



FACILITY CONDITION ASSESSMENT

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
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Sacramento, California 95824

DLR GROUP
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AMERICAN LEGION
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September 26-27, 2019



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1. Executive Summary

Portfolio Overview and Assessment Details

General Information	
Property Type/s	High-School
Main Address	3801 Broadway, Sacramento, California 95817
Building Construction Dates	Buildings 00A and 00E: 1977 Building 00B: 1977 Building 00C: 1977 Building 00D: 1977 Portable Building P01: 2004 Portable Building P02: 2004 Portable Building P03: 2000 Gymnasium: 2019
Number of Buildings	Eight
Current Occupants	American Legion
Date(s) of Visit	September 26-27, 2019
Management Point of Contact	DLR Group, Mark Covington 916.446.0206 phone mcovington@dlrgroup.com email
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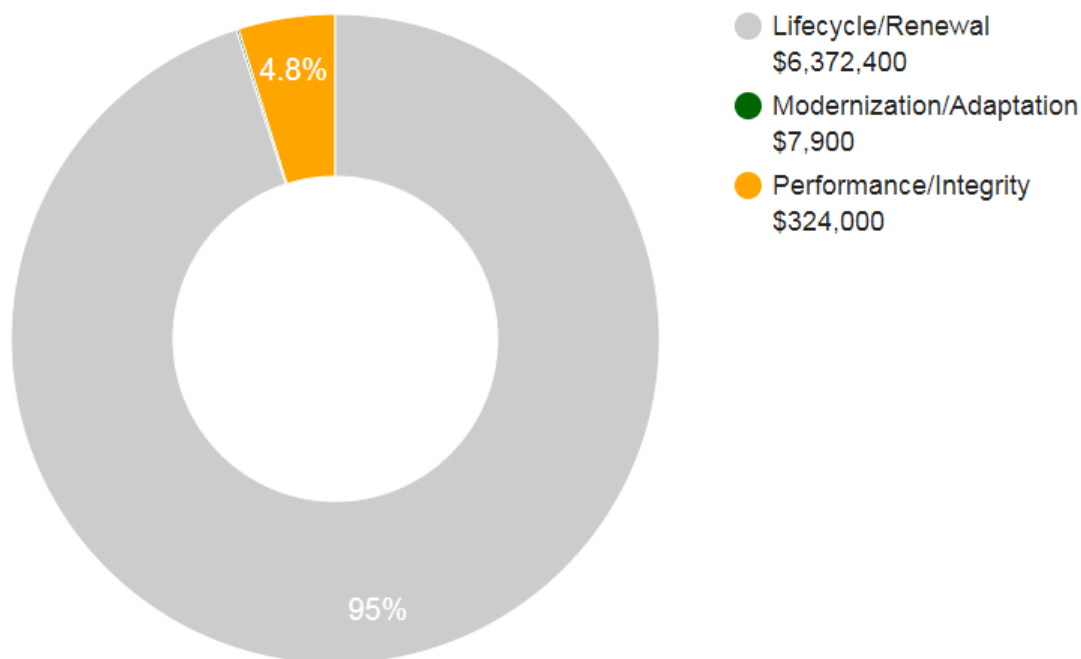
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$6,704,300

Portfolio-Level Findings and Deficiencies

Historical Summary

Buildings 00A, 00B, 00C, 00D, and 00E were constructed in 1977. Buildings 00A and 00E are a combined, two-story building with the second floor being the main office. Building 00D was formerly the gymnasium but is getting repurposed as a carpentry classroom. Portable buildings P01 and P02 were constructed in 2004 and P03 was constructed in 2000. The new gymnasium building was constructed in 2019 and was still being completed at the time of assessment. All of the buildings are occupied by American Legion Continuation High School.

