF | 30 | 1448369 |
| C3012 | Throughout building | Fair | Interior Wall Finish, any surface, Prep & Paint | 10,000 SF | 7 | 1448392 |
| C3024 | Throughout building | Fair | Interior Floor Finish, Vinyl Tile (VCT) | 2,550 SF | 7 | 1448334 |
| C3024 | Restroom - men's | Fair | Interior Floor Finish, Ceramic Tile | 24 SF | 8 | 1448275 |
| C3024 | Restrooms | Good | Interior Floor Finish, Ceramic Tile | 225 SF | 30 | 1448257 |
| C3025 | Throughout building | Fair | Interior Floor Finish, Carpet Commercial Standard | 2,080 SF | 5 | 1448248 |
| C3031 | Restrooms | Good | Interior Ceiling Finish, any flat surface, Prep & Paint | 150 SF | 7 | 1448402 |
| Plumbing | | | | | | |
| D2011 | Restrooms | Fair | Toilet, Commercial Water Closet | 5 | 12 | 1448435 |
| D2014 | Classrooms | Fair | Sink/Lavatory, Wall-Hung, Vitreous China | 2 | 20 | 1448426 |
| D2014 | Office | Fair | Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China | 1 | 12 | 1448232 |
| D2014 | Office | Fair | Sink/Lavatory, Vanity Top, Enameled Steel | 1 | 20 | 1448233 |
| D2014 | Restrooms | Fair | Sink/Lavatory, Wall-Hung, Vitreous China | 2 | 20 | 1448444 |
| D2014 | Restroom - men's | Fair | Sink/Lavatory, Wall-Hung, Vitreous China | 1 | 4 | 1448284 |
| D2014 | Boiler-B001 | Fair | Service Sink, Floor [No tag/plate found] | 1 | 10 | 1454187 |
| D2014 | Classrooms | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 4 | 20 | 1448420 |
| D2023 | Boiler-B001 | Fair | Water Heater, 40 GAL [No tag/plate found] | 1 | 5 | 1454186 |

Component Condition Report | Alice Birney Public Waldorf / 001 Office and Kindergarten

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------------|---------------------|-----------|---|----------|-----|---------|
| D2029 | Throughout building | Fair | Plumbing System, Supply & Sanitary, Low Density (excl fixtures) | 5,046 SF | 10 | 1448336 |
| Fire Suppression | | | | | | |
| D4031 | Throughout building | Fair | Fire Extinguisher, Type ABC, up to 20 LB | 6 | 5 | 1448260 |
| HVAC | | | | | | |
| D3032 | Classroom - Y002 | Fair | Condensing Unit/Heat Pump, 5 TON [CU-11] | 1 | 3 | 1448488 |
| D3032 | Classroom - Y001 | Fair | Condensing Unit/Heat Pump, 5 TON [CU-12] | 1 | 3 | 1448332 |
| D3041 | Throughout building | Fair | HVAC System Ductwork, Medium Density | 5,046 SF | 15 | 1448317 |
| D3042 | Roof | Fair | Exhaust Fan, 500 CFM [No tag/plate found] | 4 | 6 | 1448259 |
| D3051 | Classroom - Y001 | Fair | Furnace, 100 MBH [F-12] | 1 | 14 | 1448256 |
| D3051 | Classroom - Y002 | Fair | Furnace, 100 MBH [F-11] | 1 | 3 | 1448343 |
| D3052 | Office | Fair | Packaged Unit (RTU), 3.5 TON [AC-5] | 1 | 3 | 1448243 |
| D3052 | Office | Fair | Packaged Unit (RTU), 3.5 TON [AC-3] | 1 | 3 | 1448506 |
| D3052 | Office | Fair | Packaged Unit (RTU), 3.5 TON [AC-4] | 1 | 3 | 1448277 |
| D3068 | | NA | BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install | 5,046 SF | 1 | 1480893 |
| Electrical | | | | | | |
| D5012 | Boiler-B001 | Fair | Main Distribution Panel, 400 AMP [Panel LD] | 1 | 12 | 1454190 |
| D5019 | Throughout building | Fair | Electrical Wiring & Switches, Average or Low Density/Complexity | 5,046 SF | 22 | 1448373 |
| D5029 | Throughout building | Good | Lighting System, Interior, Medium Density & Standard Fixtures | 5,046 SF | 10 | 1448307 |
| D5092 | Throughout building | Fair | Exit Sign Light Fixture, LED | 2 | 5 | 1448480 |
| Fire Alarm & Comm | | | | | | |
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade/Install | 5,046 SF | 10 | 1448496 |
| D5037 | Boiler-B001 | Poor | Fire Alarm Control Panel, Addressable [No tag/plate found] | 1 | 0 | 1454197 |
| Equipment/Special | | | | | | |
| E1094 | Lounge - I002 | Good | Residential Appliances, Refrigerator, 14-18 CF [No tag/plate found] | 1 | 3 | 1448313 |
| E1094 | Lounge - I002 | Fair | Residential Appliances, Range, Electric | 1 | 10 | 1448497 |
| Site Development | | | | | | |
| G2044 | Site | Fair | Signage, Property, Monument/Pylon, Replace/Install | 1 | 5 | 1448333 |

Component Condition Report | Alice Birney Public Waldorf / 002 Multipurpose

| 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 | 8,000 SF | 10 | 1448436 |
| B2021 | Building Exterior | Fair | Window, 12 SF | 10 | 12 | 1448347 |
| B2023 | Building Exterior | Fair | Storefront, Metal-Framed Windows w/out Door(s) | 400 SF | 20 | 1448314 |
| B2032 | Building Exterior | Fair | Exterior Door, Wood Solid-Core | 9 | 15 | 1448404 |
| Roofing | | | | | | |
| B3011 | Roof | Poor | Roof, Modified Bituminous | 6,265 SF | 2 | 1448236 |
| B3016 | Roof | Fair | Gutters & Downspouts, Aluminum w/ Fittings | 220 LF | 8 | 1448253 |
| Interiors | | | | | | |
| C1021 | Throughout building | Fair | Interior Door, Wood Solid-Core | 9 | 15 | 1448239 |
| C1031 | Restrooms | Good | Toilet Partitions, Plastic/Laminate | 2 | 17 | 1448498 |

Component Condition Report | Alice Birney Public Waldorf / 002 Multipurpose

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------------|---------------------|-----------|---|----------|-----|---------|
| C3012 | Throughout building | Good | Interior Wall Finish, any surface, Prep & Paint | 750 SF | 7 | 1448443 |
| C3012 | Restrooms | Fair | Interior Wall Finish, Ceramic Tile | 250 SF | 30 | 1448447 |
| C3012 | Throughout building | Fair | Interior Wall Finish, Laminated Paneling (FRP) | 600 SF | 15 | 1448478 |
| C3024 | Restrooms | Fair | Interior Floor Finish, Ceramic Tile | 131 SF | 30 | 1448455 |
| C3024 | Kitchen | Fair | Interior Floor Finish, Quarry Tile | 1,120 SF | 20 | 1448458 |
| C3024 | Throughout building | Fair | Interior Floor Finish, Wood Strip, Refinish | 741 SF | 3 | 1448301 |
| C3024 | Throughout building | Fair | Interior Floor Finish, Vinyl Tile (VCT) | 2,731 SF | 5 | 1448494 |
| C3031 | Throughout building | Good | Interior Ceiling Finish, any flat surface, Prep & Paint | 7,000 SF | 7 | 1448465 |
| C3032 | Throughout building | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 2,040 SF | 10 | 1448271 |
| Elevators | | | | | | |
| D1013 | Cafeteria - U001 | Fair | Wheelchair Lift, 750 LBS, Renovate [No tag/plate found] | 1 | 9 | 1448297 |
| Plumbing | | | | | | |
| D2011 | Restrooms | Good | Toilet, Commercial Water Closet | 4 | 20 | 1448304 |
| D2014 | Kitchen-K001 | Fair | Commercial Kitchen Sink, Stainless Steel, 1-Bowl | 1 | 15 | 1454204 |
| D2014 | Kitchen-K001 | Fair | Commercial Kitchen Sink, Stainless Steel, 2-Bowl | 1 | 15 | 1454192 |
| D2014 | Restrooms | Good | Sink/Lavatory, Wall-Hung, Vitreous China | 3 | 25 | 1448340 |
| D2014 | Kitchen | Fair | Service Sink, Floor | 3 | 15 | 1448226 |
| D2014 | Kitchen-K001 | Fair | Service Sink, Wall-Hung | 1 | 8 | 1454188 |
| D2014 | Kitchen-K001 | Fair | Commercial Kitchen Sink, Stainless Steel, 2-Bowl | 1 | 15 | 1454189 |
| D2014 | Kitchen-K001 | Fair | Commercial Kitchen Sink, Stainless Steel, 2-Bowl | 1 | 15 | 1454201 |
| D2018 | Building exterior | Good | Drinking Fountain, Outside/Site Style | 1 | 12 | 1448242 |
| D2023 | Boiler-B004 | Fair | Water Heater, 80 GAL [EWH-1] | 1 | 3 | 1454185 |
| D2029 | Throughout building | Fair | Plumbing System, Supply & Sanitary, Medium Density (excl fixtures) | 5,503 SF | 3 | 1448234 |
| Fire Suppression | | | | | | |
| D4031 | Throughout building | Good | Fire Extinguisher, Type ABC, up to 20 LB | 5 | 7 | 1448423 |
| D4091 | Kitchen-K001 | NA | Fire Suppression System, 6, Install/Replace [No tag/plate found] | 1 LF | 20 | 1454199 |
| D4099 | Kitchen | Fair | Fire Shutter, Motor-Operated, 144 SF | 3 | 20 | 1448330 |
| HVAC | | | | | | |
| D3041 | Throughout building | Fair | HVAC System Ductwork, Medium Density | 5,503 SF | 10 | 1448504 |
| D3042 | Roof | Fair | Exhaust Fan, 2000 CFM [No tag/plate found] | 1 | 20 | 1448245 |
| D3042 | Roof | Fair | Exhaust Fan, 800 CFM | 4 | 5 | 1448363 |
| D3052 | Kitchen - K001 | Fair | Packaged Unit (RTU), 5 TON [AC-1] | 1 | 3 | 1448381 |
| D3052 | Cafeteria | Fair | Packaged Unit (RTU), 15 TON [AC-2] | 1 | 3 | 1448401 |
| D3068 | | NA | BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install | 5,503 SF | 1 | 1480894 |
| Electrical | | | | | | |
| D5012 | Kitchen-K001 | Fair | Main Distribution Panel, 400 AMP [No tag/plate found] | 1 | 12 | 1454183 |
| D5019 | Throughout building | Fair | Electrical Wiring & Switches, Average or Low Density/Complexity | 5,503 SF | 22 | 1448385 |
| D5029 | Throughout building | Good | Lighting System, Interior, Medium Density & Standard Fixtures | 5,503 SF | 10 | 1448377 |
| D5092 | Throughout building | Fair | Exit Sign Light Fixture, LED | 8 | 5 | 1448320 |
| Fire Alarm & Comm | | | | | | |
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade/Install | 5,503 SF | 10 | 1448278 |

Component Condition Report | Alice Birney Public Waldorf / 002 Multipurpose

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--------------------------|--------------|-----------|---|----------|-----|---------|
| Equipment/Special | | | | | | |
| E1093 | Kitchen-K001 | Fair | Commercial Kitchen, 6 LF [No tag/plate found] | 1 | 4 | 1454198 |
| E1093 | Kitchen-K001 | Fair | Commercial Kitchen, Range/Oven, 6-Burner w/ Griddle [No tag/plate found] | 1 | 5 | 1454202 |
| E1093 | Kitchen-K001 | Fair | Commercial Kitchen, Dairy Cooler/Wells [No tag/plate found] | 1 | 4 | 1454200 |
| E1093 | Kitchen-K001 | Fair | Commercial Kitchen, Freezer, 2-Door Reach-In [No tag/plate found] | 1 | 3 | 1454203 |
| E1093 | Kitchen-K001 | Fair | Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser [No tag/plate found] | 1 | 11 | 1454181 |
| E1093 | Kitchen-K001 | Fair | Commercial Kitchen, Food Warmer [No tag/plate found] | 1 | 9 | 1454191 |
| E1093 | Kitchen-K001 | Fair | Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator [No tag/plate found] | 1 | 4 | 1454194 |
| E1093 | Kitchen-K001 | Fair | Commercial Kitchen, Walk-In Refrigerator [No tag/plate found] | 1 | 5 | 1454196 |
| E1093 | Kitchen-K001 | Fair | Commercial Kitchen, Convection Oven, Double [No tag/plate found] | 1 | 6 | 1454184 |
| E1093 | Kitchen-K001 | Fair | Commercial Kitchen, Freezer, 2-Door Reach-In [No tag/plate found] | 1 | 6 | 1454182 |
| E1093 | Kitchen-K001 | Fair | Commercial Kitchen, Food Warmer [No tag/plate found] | 1 | 9 | 1454193 |
| E1094 | Kitchen-K001 | Fair | Residential Appliances, Clothes Washer/Dryer Combo Unit [No tag/plate found] | 1 | 7 | 1454195 |

Component Condition Report | Alice Birney Public Waldorf / 003 Classrooms 3 to 7

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|---------------------|-----------|--|-----------|-----|---------|
| Facade | | | | | | |
| B2011 | Building Exterior | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 3,500 SF | 5 | 1448417 |
| B2021 | Building Exterior | Fair | Window, 24 SF | 36 | 15 | 1448507 |
| B2021 | Building Exterior | Fair | Window, 12 SF | 38 | 15 | 1448318 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 14 | 25 | 1448288 |
| Roofing | | | | | | |
| B3011 | Roof | Poor | Roof, Modified Bituminous | 8,550 SF | 2 | 1448462 |
| Interiors | | | | | | |
| C1021 | Throughout building | Fair | Interior Door, Wood Solid-Core | 7 | 15 | 1448298 |
| C1031 | Restrooms | Good | Toilet Partitions, Plastic/Laminate | 5 | 17 | 1448431 |
| C3012 | Restrooms | Fair | Interior Wall Finish, Ceramic Tile | 900 SF | 30 | 1448476 |
| C3012 | Throughout building | Fair | Interior Wall Finish, any surface, Prep & Paint | 13,000 SF | 7 | 1448311 |
| C3024 | 003 | Fair | Interior Floor Finish, Vinyl Tile (VCT) | 1,581 SF | 9 | 1448388 |
| C3024 | Restrooms | Fair | Interior Floor Finish, Ceramic Tile | 495 SF | 30 | 1448400 |
| C3025 | Throughout building | Fair | Interior Floor Finish, Carpet Commercial Standard | 3,371 SF | 5 | 1448391 |
| C3025 | Throughout building | Fair | Interior Floor Finish, Carpet Commercial Standard | 3,210 SF | 5 | 1448412 |
| C3032 | Throughout building | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 6,400 SF | 10 | 1448445 |
| Plumbing | | | | | | |
| D2011 | Restrooms | Fair | Toilet, Commercial Water Closet | 6 | 15 | 1448452 |
| D2012 | Restrooms | Fair | Urinal, Standard | 4 | 20 | 1448303 |
| D2014 | Classrooms | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 5 | 20 | 1448346 |
| D2014 | Restrooms | Fair | Sink/Lavatory, Wall-Hung, Vitreous China | 3 | 20 | 1448461 |
| D2014 | Maintenance room | Fair | Service Sink, Wall-Hung | 1 | 8 | 1448454 |
| D2018 | Building exterior | Fair | Drinking Fountain, Outside/Site Style | 3 | 8 | 1448370 |
| D2029 | Throughout building | Fair | Plumbing System, Supply & Sanitary, Medium Density (excl fixtures) | 6,464 SF | 10 | 1448348 |

Component Condition Report | Alice Birney Public Waldorf / 003 Classrooms 3 to 7

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------------|---------------------|-----------|---|----------|-----|---------|
| D2029 | Throughout building | Fair | Plumbing System, Supply & Sanitary, Low Density (excl fixtures) | 6,464 SF | 10 | 1448270 |
| Fire Suppression | | | | | | |
| D4031 | Throughout building | Good | Fire Extinguisher, Type ABC, up to 20 LB | 6 | 7 | 1448250 |
| HVAC | | | | | | |
| D3032 | Classroom - O004 | Fair | Condensing Unit/Heat Pump, 5 TON [CU-9] | 1 | 3 | 1448427 |
| D3032 | Classroom - O003 | Fair | Condensing Unit/Heat Pump, 5 TON [CU-10] | 1 | 3 | 1448244 |
| D3032 | Classroom - O006 | Fair | Condensing Unit/Heat Pump, 5 TON [CU-7] | 1 | 3 | 1448316 |
| D3032 | Classroom - O005 | Fair | Condensing Unit/Heat Pump, 5 TON [CU-8] | 1 | 3 | 1448269 |
| D3032 | Classroom - O007 | Fair | Condensing Unit/Heat Pump, 5 TON [CU-6] | 1 | 3 | 1448225 |
| D3041 | Throughout building | Fair | HVAC System Ductwork, Low Density | 6,464 SF | 12 | 1448286 |
| D3042 | Roof | Fair | Exhaust Fan, 800 CFM | 2 | 8 | 1448328 |
| D3051 | Classroom - O003 | Fair | Furnace, 100 MBH [F-10] | 1 | 14 | 1448441 |
| D3051 | Classroom - O006 | Fair | Furnace, 100 MBH [F-7] | 1 | 14 | 1448379 |
| D3051 | Classroom - O005 | Fair | Furnace, 100 MBH [F-8] | 1 | 14 | 1448263 |
| D3051 | Classroom - O007 | Fair | Furnace, 100 MBH [F-6] | 1 | 14 | 1448350 |
| D3051 | Classroom - O004 | Fair | Furnace, 100 MBH [F-9] | 1 | 14 | 1448219 |
| D3068 | | NA | BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install | 6,464 SF | 1 | 1480895 |
| Electrical | | | | | | |
| D5012 | Kiln - B002 | Fair | Main Distribution Panel, 400 AMP [Panel LG] | 1 | 12 | 1448472 |
| D5012 | Science room - B003 | Fair | Main Distribution Panel, 600 AMP [Panel DOS] | 1 | 12 | 1448508 |
| D5019 | Throughout building | Fair | Electrical Wiring & Switches, Average or Low Density/Complexity | 6,464 SF | 22 | 1448397 |
| D5029 | Throughout building | Good | Lighting System, Interior, Medium Density & Standard Fixtures | 6,145 SF | 10 | 1448466 |
| D5029 | Throughout building | Good | Lighting System, Interior, Medium Density & Standard Fixtures | 6,464 SF | 10 | 1448323 |
| Fire Alarm & Comm | | | | | | |
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade/Install | 6,464 SF | 10 | 1448491 |
| Pavement | | | | | | |
| G2031 | Bldg 03, rooms 4-5 | Poor | Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas | 500 SF | 1 | 1448339 |

Component Condition Report | Alice Birney Public Waldorf / 004 Library and Classrooms 9 to 12

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|---------------------|-----------|---|-----------|-----|---------|
| Facade | | | | | | |
| B2011 | Building Exterior | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 3,500 SF | 5 | 1448430 |
| B2011 | Building Exterior | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 3,500 SF | 5 | 1448295 |
| B2011 | Building Exterior | Fair | Exterior Wall, Brick Veneer, 1-2 Stories | 3,600 SF | 30 | 1448453 |
| B2021 | Building Exterior | Fair | Window, 24 SF | 36 | 15 | 1448393 |
| B2021 | Building Exterior | Fair | Window, 12 SF | 38 | 15 | 1448221 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 15 | 15 | 1448378 |
| Roofing | | | | | | |
| B3011 | Roof | Fair | Roof, Modified Bituminous | 10,340 SF | 3 | 1448407 |
| Interiors | | | | | | |
| C1021 | Throughout building | Fair | Interior Door, Wood Solid-Core | 5 | 15 | 1448308 |

Component Condition Report | Alice Birney Public Waldorf / 004 Library and Classrooms 9 to 12

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------------|---------------------|-----------|---|-----------|-----|---------|
| C1031 | Restrooms | Good | Toilet Partitions, Plastic/Laminate | 5 | 17 | 1448229 |
| C3012 | Restrooms | Fair | Interior Wall Finish, Ceramic Tile | 30 SF | 30 | 1448281 |
| C3012 | Throughout building | Fair | Interior Wall Finish, any surface, Prep & Paint | 13,000 SF | 7 | 1448500 |
| C3024 | Restrooms | Fair | Interior Floor Finish, Ceramic Tile | 546 SF | 30 | 1448477 |
| C3024 | Throughout building | Fair | Interior Floor Finish, Vinyl Tile (VCT) | 1,800 SF | 15 | 1448429 |
| C3032 | Throughout building | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 6,100 SF | 10 | 1448463 |
| Plumbing | | | | | | |
| D2011 | Restrooms | Fair | Toilet, Commercial Water Closet | 6 | 15 | 1448246 |
| D2011 | Restrooms | Fair | Toilet, Commercial Water Closet | 3 | 20 | 1448223 |
| D2012 | Restrooms | Fair | Urinal, Standard | 4 | 20 | 1448261 |
| D2014 | Restrooms | Fair | Sink/Lavatory, Wall-Hung, Vitreous China | 7 | 20 | 1448358 |
| D2014 | Classrooms | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 5 | 20 | 1448505 |
| D2014 | Restrooms | Fair | Sink/Lavatory, Wall-Hung, Vitreous China | 6 | 20 | 1448351 |
| D2018 | 004 | Fair | Drinking Fountain, Outside/Site Style | 2 | 9 | 1448457 |
| D2029 | Throughout building | Fair | Plumbing System, Supply & Sanitary, Low Density (excl fixtures) | 6,145 SF | 10 | 1448302 |
| Fire Suppression | | | | | | |
| D4031 | Throughout building | Good | Fire Extinguisher, Type ABC, up to 20 LB | 6 | 7 | 1448254 |
| HVAC | | | | | | |
| D3032 | Classroom - O010 | Fair | Condensing Unit/Heat Pump, 5 TON [CU-3] | 1 | 3 | 1448272 |
| D3032 | Library - O008 | Fair | Condensing Unit/Heat Pump, 5 TON [CU-5] | 1 | 3 | 1448294 |
| D3032 | Classroom - O011 | Fair | Condensing Unit/Heat Pump, 5 TON [CU-2] | 1 | 3 | 1448309 |
| D3032 | Classroom - O012 | Fair | Condensing Unit/Heat Pump, 5 TON [CU-1] | 1 | 3 | 1448481 |
| D3032 | Classroom - O009 | Fair | Condensing Unit/Heat Pump, 5 TON [CU-4] | 1 | 3 | 1448396 |
| D3041 | Throughout building | Fair | HVAC System Ductwork, Low Density | 6,145 SF | 12 | 1448329 |
| D3051 | Classroom - O009 | Fair | Furnace, 100 MBH [F-4] | 1 | 14 | 1448432 |
| D3051 | Library - O008 | Fair | Furnace, 100 MBH [F-5] | 1 | 14 | 1448394 |
| D3051 | Classroom - O011 | Fair | Furnace, 100 MBH [F-2] | 1 | 14 | 1448487 |
| D3051 | Classroom - O010 | Fair | Furnace, 100 MBH [F-3] | 1 | 14 | 1448398 |
| D3051 | Classroom - O012 | Fair | Furnace, 100 MBH [F-1] | 1 | 2 | 1448264 |
| D3068 | | NA | BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install | 6,145 SF | 1 | 1480896 |
| Electrical | | | | | | |
| D5019 | Throughout building | Fair | Electrical Wiring & Switches, Average or Low Density/Complexity | 6,145 SF | 22 | 1448354 |
| Fire Alarm & Comm | | | | | | |
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade/Install | 6,145 SF | 10 | 1448368 |