Architectural

Buildings 00A, 00B, 00C, 00E, and the gymnasium are wood-framed structures supported by a concrete slab. Building 00D is a metal structure. Portable buildings P01, P02, and P03 are wood-framed structures. The exterior façade for buildings 00A, 00B, and 00E have brick with steel windows. The façade at buildings 00C and the portable buildings consists of painted wood siding with aluminum windows. There is significant dry rotting on the wood siding at building 00C. The façade at building 00D consists of painted metal siding with no windows. The gymnasium façade consists of painted stucco with aluminum windows. Exterior doors for all the buildings are metal. There are also metal doors on the roofs of buildings 00A/00E that are significantly rusted. Additionally, building 00D has two overhead metal roll-up doors. The roofing on building 00A/00E is flat single-ply TPO/PVC membranes and flat modified bitumen roofing. The TPO/PVC membrane is worn and loose spots were observed. The roof on building 00B is of gable construction with asphalt shingles and flat modified bitumen roofing. Roof drainage for buildings 00A/00E and 00B consists of internal drains and scuppers. Building 00C consists of a shed construction with modified bitumen roofing. Building 00D consists of a gable construction with a metal finish. The gymnasium roof consists of a gable construction with a metal finish and a flat single-ply TPO/PVC membrane. The roof on all three portable buildings consists of a flat metal finish. Most of the ACT tiles in P01 have holes in them. The hard tile ceiling in room C011 in building 00B is loose and damaged. The vinyl sheeting flooring throughout building P02 is peeling off. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Building 00A/00E is heated and cooled by 18 split-systems organized into four containers on the roof, installed in 2019. Building 00B is heated and cooled by an air handler located in the attic above room C011 and a split-system located in the attic above the kitchen. The air handler heating does not work and evidence of leaking was observed. Building 00C is heated and cooled by a split-system installed in 1997 that feeds classrooms V1, V2, and V3. Supplemental heating is provided to classroom V4 by a furnace located in closet M010 and cooling by a window unit air conditioner. Building 00D is heated and cooled by a packaged unit installed in 2017 located on the south side of the building exterior. There are two abandoned in place suspended unit heaters inside building 00D that should be removed. The gymnasium is heated and cooled by three packaged units located on the roof. Supplemental heating and cooling are provided to the coach's office by a ductless split-system. Portable buildings P01 and P03 are heated and cooled by four wall-mounted heat pumps original to the buildings' constructions, each feeding a classroom.

The plumbing systems are adequate for the facilities and no major piping issues were found. Domestic hot water is provided to building 00A/00E by an electric water heater replaced in 2010 located in the electrical panel room, M118. Hot water to building 00B is provided by an electric water heater replaced in 2004 located in the hot water heater closet, M001. There is an abandoned in place water heater in building 00D in utility closet M007 that should be removed. The gymnasium is served by two tankless gas water heaters located in the laundry room. Hot water to portable building P02 is provided by an electric water heater original to the building's construction located in the back room ZC01. There was no evidence suggesting any problems with the general plumbing and sewage systems, however, based on the age of the system, lifecycle replacement is anticipated.

There are three main switchboards serving the facilities. Interior lighting mainly consists of linear fluorescent fixtures with LEDs in the gymnasium building. Classroom V4 in building 00C has loose electrical wires coming off the ceiling. Electrical service equipment and systems are anticipated for lifecycle replacement.

All the buildings except P02 are protected by a fire alarm system. It is recommended an alarm system be installed in P02 for safety systems modernization. Building 00A/00E and the gymnasium are also protected by a fire suppression sprinkler system. A sprinkler system also exists in building 00D but only in the restroom and closets. Buildings 00D, P01, and P02 lack emergency exit signs.

A hydraulic elevator serves both floors of building 00A/00E.

Site

The site consists of concrete sidewalks/walkways, a paved play area with sports fixtures, and asphalt parking lots. The asphalt pavement in the south parking lot is worn and has significant alligator cracking. There is excess debris and trash on the west side exterior of building 00D that should be cleaned up. Site lighting consists of building mounted metal halide, CFL, and LED fixtures as well as pole mounted LED and metal halide fixtures.

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
American Legion / 00A/00E Main Building	\$750	25,246	\$18,934,500	0.0%	6.6%	13.5%	19.8%
American Legion / 00B Auditorium	\$750	5,101	\$3,825,750	1.8%	8.5%	17.7%	23.3%
American Legion / 00C V Wing	\$750	3,562	\$2,671,500	5.5%	9.4%	16.5%	21.6%
American Legion / 00D Carpentry	\$750	2,937	\$2,202,750	0.0%	6.2%	9.0%	15.0%
American Legion / Gymnasium	\$750	7,900	\$5,925,000	0.0%	0.0%	0.0%	3.4%
American Legion / P01 Classrooms P1, P2, P3	\$450	2,880	\$1,296,000	1.1%	5.3%	15.6%	16.8%
American Legion / P02 Restrooms	\$450	480	\$216,000	2.1%	4.5%	11.5%	15.0%
American Legion / P03 HS	\$450	960	\$432,000	0.0%	7.4%	14.6%	18.9%

Immediate Needs

Facility/Building	Total Items	Total Cost
American Legion	1	\$4,608
Total	1	\$4,608

American Legion

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1446183	American Legion / P02 Restrooms	Restrooms	C3024	Interior Floor Finish, Vinyl Sheeting, Replace	Poor	Performance/Integrity	\$4,608
Total (1 items)							\$4,608

Key Findings



Exterior Wall in Poor condition.