Component Condition Report | Alice Birney Public Waldorf / 005 Storage

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|----------------|-------------------|-----------|--------------------------------|----------|-----|---------|
| Facade | | | | | | |
| B2021 | Building Exterior | Good | Window, 12 SF | 2 | 20 | 1448440 |
| B2032 | Building Exterior | Fair | Exterior Door, Wood Solid-Core | 4 | 3 | 1448395 |
| Roofing | | | | | | |

Component Condition Report | Alice Birney Public Waldorf / 005 Storage

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------------|---------------------|-----------|---|----------|-----|---------|
| B3011 | Roof | Fair | Roof, Metal | 1,740 SF | 8 | 1448361 |
| Interiors | | | | | | |
| C3012 | Throughout building | Fair | Interior Wall Finish, any surface, Prep & Paint | 2,500 SF | 4 | 1448292 |
| C3024 | Throughout building | Fair | Interior Floor Finish, Vinyl Tile (VCT) | 800 SF | 15 | 1448424 |
| Fire Suppression | | | | | | |
| D4031 | Throughout building | Good | Fire Extinguisher, Type ABC, up to 20 LB | 1 | 7 | 1448319 |
| HVAC | | | | | | |
| D3051 | Throughout building | Fair | Unit Heater, 80 MBH [Inaccessible] | 1 | 3 | 1448460 |
| D3068 | | NA | BAS/HVAC Controls, Basic System or Legacy Upgrades, Install | 800 SF | 1 | 1480897 |
| Electrical | | | | | | |
| D5012 | Building exterior | Fair | Main Distribution Panel, 100 AMP [Panel LQP] | 1 | 10 | 1448258 |
| D5019 | Throughout building | Fair | Electrical Wiring & Switches, Average or Low Density/Complexity | 800 SF | 22 | 1448312 |
| D5029 | Throughout building | Fair | Lighting System, Interior, Low Density & Standard Fixtures | 800 SF | 8 | 1448437 |
| Fire Alarm & Comm | | | | | | |
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade/Install | 800 SF | 10 | 1448273 |

Component Condition Report | Alice Birney Public Waldorf / P01 Portable Classrooms 13 to 15

| 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 | 2,400 SF | 5 | 1448305 |
| B2021 | Building Exterior | Fair | Window, 24 SF | 18 | 5 | 1448384 |
| B2021 | Building Exterior | Fair | Window, 12 SF | 27 | 5 | 1448474 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 6 | 15 | 1448322 |
| Roofing | | | | | | |
| B3011 | Roof | Fair | Roof, Modified Bituminous | 3,757 SF | 3 | 1448434 |
| B3016 | Roof | Fair | Gutters & Downspouts, Aluminum w/ Fittings | 300 LF | 8 | 1448222 |
| Interiors | | | | | | |
| C3024 | Throughout building | Fair | Interior Floor Finish, Vinyl Tile (VCT) | 950 SF | 9 | 1448495 |
| C3025 | Throughout building | Fair | Interior Floor Finish, Carpet Commercial Standard | 1,930 SF | 5 | 1448274 |
| C3032 | Throughout building | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 2,880 SF | 10 | 1448442 |
| Plumbing | | | | | | |
| D2014 | Classrooms | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 3 | 20 | 1448390 |
| D2029 | Throughout building | Good | Plumbing System, Supply & Sanitary, Medium Density (excl fixtures) | 2,880 SF | 10 | 1448502 |
| Fire Suppression | | | | | | |
| D4031 | Throughout building | Good | Fire Extinguisher, Type ABC, up to 20 LB | 3 | 7 | 1448387 |
| HVAC | | | | | | |
| D3051 | Classroom - O013 | Fair | Furnace, 80 MBH [No tag/plate found] | 1 | 3 | 1448468 |
| D3051 | Classroom - O013 | Fair | Air Conditioner, 2 TON [No tag/plate found] | 1 | 3 | 1448291 |
| D3051 | Classroom - O014 | Fair | Air Conditioner, 2 TON [No tag/plate found*] | 1 | 3 | 1448490 |
| D3051 | Classroom - O014 | Fair | Furnace, 80 MBH [No tag/plate found] | 1 | 3 | 1448411 |
| D3051 | Classroom - O015 | Fair | Furnace, 80000 MBH [No tag/plate found] | 1 | 3 | 1448433 |

Component Condition Report | Alice Birney Public Waldorf / P01 Portable Classrooms 13 to 15

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------------|---------------------|-----------|---|----------|-----|---------|
| D3051 | Classroom - O015 | Fair | Air Conditioner, 2 TON [No tag/plate found] | 1 | 10 | 1448456 |
| D3068 | | NA | BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install | 2,880 SF | 1 | 1480898 |
| Electrical | | | | | | |
| D5019 | Throughout building | Fair | Electrical Wiring & Switches, Average or Low Density/Complexity | 2,880 SF | 22 | 1448220 |
| D5029 | Throughout building | Good | Lighting System, Interior, Medium Density & Standard Fixtures | 2,880 SF | 15 | 1448406 |
| Fire Alarm & Comm | | | | | | |
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade/Install | 2,880 SF | 10 | 1448341 |

Component Condition Report | Alice Birney Public Waldorf / P02-P03-P04 Portable Classrooms 16-18

| 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 | 5,400 SF | 5 | 1448403 |
| B2011 | Building exterior | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 4,320 SF | 4 | 1448249 |
| B2021 | Building exterior | Fair | Window, 12 SF | 6 | 5 | 1448371 |
| B2021 | Building exterior | Fair | Window, Aluminum Double-Glazed 24 SF, 1-2 Stories | 6 | 5 | 1448251 |
| B2032 | Building exterior | Fair | Exterior Door, Steel | 6 | 12 | 1448479 |
| Roofing | | | | | | |
| B3011 | Roof | Fair | Roof, Single-Ply TPO/PVC Membrane | 3,600 SF | 15 | 1448362 |
| B3016 | Roof | Fair | Gutters & Downspouts, Aluminum w/ Fittings | 300 LF | 8 | 1448344 |
| B3021 | Roof | Fair | Roof Skylight, per SF of glazing | 12 SF | 17 | 1448342 |
| Interiors | | | | | | |
| C3012 | Throughout building | Fair | Interior Wall Finish, Vinyl | 3,600 SF | 6 | 1448374 |
| C3024 | Throughout building | Fair | Interior Floor Finish, Vinyl Tile (VCT) | 950 SF | 9 | 1448416 |
| C3025 | Throughout building | Fair | Interior Floor Finish, Carpet Commercial Standard | 1,930 SF | 5 | 1448386 |
| C3032 | Throughout building | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 2,800 SF | 10 | 1448352 |
| C3032 | Throughout building | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 900 SF | 10 | 1448237 |
| Plumbing | | | | | | |
| D2014 | Classrooms | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 3 | 20 | 1448364 |
| D2029 | Throughout building | Fair | Plumbing System, Supply & Sanitary, Low Density (excl fixtures) | 2,880 SF | 12 | 1448365 |
| Fire Suppression | | | | | | |
| D4031 | Throughout building | Good | Fire Extinguisher, Type ABC, up to 20 LB | 3 | 7 | 1448419 |
| HVAC | | | | | | |
| D3041 | Throughout building | Fair | HVAC System Ductwork, Medium Density | 2,880 SF | 15 | 1448238 |
| D3052 | Classroom - O016 | Fair | Heat Pump, 3 TON [No tag/plate found] | 1 | 3 | 1448230 |
| D3052 | Classroom - O017 | Fair | Heat Pump, 3 TON [2] | 1 | 3 | 1448428 |
| D3052 | Classroom - O018 | Fair | Heat Pump, 3 TON [3] | 1 | 3 | 1448356 |
| D3068 | | NA | BAS/HVAC Controls, Basic System or Legacy Upgrades, Install | 2,880 SF | 1 | 1480899 |
| Electrical | | | | | | |
| D5012 | | Fair | Main Distribution Panel, 120/208 V, 200 Amp | 1 | 15 | 1480869 |
| D5019 | Throughout building | Fair | Electrical Wiring & Switches, Average or Low Density/Complexity | 2,880 SF | 20 | 1448282 |
| D5022 | Building exterior | Good | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W | 5 | 15 | 1448315 |

Component Condition Report | Alice Birney Public Waldorf / P02-P03-P04 Portable Classrooms 16-18

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------------|---------------------|-----------|---|----------|-----|---------|
| D5022 | Building exterior | Fair | Light Fixture, 100 WATT | 6 | 15 | 1448372 |
| D5029 | Throughout building | Fair | Lighting System, Interior, Medium Density & Standard Fixtures | 2,880 SF | 10 | 1448345 |
| Fire Alarm & Comm | | | | | | |
| D5037 | Throughout building | | Fire Alarm System, Standard Addressable, Upgrade/Install | 2,880 SF | 10 | 1448389 |

Component Condition Report | Alice Birney Public Waldorf / P06 Portable Classroom 19

| 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 | 1,050 SF | 5 | 1448228 |
| B2011 | Building Exterior | Good | Exterior Wall, Metal/Insulated Sandwich Panels, 2" Thick | 100 SF | 29 | 1448471 |
| B2011 | Building exterior | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 1,160 SF | 6 | 1448489 |
| B2011 | Building Exterior | Good | Exterior Wall, Metal/Insulated Sandwich Panels, 2" Thick | 120 SF | 17 | 1448296 |
| B2021 | Building Exterior | Fair | Window, 12 SF | 4 | 14 | 1448335 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 1 | 15 | 1448451 |
| Roofing | | | | | | |
| B3011 | Roof | Fair | Roof, Metal | 1,152 SF | 24 | 1448459 |
| B3016 | Roof | Fair | Gutters & Downspouts, Aluminum w/ Fittings | 630 LF | 14 | 1448241 |
| B3016 | Roof | Fair | Gutters & Downspouts, Aluminum w/ Fittings | 100 LF | 8 | 1448375 |
| B3021 | Roof | Fair | Roof Skylight, per SF of glazing | 24 SF | 6 | 1448485 |
| Interiors | | | | | | |
| C3012 | Throughout building | Fair | Interior Wall Finish, any surface, Prep & Paint | 1,152 SF | 5 | 1448353 |
| C3024 | P19 | Fair | Interior Floor Finish, Vinyl Tile (VCT) | 900 SF | 5 | 1448414 |
| Fire Suppression | | | | | | |
| D4031 | Throughout building | Good | Fire Extinguisher, Type ABC, up to 20 LB | 1 | 7 | 1448289 |
| HVAC | | | | | | |
| D3032 | Classroom - 0019 | Fair | Heat Pump, 4 TON [No tag/plate found] | 1 | 8 | 1448283 |
| D3041 | Classroom - 0019 | Fair | Fan Coil Unit, 4 TON [No tag/plate found] | 1 | 8 | 1448326 |
| D3041 | Throughout building | Fair | HVAC System Ductwork, Low Density | 96 SF | 14 | 1448409 |
| D3068 | | NA | BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install | 960 SF | 1 | 1480900 |
| Electrical | | | | | | |
| D5019 | Throughout building | Fair | Electrical Wiring & Switches, Average or Low Density/Complexity | 960 SF | 24 | 1448359 |
| D5022 | Building exterior | Fair | Light Fixture, 100 WATT | 6 | 15 | 1448446 |
| D5022 | Building exterior | Fair | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W | 2 | 4 | 1448290 |
| D5029 | Throughout building | Fair | Lighting System, Interior, Medium Density & Standard Fixtures | 960 SF | 20 | 1448324 |
| Fire Alarm & Comm | | | | | | |
| D5037 | Throughout building | Good | Fire Alarm System, Standard Addressable, Upgrade/Install | 960 SF | 7 | 1448469 |
| Follow-up Studies | | | | | | |
| P000X | Throughout building | Poor | Engineer, Mechanical/HVAC, General, Design | 1 | 0 | 1448227 |

Component Condition Report | Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---------|----------|-----------|------------------------|----------|-----|----|
|---------|----------|-----------|------------------------|----------|-----|----|

Component Condition Report | Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------------------------|---------------------|-----------|---|-----------|-----|---------|
| Facade | | | | | | |
| B2011 | Building Exterior | Good | Exterior Wall, Metal/Insulated Sandwich Panels, 2" Thick | 2,080 SF | 39 | 1448276 |
| B2011 | Building exterior | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 17,000 SF | 4 | 1448355 |
| B2021 | Building Exterior | Good | Window, Aluminum Double-Glazed 12 SF, 1-2 Stories | 16 | 24 | 1448262 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 12 | 34 | 1448224 |
| Roofing | | | | | | |
| B3011 | Roof | Fair | Roof, Single-Ply TPO/PVC Membrane | 5,268 SF | 14 | 1448325 |
| B3011 | Roof | Fair | Roof, Single-Ply TPO/PVC Membrane | 5,268 SF | 14 | 1448299 |
| B3021 | Roof | Fair | Roof Skylight, per SF of glazing | 24 SF | 24 | 1448252 |
| Interiors | | | | | | |
| C1031 | Restrooms | Fair | Toilet Partitions, Plastic/Laminate | 3 | 14 | 1448408 |
| C3012 | Throughout building | Fair | Interior Wall Finish, Vinyl | 5,184 SF | 10 | 1448266 |
| C3024 | Throughout building | Fair | Interior Floor Finish, Vinyl Tile (VCT) | 855 SF | 9 | 1448235 |
| C3024 | Restrooms | Fair | Interior Floor Finish, Vinyl Sheeting | 450 SF | 9 | 1448421 |
| C3024 | Throughout building | Fair | Interior Floor Finish, Vinyl Tile (VCT) | 2,880 SF | 9 | 1448482 |
| C3032 | Throughout building | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 4,320 SF | 19 | 1448247 |
| Plumbing | | | | | | |
| D2011 | Restrooms | Good | Toilet, Commercial Water Closet | 4 | 24 | 1448337 |
| D2012 | Restrooms | Good | Urinal, Standard | 1 | 24 | 1448486 |
| D2014 | Restrooms | Good | Sink/Lavatory, Wall-Hung, Vitreous China | 5 | 24 | 1448293 |
| D2014 | Classrooms | Good | Sink/Lavatory, Vanity Top, Stainless Steel | 4 | 24 | 1448240 |
| D2018 | Building exterior | Fair | Drinking Fountain, Outside/Site Style | 1 | 9 | 1448265 |
| D2029 | Throughout building | Good | Plumbing System, Supply & Sanitary, Low Density (excl fixtures) | 4,320 SF | 34 | 1448331 |
| Fire Suppression | | | | | | |
| D4031 | Throughout building | Fair | Fire Extinguisher, Type ABC, up to 20 LB | 4 | 5 | 1448255 |
| HVAC | | | | | | |
| D3032 | Building exterior | Fair | Condensing Unit/Heat Pump, 4 TON [CU-2] | 1 | 9 | 1448470 |
| D3032 | Building exterior | Fair | Condensing Unit/Heat Pump, 4 TON [CU-4] | 1 | 9 | 1448413 |
| D3032 | Building exterior | Fair | Condensing Unit/Heat Pump, 4 TON [CU-3] | 1 | 9 | 1448376 |
| D3032 | Building exterior | Fair | Condensing Unit/Heat Pump, 4 TON [CU-1] | 1 | 9 | 1448306 |
| D3041 | Throughout building | Good | HVAC System Ductwork, Medium Density | 4,320 SF | 25 | 1448268 |
| D3051 | Classroom - O020 | Fair | Furnace, 100 MBH [F-1] | 1 | 14 | 1448483 |
| D3051 | Classroom - O021 | Fair | Furnace, 100 MBH [F-2] | 1 | 14 | 1448380 |
| D3051 | Classroom - O023 | Fair | Furnace, 100 MBH [F4] | 1 | 14 | 1448493 |
| D3051 | Classroom - O022 | Fair | Furnace, 100 MBH [F-3] | 1 | 14 | 1448338 |
| D3068 | | NA | BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install | 4,320 SF | 1 | 1480901 |
| Electrical | | | | | | |
| D5012 | Building exterior | Good | Secondary Transformer, 150 kVA [DOB XFMR] | 1 | 24 | 1448349 |
| D5012 | Building exterior | Good | Main Distribution Panel, 400 AMP [DPB] | 1 | 24 | 1448310 |
| D5019 | Throughout building | Fair | Electrical Wiring & Switches, Average or Low Density/Complexity | 4,320 SF | 20 | 1448499 |
| D5022 | Building exterior | Fair | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W | 12 | 14 | 1448287 |

Component Condition Report | Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------------|---------------------|-----------|---|----------|-----|---------|
| D5029 | Throughout building | Fair | Lighting System, Interior, Medium Density & Standard Fixtures | 4,320 SF | 14 | 1448383 |
| D5092 | Building exterior | Good | Exit Sign Light Fixture, LED | 6 | 10 | 1448449 |
| Fire Alarm & Comm | | | | | | |
| D5037 | Throughout building | Good | Fire Alarm System, Standard Addressable, Upgrade/Install | 4,320 SF | 5 | 1448280 |

Component Condition Report | Alice Birney Public Waldorf / Site

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------------------------|----------|-----------|---|-----------|-----|---------|
| Plumbing | | | | | | |
| D2021 | Site | Fair | Backflow Preventer, 3 INCH | 1 | 4 | 1448231 |
| D2021 | Site | Fair | Backflow Preventer, 3 INCH | 1 | 3 | 1448438 |
| D2023 | Site | Good | Domestic Circulation/Booster Pump, 10 HP [No tag/plate found] | 1 | 20 | 1448367 |
| Electrical | | | | | | |
| D5012 | Site | Fair | Building/Main Switchboard, 2000 AMP [Main switchboard] | 1 | 19 | 1448405 |
| D5012 | Site | Fair | Secondary Transformer, 150 kVA [DPB XFMR] | 1 | 24 | 1448279 |
| Pavement | | | | | | |
| G2022 | Site | Fair | Parking Lots, Asphalt Pavement, Seal & Stripe | 20,500 SF | 2 | 1448357 |
| G2022 | Site | Fair | Parking Lots, Asphalt Pavement, Mill & Overlay | 20,500 SF | 7 | 1455621 |
| Site Development | | | | | | |
| G2041 | Site | Fair | Fences & Gates, Chain Link, 4' High | 1,600 LF | 12 | 1448300 |
| G2047 | Site | Fair | Play Surfaces & Sports Courts, Asphalt, Mill & Overlay | 38,002 SF | 10 | 1455622 |
| G2047 | Site | Fair | Play Surfaces & Sports Courts, Asphalt, Seal & Stripe | 38,002 SF | 2 | 1448475 |
| G2047 | Site | Fair | Play Structure, Medium | 2 | 4 | 1448467 |
| G2049 | Site | Fair | Prefabricated/Ancillary Building or Structure, All Components | 120 SF | 15 | 1480872 |
| G2049 | Site | Fair | Prefabricated/Ancillary Building or Structure, All Components | 120 SF | 15 | 1448321 |

Appendix E: Replacement Reserves

| 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 | | |
|--|---------|--|----------------|----|-----|----------|------|------------|-----------|---------|----------|------|----------|----------|----------|----------|-------|---------|---------|----------|----------------------------|----------|----------|
| C3032 | 1448352 | Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace | 25 | 15 | 10 | 2800 | SF | \$4.80 | \$13,439 | | | | | | | | | | | | \$13,439 | \$13,439 | |
| C3032 | 1448237 | Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace | 25 | 15 | 10 | 900 | SF | \$4.80 | \$4,320 | | | | | | | | | | | | | \$4,320 | \$4,320 |
| D3052 | 1448230 | Heat Pump, 3 TON, Replace | 20 | 17 | 3 | 1 | EA | \$6,033.68 | \$6,034 | | | | \$6,034 | | | | | | | | | | \$6,034 |
| D3052 | 1448428 | Heat Pump, 3 TON, Replace | 20 | 17 | 3 | 1 | EA | \$6,033.68 | \$6,034 | | | | \$6,034 | | | | | | | | | | \$6,034 |
| D3052 | 1448356 | Heat Pump, 3 TON, Replace | 20 | 17 | 3 | 1 | EA | \$6,033.68 | \$6,034 | | | | \$6,034 | | | | | | | | | | \$6,034 |
| D3068 | 1480899 | BAS/HVAC Controls, Basic System or Legacy Upgrades, Install | 15 | 14 | 1 | 2880 | SF | \$3.43 | \$9,873 | \$9,873 | | | | | | | | | | | | | \$9,873 |
| D4031 | 1448419 | Fire Extinguisher, Type ABC, up to 20 LB, Replace | 10 | 3 | 7 | 3 | EA | \$205.69 | \$617 | | | | | | | | \$617 | | | | | | \$617 |
| D5029 | 1448345 | Lighting System, Interior, Medium Density & Standard Fixtures, Replace | 20 | 10 | 10 | 2880 | SF | \$10.97 | \$31,595 | | | | | | | | | | | | | \$31,595 | \$31,595 |
| D5037 | 1448389 | Fire Alarm System, Standard Addressable, Upgrade/Install | 20 | 10 | 10 | 2880 | SF | \$5.49 | \$15,797 | | | | | | | | | | | | | \$15,797 | \$15,797 |
| Totals, Unescalated | | | | | | | | | | \$0 | \$9,873 | \$0 | \$18,101 | \$17,772 | \$55,229 | \$12,342 | \$617 | \$3,702 | \$6,514 | \$65,150 | \$189,300 | | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | \$0 | \$10,169 | \$0 | \$19,779 | \$20,002 | \$64,025 | \$14,737 | \$759 | \$4,690 | \$8,499 | \$87,556 | \$230,217 | | |

* 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.

Alice Birney Public Waldorf / P06 Portable Classroom 19

| Uniformat Code | ID | Cost Description | Lifespan (EUL) | EA | RUL | Quantity | Unit | Unit Cost | *Subtotal | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Deficiency Repair Estimate | | |
|--|---------|---|----------------|----|-----|----------|------|------------|-----------|---------|---------|------|------|-------|----------|---------|---------|----------|------|------|----------------------------|---------|---------|
| B2011 | 1448228 | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 10 | 5 | 5 | 1050 | SF | \$4.11 | \$4,320 | | | | | | \$4,320 | | | | | | | \$4,320 | |
| B2011 | 1448489 | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 10 | 4 | 6 | 1160 | SF | \$4.11 | \$4,772 | | | | | | | \$4,772 | | | | | | \$4,772 | |
| B3016 | 1448375 | Gutters & Downspouts, Aluminum w/ Fittings, Replace | 20 | 12 | 8 | 100 | LF | \$12.34 | \$1,234 | | | | | | | | | \$1,234 | | | | \$1,234 | |
| B3021 | 1448485 | Roof Skylight, per SF of glazing, Replace | 30 | 24 | 6 | 24 | SF | \$68.56 | \$1,646 | | | | | | | \$1,646 | | | | | | \$1,646 | |
| C3012 | 1448353 | Interior Wall Finish, any surface, Prep & Paint | 10 | 5 | 5 | 1152 | SF | \$2.06 | \$2,370 | | | | | | \$2,370 | | | | | | | \$2,370 | |
| C3024 | 1448414 | Interior Floor Finish, Vinyl Tile (VCT), Replace | 15 | 10 | 5 | 900 | SF | \$6.86 | \$6,171 | | | | | | \$6,171 | | | | | | | \$6,171 | |
| D3032 | 1448283 | Heat Pump, 4 TON, Replace | 15 | 7 | 8 | 1 | EA | \$7,130.71 | \$7,131 | | | | | | | | | | | | | \$7,131 | |
| D3041 | 1448326 | Fan Coil Unit, 4 TON, Replace | 15 | 7 | 8 | 1 | EA | \$6,307.93 | \$6,308 | | | | | | | | | | | | | \$6,308 | |
| D3068 | 1480900 | BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install | 15 | 14 | 1 | 960 | SF | \$3.43 | \$3,291 | \$3,291 | | | | | | | | | | | | | \$3,291 |
| D4031 | 1448289 | Fire Extinguisher, Type ABC, up to 20 LB, Replace | 10 | 3 | 7 | 1 | EA | \$205.69 | \$206 | | | | | | | | | \$206 | | | | | \$206 |
| D5022 | 1448290 | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace | 20 | 16 | 4 | 2 | EA | \$287.97 | \$576 | | | | | \$576 | | | | | | | | | \$576 |
| D5037 | 1448469 | Fire Alarm System, Standard Addressable, Upgrade/Install | 20 | 13 | 7 | 960 | SF | \$5.49 | \$5,266 | | | | | | | | | | | | | \$5,266 | \$5,266 |
| P000X | 1448227 | Engineer, Mechanical/HVAC, General, Design | 0 | 0 | 0 | 1 | EA | \$9,599.03 | \$9,599 | \$9,599 | | | | | | | | | | | | | \$9,599 |
| Totals, Unescalated | | | | | | | | | | \$9,599 | \$3,291 | \$0 | \$0 | \$576 | \$12,860 | \$6,418 | \$5,471 | \$14,673 | \$0 | \$0 | \$52,888 | | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | \$9,599 | \$3,390 | \$0 | \$0 | \$648 | \$14,908 | \$7,663 | \$6,729 | \$18,587 | \$0 | \$0 | \$61,525 | | |

* 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.

Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23

| Uniformat Code | ID | Cost Description | Lifespan (EUL) | EA | RUL | Quantity | Unit | Unit Cost | *Subtotal | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Deficiency Repair Estimate | | |
|--|---------|---|----------------|----|-----|----------|------|------------|-----------|----------|----------|------|------|----------|----------|------|------|------|----------|----------|----------------------------|----------|----------|
| B2011 | 1448355 | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 10 | 6 | 4 | 17000 | SF | \$4.11 | \$69,936 | | | | | \$69,936 | | | | | | | | \$69,936 | |
| C3012 | 1448266 | Interior Wall Finish, Vinyl, Replace | 15 | 5 | 10 | 5184 | SF | \$3.43 | \$17,772 | | | | | | | | | | | | \$17,772 | \$17,772 | |
| C3024 | 1448235 | Interior Floor Finish, Vinyl Tile (VCT), Replace | 15 | 6 | 9 | 855 | SF | \$6.86 | \$5,862 | | | | | | | | | | | | | \$5,862 | |
| C3024 | 1448421 | Interior Floor Finish, Vinyl Sheeting, Replace | 15 | 6 | 9 | 450 | SF | \$9.60 | \$4,320 | | | | | | | | | | | | | \$4,320 | |
| C3024 | 1448482 | Interior Floor Finish, Vinyl Tile (VCT), Replace | 15 | 6 | 9 | 2880 | SF | \$6.86 | \$19,747 | | | | | | | | | | | | | \$19,747 | |
| D2018 | 1448265 | Drinking Fountain, Outside/Site Style, Replace | 15 | 6 | 9 | 1 | EA | \$4,936.64 | \$4,937 | | | | | | | | | | | | | \$4,937 | |
| D3032 | 1448470 | Condensing Unit/Heat Pump, 4 TON, Replace | 15 | 6 | 9 | 1 | EA | \$7,130.71 | \$7,131 | | | | | | | | | | | | | \$7,131 | |
| D3032 | 1448413 | Condensing Unit/Heat Pump, 4 TON, Replace | 15 | 6 | 9 | 1 | EA | \$7,130.71 | \$7,131 | | | | | | | | | | | | | \$7,131 | |
| D3032 | 1448376 | Condensing Unit/Heat Pump, 4 TON, Replace | 15 | 6 | 9 | 1 | EA | \$7,130.71 | \$7,131 | | | | | | | | | | | | | \$7,131 | |
| D3032 | 1448306 | Condensing Unit/Heat Pump, 4 TON, Replace | 15 | 6 | 9 | 1 | EA | \$7,130.71 | \$7,131 | | | | | | | | | | | | | \$7,131 | |
| D3068 | 1480901 | BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install | 15 | 14 | 1 | 4320 | SF | \$3.43 | \$14,810 | \$14,810 | | | | | | | | | | | | | \$14,810 |
| D4031 | 1448255 | Fire Extinguisher, Type ABC, up to 20 LB, Replace | 10 | 5 | 5 | 4 | EA | \$205.69 | \$823 | | | | | \$823 | | | | | | | | | \$823 |
| D5037 | 1448280 | Fire Alarm System, Standard Addressable, Upgrade/Install | 20 | 15 | 5 | 4320 | SF | \$5.49 | \$23,696 | | | | | \$23,696 | | | | | | | | | \$23,696 |
| D5092 | 1448449 | Exit Sign Light Fixture, LED, Replace | 10 | 0 | 10 | 6 | EA | \$301.68 | \$1,810 | | | | | | | | | | | | | \$1,810 | \$1,810 |
| Totals, Unescalated | | | | | | | | | | \$0 | \$14,810 | \$0 | \$0 | \$69,936 | \$24,519 | \$0 | \$0 | \$0 | \$63,388 | \$19,582 | \$192,234 | | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | \$0 | \$15,254 | \$0 | \$0 | \$78,713 | \$28,424 | \$0 | \$0 | \$0 | \$82,707 | \$26,317 | \$231,415 | | |

* 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.

Alice Birney Public Waldorf / Site

| Uniformat Code | ID | Cost Description | Lifespan (EUL) | EA | RUL | Quantity | Unit | Unit Cost | *Subtotal | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Deficiency Repair Estimate | |
|--|---------|--|----------------|----|-----|----------|------|-------------|-----------|------|----------|---------|----------|---------|------|-----------|------|------|-----------|-----------|----------------------------|-----------|
| D2021 | 1448438 | Backflow Preventer, 3 INCH, Replace | 30 | 27 | 3 | 1 | EA | \$7,130.71 | \$7,131 | | | | \$7,131 | | | | | | | | | \$7,131 |
| D2021 | 1448231 | Backflow Preventer, 3 INCH, Replace | 30 | 26 | 4 | 1 | EA | \$7,130.71 | \$7,131 | | | | | \$7,131 | | | | | | | | \$7,131 |
| G2022 | 1448357 | Parking Lots, Asphalt Pavement, Seal & Stripe | 5 | 3 | 2 | 20500 | SF | \$0.62 | \$12,650 | | \$12,650 | | | | | \$12,650 | | | | | | \$25,300 |
| G2022 | 1455621 | Parking Lots, Asphalt Pavement, Mill & Overlay | 25 | 18 | 7 | 20500 | SF | \$4.80 | \$98,390 | | | | | | | \$98,390 | | | | | | \$98,390 |
| G2047 | 1448475 | Play Surfaces & Sports Courts, Asphalt, Seal & Stripe | 5 | 3 | 2 | 38002 | SF | \$0.62 | \$23,398 | | \$23,398 | | | | | \$23,398 | | | | | | \$46,796 |
| G2047 | 1448467 | Play Structure, Medium, Replace | 20 | 16 | 4 | 2 | EA | \$27,425.80 | \$54,852 | | | | \$54,852 | | | | | | | | | \$54,852 |
| G2047 | 1455622 | Play Surfaces & Sports Courts, Asphalt, Mill & Overlay | 25 | 15 | 10 | 38002 | SF | \$4.80 | \$182,391 | | | | | | | | | | | | | \$182,391 |
| Totals, Unescalated | | | | | | | | | | \$0 | \$36,048 | \$7,131 | \$61,982 | \$0 | \$0 | \$134,438 | \$0 | \$0 | \$182,391 | \$421,991 | | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | \$0 | \$38,244 | \$7,792 | \$69,762 | \$0 | \$0 | \$165,342 | \$0 | \$0 | \$245,118 | \$526,258 | | |