Wood Clapboard Siding, 1-2 Stories
00C V Wing Building Exterior

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

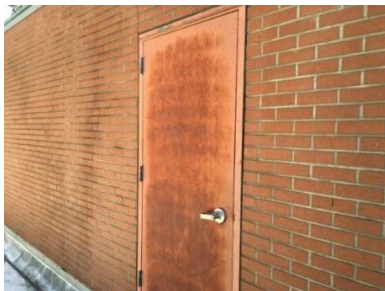
Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$148,100

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Exterior wall siding is dry rotting - AssetCALC ID: 1446194



Exterior Door in Poor condition.

Steel
00A/00E Main Building Roof

Uniformat Code: B2032
Recommendation: **Replace in 2021**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,900

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Roof doors are significantly rusted - AssetCALC ID: 1443057



Parking Lots in Poor condition.

Asphalt Pavement
Site South parking lot

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

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$74,900

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Asphalt pavement in the south parking lot is worn and has significant alligator cracking - AssetCALC ID: 1447256



Air Handler (AHU) in Poor condition.

9100 CFM
00B Auditorium Attic

Uniformat Code: D3041
Recommendation: **Replace in 2020**

Priority Score: **86.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$67,200

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Air handler does not function well and evidence of leaks observed - AssetCALC ID: 1446222



Interior Floor Finish in Poor condition.

Vinyl Sheet
P02 Restrooms

Uniformat Code: C3024
Recommendation: **Replace in 2019**

Priority Score: **84.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,600

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Flooring is peeling off - AssetCALC ID: 1446183



Interior Ceiling Finish in Poor condition.

Hard Tile Ceiling w/ ACT
00B Auditorium C011

Uniformat Code: C3032
Recommendation: **Replace in 2020**

Priority Score: **83.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,000

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Loose and damaged tiles - AssetCALC ID: 1446223

2. 00A/00E Main Building



00A/00E Main Building: Systems Summary

Address	3801 Broadway, Sacramento, California	
Constructed	1977	
Building Size	25,246 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Brick with steel windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, fabric Floors: Carpet, VCT, ceramic tile, unfinished Ceilings: Painted gypsum board, ACT, unfinished	Fair
Elevators	Hydraulic: 1 car serving all 2 floors	Fair
Plumbing	Copper supply and cast-iron waste & venting Electric water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Split-systems	Excellent
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair

00A/00E Main Building: Systems Summary

Electrical	Source & Distribution: Main switchboard Interior Lighting: T-8	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Evidence of roof leaks observed, rusted metal doors on roof	

00A/00E Main Building: Systems Expenditure Forecast

System Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$5,200	-	\$375,900	-	\$381,200
Roofing	-	\$590,400	\$8,300	-	-	\$598,700
Interiors	-	\$458,800	\$155,100	\$66,900	\$562,100	\$1,243,000
Elevators	-	\$4,400	-	\$109,800	\$5,900	\$120,000
Plumbing	-	\$28,900	\$493,100	\$77,000	\$61,700	\$660,800
Fire Suppression	-	-	\$60,200	\$11,600	\$15,600	\$87,500
HVAC	-	-	-	\$198,400	\$747,500	\$945,900
Electrical	-	-	\$626,400	-	\$4,700	\$631,100
Fire Alarm & Comm	-	\$22,500	-	\$390,600	\$35,000	\$448,100
Equipment/Special	-	\$173,100	-	-	\$35,000	\$208,100
Site Development	-	-	-	-	-	-
TOTALS	-	\$1,283,300	\$1,343,100	\$1,230,200	\$1,467,500	\$5,324,400

3. 00B Auditorium



00B Auditorium: Systems Summary

Address	3801 Broadway, Sacramento, California	
Constructed	1977	
Building Size	5,101 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Brick with steel windows	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: VCT, coated, ceramic tile Ceilings: Painted gypsum board, ACT, hard tile ceiling	Fair
Elevators	Wheelchair lift at stage	Fair
Plumbing	Copper supply and cast iron waste & venting Electric water heater Toilets and sinks in all restrooms	Fair
HVAC	Air handler, split-system	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair

00B Auditorium: Systems Summary

Electrical	Source & Distribution: Main switchboard Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression sprinkler system, air handler heating does not work, evidence of leaky air handler observed, loose and damaged hard tile ceiling	