* 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

6/10/2020



| ID | Location | Description | Manufacturer | Model | Details | Barcode | Asset Tag | Quantity | Unit | Year Installed/In Service | Replacement Year | Total Cost |
|---------|---|--|--------------------------------|--------------------|--------------------|---------|-----------------------------|----------|------|---------------------------|------------------|------------|
| 1448297 | Alice Birney Public Waldorf / 002 Multipurpose | D1013 - Wheelchair Lift, 750 LBS, Renovate, Lifespan:25 | National Wheel-O-Vator Company | BC42 | 79559 | | 77481 No tag/plate found | 1 | EA | 2003 | 2028 | \$22,172 |
| 1448303 | Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | D2012 - Urinal, Standard, Replace, Lifespan:30 | | | | | | 4 | EA | | 2039 | \$5,302 |
| 1448261 | Alice Birney Public Waldorf / 004 Library and Classrooms 9 to 12 | D2012 - Urinal, Standard, Replace, Lifespan:30 | | | | | | 4 | EA | | 2039 | \$5,302 |
| 1448486 | Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23 | D2012 - Urinal, Standard, Replace, Lifespan:30 | | | | | | 1 | EA | 2013 | 2043 | \$1,326 |
| 1448426 | Alice Birney Public Waldorf / 001 Office and Kindergarten | D2014 - Sink/Lavatory, Wall-Hung, Vitreous China, Replace, Lifespan:30 | | | | | | 2 | EA | | 2039 | \$3,615 |
| 1448232 | Alice Birney Public Waldorf / 001 Office and Kindergarten | D2014 - Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace, Lifespan:30 | | | | | | 1 | EA | | 2031 | \$1,326 |
| 1448233 | Alice Birney Public Waldorf / 001 Office and Kindergarten | D2014 - Sink/Lavatory, Vanity Top, Enameled Steel, Replace, Lifespan:30 | | | | | | 1 | EA | | 2039 | \$1,326 |
| 1448444 | Alice Birney Public Waldorf / 001 Office and Kindergarten | D2014 - Sink/Lavatory, Wall-Hung, Vitreous China, Replace, Lifespan:30 | | | | | | 2 | EA | | 2039 | \$3,615 |
| 1448284 | Alice Birney Public Waldorf / 001 Office and Kindergarten | D2014 - Sink/Lavatory, Wall-Hung, Vitreous China, Replace, Lifespan:30 | | | | | | 1 | EA | | 2023 | \$1,808 |
| 1454187 | Alice Birney Public Waldorf / 001 Office and Kindergarten | D2014 - Service Sink, Floor, Replace, Lifespan:35 | No tag/plate found | No tag/plate found | No tag/plate found | | No tag/plate found | 1 | EA | | 2029 | \$964 |
| 1448420 | Alice Birney Public Waldorf / 001 Office and Kindergarten | D2014 - Sink/Lavatory, Vanity Top, Stainless Steel, Replace, Lifespan:30 | | | | | | 4 | EA | | 2039 | \$5,784 |
| 1454204 | Alice Birney Public Waldorf / 002 Multipurpose | D2014 - Commercial Kitchen Sink, Stainless Steel, 1-Bowl, Replace, Lifespan:30 | | | | | | 1 | EA | | 2034 | \$1,928 |
| 1454192 | Alice Birney Public Waldorf / 002 Multipurpose | D2014 - Commercial Kitchen Sink, Stainless Steel, 2-Bowl, Replace, Lifespan:30 | | | | | | 1 | EA | | 2034 | \$2,531 |
| 1448340 | Alice Birney Public Waldorf / 002 Multipurpose | D2014 - Sink/Lavatory, Wall-Hung, Vitreous China, Replace, Lifespan:30 | | | | | | 3 | EA | | 2044 | \$5,423 |
| 1448226 | Alice Birney Public Waldorf / 002 Multipurpose | D2014 - Service Sink, Floor, Replace, Lifespan:35 | | | | | | 3 | EA | | 2034 | \$2,892 |
| 1454188 | Alice Birney Public Waldorf / 002 Multipurpose | D2014 - Service Sink, Wall-Hung, Replace, Lifespan:35 | | | | | | 1 | EA | | 2027 | \$1,687 |
| 1454189 | Alice Birney Public Waldorf / 002 Multipurpose | D2014 - Commercial Kitchen Sink, Stainless Steel, 2-Bowl, Replace, Lifespan:30 | | | | | | 1 | EA | | 2034 | \$2,531 |
| 1454201 | Alice Birney Public Waldorf / 002 Multipurpose | D2014 - Commercial Kitchen Sink, Stainless Steel, 2-Bowl, Replace, Lifespan:30 | | | | | | 1 | EA | | 2034 | \$2,531 |
| 1448346 | Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | D2014 - Sink/Lavatory, Vanity Top, Stainless Steel, Replace, Lifespan:30 | | | | | | 5 | EA | | 2039 | \$7,230 |
| 1448461 | Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | D2014 - Sink/Lavatory, Wall-Hung, Vitreous China, Replace, Lifespan:30 | | | | | | 3 | EA | | 2039 | \$5,423 |
| 1448454 | Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | D2014 - Service Sink, Wall-Hung, Replace, Lifespan:35 | | | | | | 1 | EA | 1958 | 2027 | \$1,687 |
| 1448358 | Alice Birney Public Waldorf / 004 Library and Classrooms 9 to 12 | D2014 - Sink/Lavatory, Wall-Hung, Vitreous China, Replace, Lifespan:30 | | | | | | 7 | EA | | 2039 | \$12,653 |
| 1448505 | Alice Birney Public Waldorf / 004 Library and Classrooms 9 to 12 | D2014 - Sink/Lavatory, Vanity Top, Stainless Steel, Replace, Lifespan:30 | | | | | | 5 | EA | | 2039 | \$7,230 |
| 1448351 | Alice Birney Public Waldorf / 004 Library and Classrooms 9 to 12 | D2014 - Sink/Lavatory, Wall-Hung, Vitreous China, Replace, Lifespan:30 | | | | | | 6 | EA | | 2039 | \$10,845 |
| 1448390 | Alice Birney Public Waldorf / P01 Portable Classrooms 13 to 15 | D2014 - Sink/Lavatory, Vanity Top, Stainless Steel, Replace, Lifespan:30 | | | | | | 3 | EA | | 2039 | \$4,338 |
| 1448364 | Alice Birney Public Waldorf / P02-P03-P04 Portable Classrooms 16-18 | D2014 - Sink/Lavatory, Vanity Top, Stainless Steel, Replace, Lifespan:30 | | | | | | 3 | EA | | 2039 | \$4,338 |
| 1448293 | Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23 | D2014 - Sink/Lavatory, Wall-Hung, Vitreous China, Replace, Lifespan:30 | | | | | | 5 | EA | 2013 | 2043 | \$9,038 |
| 1448240 | Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23 | D2014 - Sink/Lavatory, Vanity Top, Stainless Steel, Replace, Lifespan:30 | | | | | | 4 | EA | 2013 | 2043 | \$5,784 |
| 1448242 | Alice Birney Public Waldorf / 002 Multipurpose | D2018 - Drinking Fountain, Outside/Site Style, Replace, Lifespan:15 | | | | | | 1 | EA | | 2031 | \$4,338 |
| 1448370 | Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | D2018 - Drinking Fountain, Outside/Site Style, Replace, Lifespan:15 | | | | | | 3 | EA | | 2027 | \$13,014 |
| 1448457 | Alice Birney Public Waldorf / 004 Library and Classrooms 9 to 12 | D2018 - Drinking Fountain, Outside/Site Style, Replace, Lifespan:15 | | | | | | 2 | EA | | 2028 | \$8,676 |
| 1448265 | Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23 | D2018 - Drinking Fountain, Outside/Site Style, Replace, Lifespan:15 | | | | | | 1 | EA | 2013 | 2028 | \$4,338 |
| 1448231 | Alice Birney Public Waldorf / Site | D2021 - Backflow Preventer, 3 INCH, Replace, Lifespan:30 | | | | | 00255760 | 1 | EA | | 2023 | \$6,266 |
| 1448438 | Alice Birney Public Waldorf / Site | D2021 - Backflow Preventer, 3 INCH, Replace, Lifespan:30 | | | | | 00262084 | 1 | EA | | 2022 | \$6,266 |
| 1454186 | Alice Birney Public Waldorf / 001 Office and Kindergarten | D2023 - Water Heater, 40 GAL, Replace, Lifespan:15 | State | GS8640Y0CTG | 0925J006302 | | 00264310 No tag/plate found | 1 | EA | 2009 | 2024 | \$1,567 |
| 1454185 | Alice Birney Public Waldorf / 002 Multipurpose | D2023 - Water Heater, 80 GAL, Replace, Lifespan:20 | A. O. Smith | DVE 80 927 | MF01-1036984-917 | | 00262081 EWH-1 | 1 | EA | 2001 | 2022 | \$14,942 |
| 1448367 | Alice Birney Public Waldorf / Site | D2023 - Domestic Circulation/Booster Pump, 10 HP, Replace, Lifespan:25 | Berkeley Pump | 2-1/2TP1S | H02540 | | 00262098 No tag/plate found | 1 | EA | | 2039 | \$8,194 |
| 1448336 | Alice Birney Public Waldorf / 001 Office and Kindergarten | D2029 - Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace, Lifespan:40 | | | | | | 5046 | SF | 1958 | 2029 | \$30,402 |
| 1448234 | Alice Birney Public Waldorf / 002 Multipurpose | D2029 - Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace, Lifespan:40 | | | | | | 5503 | SF | | 2022 | \$72,942 |
| 1448348 | Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | D2029 - Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace, Lifespan:40 | | | | | | 6464 | SF | 1958 | 2029 | \$85,680 |
| 1448270 | Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | D2029 - Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace, Lifespan:40 | | | | | | 6464 | SF | 1958 | 2029 | \$38,946 |
| 1448302 | Alice Birney Public Waldorf / 004 Library and Classrooms 9 to 12 | D2029 - Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace, Lifespan:40 | | | | | | 6145 | SF | 1958 | 2029 | \$37,024 |
| 1448502 | Alice Birney Public Waldorf / P01 Portable Classrooms 13 to 15 | D2029 - Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace, Lifespan:40 | | | | | | 2880 | SF | 1960 | 2029 | \$38,174 |
| 1448365 | Alice Birney Public Waldorf / P02-P03-P04 Portable Classrooms 16-18 | D2029 - Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace, Lifespan:40 | | | | | | 2880 | SF | 1991 | 2031 | \$17,352 |
| 1448331 | Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23 | D2029 - Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace, Lifespan:40 | | | | | | 4320 | SF | 2013 | 2053 | \$26,028 |
| 1448488 | Alice Birney Public Waldorf / 001 Office and Kindergarten | D3032 - Condensing Unit/Heat Pump, 5 TON, Replace, Lifespan:15 | Carrier | 38TXA060320 | 2501E18320 | | 00262361 CU-11 | 1 | EA | 2001 | 2022 | \$8,556 |
| 1448332 | Alice Birney Public Waldorf / 001 Office and Kindergarten | D3032 - Condensing Unit/Heat Pump, 5 TON, Replace, Lifespan:15 | Carrier | 38TXA060320 | 2501E13999 | | 00262360 CU-12 | 1 | EA | 2001 | 2022 | \$8,556 |
| 1448427 | Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | D3032 - Condensing Unit/Heat Pump, 5 TON, Replace, Lifespan:15 | Carrier | 38TXA060320 | 2501E18309 | | 00262365 CU-9 | 1 | EA | 2001 | 2022 | \$8,556 |
| 1448244 | Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | D3032 - Condensing Unit/Heat Pump, 5 TON, Replace, Lifespan:15 | Carrier | 38TXA060320 | 2501E13981 | | 00262364 CU-10 | 1 | EA | 2001 | 2022 | \$8,556 |
| 1448316 | Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | D3032 - Condensing Unit/Heat Pump, 5 TON, Replace, Lifespan:15 | Carrier | 38TXA060320 | 2501E18328 | | 00262352 CU-7 | 1 | EA | 2001 | 2022 | \$8,556 |
| 1448269 | Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | D3032 - Condensing Unit/Heat Pump, 5 TON, Replace, Lifespan:15 | Carrier | 38TXA060320 | 2601E04587 | | 00262351 CU-8 | 1 | EA | 2001 | 2022 | \$8,556 |
| 1448225 | Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | D3032 - Condensing Unit/Heat Pump, 5 TON, Replace, Lifespan:15 | Carrier | 38TXA060320 | 2501E13779 | | 00262353 CU-6 | 1 | EA | 2001 | 2022 | \$8,556 |
| 1448272 | Alice Birney Public Waldorf / 004 Library and Classrooms 9 to 12 | D3032 - Condensing Unit/Heat Pump, 5 TON, Replace, Lifespan:15 | Carrier | 38TXA060320 | 2601E04570 | | 00257884 CU-3 | 1 | EA | 2001 | 2022 | \$8,556 |
| 1448294 | Alice Birney Public Waldorf / 004 Library and Classrooms 9 to 12 | D3032 - Condensing Unit/Heat Pump, 5 TON, Replace, Lifespan:15 | Carrier | 38TXA060320 | 2601E04586 | | 00262355 CU-5 | 1 | EA | 2001 | 2022 | \$8,556 |
| 1448309 | Alice Birney Public Waldorf / 004 Library and Classrooms 9 to 12 | D3032 - Condensing Unit/Heat Pump, 5 TON, Replace, Lifespan:15 | Carrier | 38TXA060320 | 2501E18777 | | 00257885 CU-2 | 1 | EA | 2001 | 2022 | \$8,556 |
| 1448481 | Alice Birney Public Waldorf / 004 Library and Classrooms 9 to 12 | D3032 - Condensing Unit/Heat Pump, 5 TON, Replace, Lifespan:15 | Carrier | 38TXA060320 | 2601E04585 | | 00257886 CU-1 | 1 | EA | 2001 | 2022 | \$8,556 |
| 1448396 | Alice Birney Public Waldorf / 004 Library and Classrooms 9 to 12 | D3032 - Condensing Unit/Heat Pump, 5 TON, Replace, Lifespan:15 | Carrier | 38TXA060320 | 2501E13992 | | 00262354 CU-4 | 1 | EA | 2001 | 2022 | \$8,556 |
| 1448283 | Alice Birney Public Waldorf / P06 Portable Classroom 19 | D3032 - Heat Pump, 4 TON, Replace, Lifespan:15 | Mitsubishi | PUMY-P48NHMU | 25U02762C | | 00262099 No tag/plate found | 1 | EA | 2012 | 2027 | \$6,266 |
| 1448470 | Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23 | D3032 - Condensing Unit/Heat Pump, 4 TON, Replace, Lifespan:15 | Carrier | Z124ABC648A0031010 | S2613E03926 | | 00262368 CU-2 | 1 | EA | 2013 | 2028 | \$6,266 |
| 1448413 | Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23 | D3032 - Condensing Unit/Heat Pump, 4 TON, Replace, Lifespan:15 | Carrier | Z124ABC648A0031010 | S2613E03932 | | 00262367 CU-4 | 1 | EA | 2013 | 2028 | \$6,266 |
| 1448376 | Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23 | D3032 - Condensing Unit/Heat Pump, 4 TON, Replace, Lifespan:15 | Carrier | Z124ABC648A0031010 | S2313E04088 | | 00262366 CU-3 | 1 | EA | 2013 | 2028 | \$6,266 |
| 1448306 | Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23 | D3032 - Condensing Unit/Heat Pump, 4 TON, Replace, Lifespan:15 | Carrier | Z124ABC648A0031010 | S2313E04078 | | 00262369 CU-1 | 1 | EA | 2013 | 2028 | \$6,266 |
| 1448317 | Alice Birney Public Waldorf / 001 Office and Kindergarten | D3041 - HVAC System Ductwork, Medium Density, Replace, Lifespan:30 | | | | | | 5046 | SF | | 2034 | \$24,322 |
| 1448504 | Alice Birney Public Waldorf / 002 Multipurpose | D3041 - HVAC System Ductwork, Medium Density, Replace, Lifespan:30 | | | | | | 5503 | SF | | 2029 | \$26,524 |
| 1448286 | Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | D3041 - HVAC System Ductwork, Low Density, Replace, Lifespan:30 | | | | | | 6464 | SF | | 2031 | \$15,578 |
| 1448329 | Alice Birney Public Waldorf / 004 Library and Classrooms 9 to 12 | D3041 - HVAC System Ductwork, Low Density, Replace, Lifespan:30 | | | | | | 6145 | SF | | 2031 | \$14,809 |
| 1448238 | Alice Birney Public Waldorf / P02-P03-P04 Portable Classrooms 16-18 | D3041 - HVAC System Ductwork, Medium Density, Replace, Lifespan:30 | | | | | | 2880 | SF | | 2034 | \$13,882 |
| 1448326 | Alice Birney Public Waldorf / P06 Portable Classroom 19 | D3041 - Fan Coil Unit, 4 TON, Replace, Lifespan:15 | Mitsubishi | PVFY-P48E00A | R0524120226 | | 00262067 No tag/plate found | 1 | EA | 2012 | 2027 | \$5,543 |
| 1448409 | Alice Birney Public Waldorf / P06 Portable Classroom 19 | D3041 - HVAC System Ductwork, Low Density, Replace, Lifespan:30 | | | | | | 96 | SF | 2003 | 2033 | \$231 |
| 1448268 | Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23 | D3041 - HVAC System Ductwork, Medium Density, Replace, Lifespan:30 | | | | | | 4320 | SF | | 2044 | \$20,822 |
| 1448259 | Alice Birney Public Waldorf / 001 Office and Kindergarten | D3042 - Exhaust Fan, 500 CFM, Replace, Lifespan:25 | Penn Ventilator Company | RB452 | No tag/plate found | | No tag/plate found | 4 | EA | | 2025 | \$6,748 |
| 1448245 | Alice Birney Public Waldorf / 002 Multipurpose | D3042 - Exhaust Fan, 2000 CFM, Replace, Lifespan:25 | Penn Ventilator Company | RB452 | No tag/plate found | | 00262359 No tag/plate found | 1 | EA | | 2039 | \$2,892 |
| 1448363 | Alice Birney Public Waldorf / 002 Multipurpose | D3042 - Exhaust Fan, 800 CFM, Replace, Lifespan:20 | | | | | | 4 | EA | | 2024 | \$6,748 |

| | | | | | | | | | | | | | | |
|---------|---|--|--------------------|--------------------|--------------------|--------------------|---------------------|--|------|----|------|--|------|-----------|
| 1448328 | Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | D3042 - Exhaust Fan, 800 CFM, Replace; Lifespan:20 | | | | | | | 2 | EA | | | 2027 | \$3,374 |
| 1448256 | Alice Birney Public Waldorf / 001 Office and Kindergarten | D3051 - Furnace, 100 MBH, Replace; Lifespan:20 | Carrier | 58MXA100-F-120 | 2401A1244 | 00263611 | F-12 | | 1 | EA | 2013 | | 2033 | \$5,061 |
| 1448343 | Alice Birney Public Waldorf / 001 Office and Kindergarten | D3051 - Furnace, 100 MBH, Replace; Lifespan:20 | Carrier | 58MXA100-F-120 | 2401A12448 | 00263612 | F-11 | | 1 | EA | 2001 | | 2022 | \$5,061 |
| 1448441 | Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | D3051 - Furnace, 100 MBH, Replace; Lifespan:20 | Carrier | 58MXA100-F-120 | 2401A14423 | 00263613 | F-10 | | 1 | EA | 2013 | | 2033 | \$5,061 |
| 1448379 | Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | D3051 - Furnace, 100 MBH, Replace; Lifespan:20 | Carrier | 58MXA100-F-120 | 2501A12415 | 00263624 | F-7 | | 1 | EA | 2013 | | 2033 | \$5,061 |
| 1448263 | Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | D3051 - Furnace, 100 MBH, Replace; Lifespan:20 | Carrier | 58MXA100-F-120 | 2401A12438 | 00263623 | F-8 | | 1 | EA | 2013 | | 2033 | \$5,061 |
| 1448350 | Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | D3051 - Furnace, 100 MBH, Replace; Lifespan:20 | Carrier | 58MXA100-F-120 | 2401A14444 | 00263625 | F-6 | | 1 | EA | 2013 | | 2033 | \$5,061 |
| 1448219 | Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | D3051 - Furnace, 100 MBH, Replace; Lifespan:20 | Carrier | 58MXA100-F-120 | 2401A12449 | 00263622 | F-9 | | 1 | EA | 2013 | | 2033 | \$5,061 |
| 1448432 | Alice Birney Public Waldorf / 004 Library and Classrooms 9 to 12 | D3051 - Furnace, 100 MBH, Replace; Lifespan:20 | Carrier | 58MXA100-F-120 | 2401A14431 | 00263620 | F-4 | | 1 | EA | 2013 | | 2033 | \$5,061 |
| 1448394 | Alice Birney Public Waldorf / 004 Library and Classrooms 9 to 12 | D3051 - Furnace, 100 MBH, Replace; Lifespan:20 | Carrier | 58MXA100-F-120 | 2401A14427 | 00263621 | F-5 | | 1 | EA | 2013 | | 2033 | \$5,061 |
| 1448487 | Alice Birney Public Waldorf / 004 Library and Classrooms 9 to 12 | D3051 - Furnace, 100 MBH, Replace; Lifespan:20 | Carrier | 58MXA100-F-120 | 2401A14437 | 00263614 | F-2 | | 1 | EA | 2013 | | 2033 | \$5,061 |
| 1448398 | Alice Birney Public Waldorf / 004 Library and Classrooms 9 to 12 | D3051 - Furnace, 100 MBH, Replace; Lifespan:20 | Carrier | 58MXA100-F-120 | 2401A12441 | 00263619 | F-3 | | 1 | EA | 2013 | | 2033 | \$5,061 |
| 1448264 | Alice Birney Public Waldorf / 004 Library and Classrooms 9 to 12 | D3051 - Furnace, 100 MBH, Replace; Lifespan:20 | Carrier | 58MXA100-F-120 | 2401A14444 | 00263618 | F-1 | | 1 | EA | 2001 | | 2021 | \$5,061 |
| 1448460 | Alice Birney Public Waldorf / 005 Storage | D3051 - Unit Heater, 80 MBH, Replace; Lifespan:20 | Reznor | Inaccessible | Inaccessible | Inaccessible | | | 1 | EA | | | 2022 | \$2,531 |
| 1448468 | Alice Birney Public Waldorf / P01 Portable Classrooms 13 to 15 | D3051 - Furnace, 80 MBH, Replace; Lifespan:20 | Tuckaire | USB2780 | No tag/plate found | 00264309 | No tag/plate found | | 1 | EA | | | 2022 | \$5,061 |
| 1448291 | Alice Birney Public Waldorf / P01 Portable Classrooms 13 to 15 | D3051 - Air Conditioner, 2 TON, Replace; Lifespan:10 | Comfort-Aire | WA-323 | CN 923886 0681 | 00263617 | No tag/plate found | | 1 | EA | | | 2022 | \$3,495 |
| 1448490 | Alice Birney Public Waldorf / P01 Portable Classrooms 13 to 15 | D3051 - Air Conditioner, 2 TON, Replace; Lifespan:10 | Comfort-Aire | WA-323 | CN 923758 0681 | 00263616 | No tag/plate found* | | 1 | EA | | | 2022 | \$3,495 |
| 1448411 | Alice Birney Public Waldorf / P01 Portable Classrooms 13 to 15 | D3051 - Furnace, 80 MBH, Replace; Lifespan:20 | Tuckaire | USB2780 | No tag/plate found | 00264308 | No tag/plate found | | 1 | EA | | | 2022 | \$5,061 |
| 1448433 | Alice Birney Public Waldorf / P01 Portable Classrooms 13 to 15 | D3051 - Furnace, 80000 MBH, Replace; Lifespan:20 | Tuckaire | USB2780 | No tag/plate found | 00264306 | No tag/plate found | | 1 | EA | | | 2022 | \$5,061 |
| 1448456 | Alice Birney Public Waldorf / P01 Portable Classrooms 13 to 15 | D3051 - Air Conditioner, 2 TON, Replace; Lifespan:10 | Comfort-Aire | WA-323 | No tag/plate found | 00263615 | No tag/plate found | | 1 | EA | | | 2029 | \$3,495 |
| 1448483 | Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23 | D3051 - Furnace, 100 MBH, Replace; Lifespan:20 | Carrier | ZI59TP5A100E211120 | S2413A52910 | 00262100 | F-1 | | 1 | EA | 2013 | | 2033 | \$5,061 |
| 1448380 | Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23 | D3051 - Furnace, 100 MBH, Replace; Lifespan:20 | Carrier | ZI59TP5A100E211120 | S5012A54254 | 00262038 | F-2 | | 1 | EA | 2013 | | 2033 | \$5,061 |
| 1448493 | Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23 | D3051 - Furnace, 100 MBH, Replace; Lifespan:20 | Carrier | ZI59TP5A100E211120 | S2413A52833 | 00262066 | F4 | | 1 | EA | 2013 | | 2033 | \$5,061 |
| 1448338 | Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23 | D3051 - Furnace, 100 MBH, Replace; Lifespan:20 | Carrier | ZI59TP5A100E211120 | Inaccessible | | F-3 | | 1 | EA | 2013 | | 2033 | \$5,061 |
| 1448243 | Alice Birney Public Waldorf / 001 Office and Kindergarten | D3052 - Packaged Unit (RTU), 3.5 TON, Replace; Lifespan:20 | Carrier | 48HJE004G531 | 2501G23657 | 00262356 | AC-5 | | 1 | EA | 2001 | | 2022 | \$9,881 |
| 1448506 | Alice Birney Public Waldorf / 001 Office and Kindergarten | D3052 - Packaged Unit (RTU), 3.5 TON, Replace; Lifespan:20 | Carrier | 48HJE004G531 | 2501G23654 | 00262363 | AC-3 | | 1 | EA | 2001 | | 2022 | \$9,881 |
| 1448277 | Alice Birney Public Waldorf / 001 Office and Kindergarten | D3052 - Packaged Unit (RTU), 3.5 TON, Replace; Lifespan:20 | Carrier | 48HJE004G531 | 2501G23653 | 00262362 | AC-4 | | 1 | EA | 2001 | | 2022 | \$9,881 |
| 1448381 | Alice Birney Public Waldorf / 002 Multipurpose | D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20 | Carrier | 48HJD006G531 | 2501G3499 | 00262358 | AC-1 | | 1 | EA | 2001 | | 2022 | \$13,255 |
| 1448401 | Alice Birney Public Waldorf / 002 Multipurpose | D3052 - Packaged Unit (RTU), 15 TON, Replace; Lifespan:20 | Carrier | 48HJD016A | 2301F88658 | 00262357 | AC-2 | | 1 | EA | 2001 | | 2022 | \$36,150 |
| 1448230 | Alice Birney Public Waldorf / P02-P03-P04 Portable Classrooms 16-18 | D3052 - Heat Pump, 3 TON, Replace; Lifespan:20 | Bard | 36WH7-A05C | No tag/plate found | 00264305 | No tag/plate found | | 1 | EA | 1999 | | 2022 | \$5,302 |
| 1448428 | Alice Birney Public Waldorf / P02-P03-P04 Portable Classrooms 16-18 | D3052 - Heat Pump, 3 TON, Replace; Lifespan:20 | Bard | 36WH7-A05C | 058D900645789 | 00264304 | 2 | | 1 | EA | 1999 | | 2022 | \$5,302 |
| 1448356 | Alice Birney Public Waldorf / P02-P03-P04 Portable Classrooms 16-18 | D3052 - Heat Pump, 3 TON, Replace; Lifespan:20 | Bard | 36WH7-A05C | 058F900648778 | 00264303 | 3 | | 1 | EA | 1999 | | 2022 | \$5,302 |
| 1480893 | Alice Birney Public Waldorf / 001 Office and Kindergarten | D3068 - BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install; Lifespan:15 | | | | | | | 5046 | SF | | | 2020 | \$15,201 |
| 1480894 | Alice Birney Public Waldorf / 002 Multipurpose | D3068 - BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install; Lifespan:15 | | | | | | | 5503 | SF | | | 2020 | \$16,578 |
| 1480895 | Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | D3068 - BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install; Lifespan:15 | | | | | | | 6464 | SF | | | 2020 | \$19,473 |
| 1480896 | Alice Birney Public Waldorf / 004 Library and Classrooms 9 to 12 | D3068 - BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install; Lifespan:15 | | | | | | | 6145 | SF | | | 2020 | \$18,512 |
| 1480897 | Alice Birney Public Waldorf / 005 Storage | D3068 - BAS/HVAC Controls, Basic System or Legacy Upgrades, Install; Lifespan:15 | | | | | | | 800 | SF | | | 2020 | \$2,410 |
| 1480898 | Alice Birney Public Waldorf / P01 Portable Classrooms 13 to 15 | D3068 - BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install; Lifespan:15 | | | | | | | 2880 | SF | | | 2020 | \$8,676 |
| 1480899 | Alice Birney Public Waldorf / P02-P03-P04 Portable Classrooms 16-18 | D3068 - BAS/HVAC Controls, Basic System or Legacy Upgrades, Install; Lifespan:15 | | | | | | | 2880 | SF | | | 2020 | \$8,676 |
| 1480900 | Alice Birney Public Waldorf / P06 Portable Classroom 19 | D3068 - BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install; Lifespan:15 | | | | | | | 960 | SF | | | 2020 | \$2,892 |
| 1480901 | Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23 | D3068 - BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install; Lifespan:15 | | | | | | | 4320 | SF | | | 2020 | \$13,014 |
| 1448260 | Alice Birney Public Waldorf / 001 Office and Kindergarten | D4031 - Fire Extinguisher, Type ABC, up to 20 LB, Replace; Lifespan:10 | | | | | | | 6 | EA | | | 2024 | \$1,085 |
| 1448423 | Alice Birney Public Waldorf / 002 Multipurpose | D4031 - Fire Extinguisher, Type ABC, up to 20 LB, Replace; Lifespan:10 | | | | | | | 5 | EA | | | 2026 | \$904 |
| 1448250 | Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | D4031 - Fire Extinguisher, Type ABC, up to 20 LB, Replace; Lifespan:10 | | | | | | | 6 | EA | | | 2026 | \$1,085 |
| 1448254 | Alice Birney Public Waldorf / 004 Library and Classrooms 9 to 12 | D4031 - Fire Extinguisher, Type ABC, up to 20 LB, Replace; Lifespan:10 | | | | | | | 6 | EA | | | 2026 | \$1,085 |
| 1448319 | Alice Birney Public Waldorf / 005 Storage | D4031 - Fire Extinguisher, Type ABC, up to 20 LB, Replace; Lifespan:10 | | | | | | | 1 | EA | | | 2026 | \$181 |
| 1448387 | Alice Birney Public Waldorf / P01 Portable Classrooms 13 to 15 | D4031 - Fire Extinguisher, Type ABC, up to 20 LB, Replace; Lifespan:10 | | | | | | | 3 | EA | | | 2026 | \$542 |
| 1448419 | Alice Birney Public Waldorf / P02-P03-P04 Portable Classrooms 16-18 | D4031 - Fire Extinguisher, Type ABC, up to 20 LB, Replace; Lifespan:10 | | | | | | | 3 | EA | | | 2026 | \$542 |
| 1448289 | Alice Birney Public Waldorf / P06 Portable Classroom 19 | D4031 - Fire Extinguisher, Type ABC, up to 20 LB, Replace; Lifespan:10 | | | | | | | 1 | EA | | | 2026 | \$181 |
| 1448255 | Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23 | D4031 - Fire Extinguisher, Type ABC, up to 20 LB, Replace; Lifespan:10 | | | | | | | 4 | EA | | | 2024 | \$723 |
| 1454199 | Alice Birney Public Waldorf / 002 Multipurpose | D4091 - Fire Suppression System, 6, Install/Replace; Lifespan:20 | No tag/plate found | No tag/plate found | No tag/plate found | No tag/plate found | No tag/plate found | | 1 | LF | | | 2039 | \$482 |
| 1448330 | Alice Birney Public Waldorf / 002 Multipurpose | D4099 - Fire Shutter, Motor-Operated, 144 SF, Replace; Lifespan:30 | | | | | | | 3 | EA | | | 2039 | \$10,647 |
| 1454190 | Alice Birney Public Waldorf / 001 Office and Kindergarten | D5012 - Main Distribution Panel, 400 AMP, Replace; Lifespan:30 | Cutler-Hammer | PRL-1A | SC991644AB | 00255754 | Panel LD | | 1 | EA | 2001 | | 2031 | \$6,628 |
| 1454183 | Alice Birney Public Waldorf / 002 Multipurpose | D5012 - Main Distribution Panel, 400 AMP, Replace; Lifespan:30 | Cutler-Hammer | PRL-3A | SC991644AB | 00250862 | No tag/plate found | | 1 | EA | 2001 | | 2031 | \$6,628 |
| 1448472 | Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | D5012 - Main Distribution Panel, 400 AMP, Replace; Lifespan:30 | Cutler-Hammer | PRL-1A | SC991644AB | 00262101 | Panel LG | | 1 | EA | 2001 | | 2031 | \$7,230 |
| 1448508 | Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | D5012 - Main Distribution Panel, 600 AMP, Replace; Lifespan:30 | Cutler-Hammer | PRL-3A | SC991644AB | 00262370 | Panel DOS | | 1 | EA | 2001 | | 2031 | \$8,435 |
| 1448258 | Alice Birney Public Waldorf / 005 Storage | D5012 - Main Distribution Panel, 100 AMP, Replace; Lifespan:30 | No tag/plate found | No tag/plate found | No tag/plate found | 00262083 | Panel LQP | | 1 | EA | | | 2029 | \$1,326 |
| 1480869 | Alice Birney Public Waldorf / P02-P03-P04 Portable Classrooms 16-18 | D5012 - Main Distribution Panel, 120/208 V, 200 Amp, Replace; Lifespan:30 | | | | | | | 1 | EA | | | 2034 | \$2,410 |
| 1448349 | Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23 | D5012 - Secondary Transformer, 150 kVA, Replace; Lifespan:30 | Eaton | V60M26T49EE | J13G051270B | 00262036 | DOB XFMR | | 1 | EA | 2013 | | 2043 | \$24,100 |
| 1448310 | Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23 | D5012 - Main Distribution Panel, 400 AMP, Replace; Lifespan:30 | Inaccessible | Inaccessible | Inaccessible | 00262037 | DPB | | 1 | EA | 2013 | | 2043 | \$6,628 |
| 1448405 | Alice Birney Public Waldorf / Site | D5012 - Building/Main Switchboard, 2000 AMP, Replace; Lifespan:40 | Cutler-Hammer | No tag/plate found | HSP67958 | 00262082 | Main switchboard | | 1 | EA | 1998 | | 2038 | \$144,600 |
| 1448279 | Alice Birney Public Waldorf / Site | D5012 - Secondary Transformer, 150 kVA, Replace; Lifespan:30 | Eaton | V29R60T49EE | J13G01011B | 00262097 | DPB XFMR | | 1 | EA | 2013 | | 2043 | \$24,100 |
| 1448373 | Alice Birney Public Waldorf / 001 Office and Kindergarten | D5019 - Electrical Wiring & Switches, Average or Low Density/Complexity, Replace; Lifespan:40 | | | | | | | 5046 | SF | 2001 | | 2041 | \$15,201 |
| 1448385 | Alice Birney Public Waldorf / 002 Multipurpose | D5019 - Electrical Wiring & Switches, Average or Low Density/Complexity, Replace; Lifespan:40 | | | | | | | 5503 | SF | 2001 | | 2041 | \$16,578 |
| 1448397 | Alice Birney Public Waldorf / 003 Classrooms 3 to 7 | D5019 - Electrical Wiring & Switches, Average or Low Density/Complexity, Replace; Lifespan:40 | | | | | | | 6464 | SF | 2001 | | 2041 | \$19,473 |
| 1448354 | Alice Birney Public Waldorf / 004 Library and Classrooms 9 to 12 | D5019 - Electrical Wiring & Switches, Average or Low Density/Complexity, Replace; Lifespan:40 | | | | | | | 6145 | SF | 2001 | | 2041 | \$18,512 |
| 1448312 | Alice Birney Public Waldorf / 005 Storage | D5019 - Electrical Wiring & Switches, Average or Low Density/Complexity, Replace; Lifespan:40 | | | | | | | 800 | SF | 2001 | | 2041 | \$2,410 |
| 1448220 | Alice Birney Public Waldorf / P01 Portable Classrooms 13 to 15 | D5019 - Electrical Wiring & Switches, Average or Low Density/Complexity, Replace; Lifespan:40 | | | | | | | 2880 | SF | 2001 | | 2041 | \$8,676 |
| 1448282 | Alice Birney Public Waldorf / P02-P03-P04 Portable Classrooms 16-18 | D5019 - Electrical Wiring & Switches, Average or Low Density/Complexity, Replace; Lifespan:40 | | | | | | | 2880 | SF | | | 2039 | \$8,676 |
| 1448359 | Alice Birney Public Waldorf / P06 Portable Classroom 19 | D5019 - Electrical Wiring & Switches, Average or Low Density/Complexity, Replace; Lifespan:40 | | | | | | | 960 | SF | 2003 | | 2043 | \$2,892 |
| 1448499 | Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23 | D5019 - Electrical Wiring & Switches, Average or Low Density/Complexity, Replace; Lifespan:40 | | | | | | | 4320 | SF | | | 2039 | \$13,014 |
| 1448315 | Alice Birney Public Waldorf / P02-P03-P04 Portable Classrooms 16-18 | D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20 | | | | | | | 5 | EA | | | 2034 | \$1,265 |
| 1448372 | Alice Birney Public Waldorf / P02-P03-P04 Portable Classrooms 16-18 | D5022 - Light Fixture, 100 WATT, Replace; Lifespan:20 | | | | | | | 6 | EA | | | 2034 | \$1,374 |
| 1448446 | Alice Birney Public Waldorf / P06 Portable Classroom 19 | D5022 - Light Fixture, 100 WATT, Replace; Lifespan:20 | | | | | | | 6 | EA | | | 2034 | \$1,374 |
| 1448290 | Alice Birney Public Waldorf / P06 Portable Classroom 19 | D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20 | | | | | | | 2 | EA | 2003 | | 2023 | \$506 |
| 1448287 | Alice Birney Public Waldorf / P07-P08 Portable Classrooms 20 to 23 | D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20 | | | | | | | 12 | EA | 2013 | | 2033 | \$3,037 |
| 1448307 | Alice Birney Public Waldorf / 001 Office and Kindergarten | D5029 - Lighting System, Interior, Medium Density & Standard Fixtures, Replace; Lifespan:20 | | | | | | | 5046 | SF | | | 2029 | \$48,643 |
| 1448377 | Alice Birney Public Waldorf / 002 Multipurpose | D5029 - Lighting System, Interior, Medium Density & Standard Fixtures, Replace; Lifespan:20 | | | | | | | 5503 | SF | | | 2029 | \$53,049 |