00B Auditorium: Systems Expenditure Forecast

System Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$33,200	-	\$10,300	\$43,500
Roofing	-	-	\$53,200	-	-	\$53,200
Interiors	-	\$58,800	\$23,800	\$21,500	\$101,800	\$205,900
Elevators	-	-	-	\$33,900	-	\$33,900
Plumbing	-	\$1,300	\$89,200	\$17,900	\$2,100	\$110,500
Fire Suppression	-	-	-	\$1,000	\$1,400	\$2,400
HVAC	-	\$138,000	\$32,400	-	\$107,100	\$277,600
Electrical	-	\$98,900	\$86,000	\$2,000	\$2,700	\$189,700
Fire Alarm & Comm	-	-	-	\$78,900	-	\$78,900
Equipment/Special	-	\$38,200	\$44,200	\$65,500	\$124,800	\$272,700
TOTALS	-	\$335,200	\$362,000	\$220,700	\$350,200	\$1,268,300

4. 00C V Wing



00C V Wing: Systems Summary

Address	3801 Broadway, Sacramento, California	
Constructed	1977	
Building Size	3,562 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Wood siding with aluminum windows	Poor
Roof	Primary: Shed construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: VCT, unfinished Ceilings: Hard tile ceiling	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting No hot water Toilets and sinks in all restrooms	Fair
HVAC	Split-system, furnace Supplemental components: Window unit air conditioner	Fair

00C V Wing: Systems Summary

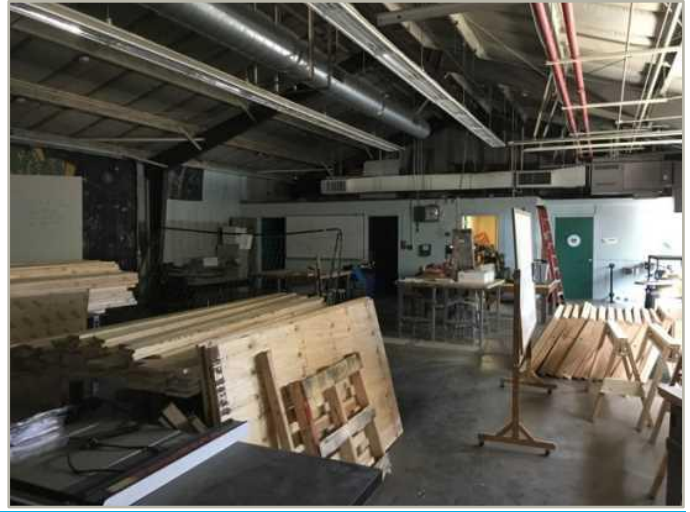
Fire Suppression	hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression sprinkler system, dry rotting exterior wood siding, loose electrical wires in classroom V4	

00C V Wing: Systems Expenditure Forecast

System Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$168,300	\$47,200	-	\$21,100	\$236,600
Roofing	-	-	-	\$65,600	-	\$65,600
Interiors	-	\$45,400	\$30,300	-	\$65,800	\$141,500
Plumbing	-	\$2,100	\$28,300	\$12,500	-	\$42,900
Fire Suppression	-	-	-	\$2,000	\$2,700	\$4,700
HVAC	-	\$29,200	\$18,000	\$4,600	\$22,600	\$74,400
Electrical	-	-	\$69,500	-	\$1,400	\$71,000
Fire Alarm & Comm	-	-	-	\$55,100	-	\$55,100
Equipment/Special	-	\$15,000	-	-	\$2,300	\$17,300
TOTALS	-	\$260,000	\$193,300	\$139,800	\$115,900	\$709,100

5. 00D Carpentry



00D Carpentry: Systems Summary

Address	3801 Broadway, Sacramento, California	
Constructed	1977	
Building Size	2,937 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Metal frame structure on concrete slab	Good
Façade	Metal siding with no windows	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, unfinished Floors: Ceramic tile, unfinished Ceilings: Painted gypsum board, unfinished/exposed	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting No hot water Toilets and sinks in all restrooms	Fair
HVAC	Packaged unit	Good
Fire Suppression	Wet-pipe sprinkler system, hydrants, fire extinguishers	Fair

00D Carpentry: Systems Summary

Electrical	Source & Distribution: Main switchboard Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Most of building lacks fire suppression sprinkler system, building lacks emergency exit signs, abandoned in place unit heaters and water heater, excess debris on the west side of the exterior of the building	

00D Carpentry: Systems Expenditure Forecast

System Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$23,100	-	-	\$15,700	\$38,800
Roofing	-	-	-	\$91,000	-	\$91,000
Interiors	-	\$16,700	\$3,300	-	\$15,400	\$35,400
Plumbing	-	\$25,300	\$6,200	-	\$11,300	\$42,800
Fire Suppression	-	-	\$700	\$500	\$700	\$1,900
HVAC	-	-	\$12,700	-	\$46,700	\$59,400
Electrical	-	\$74,900	\$40,600	-	-	\$115,500
Fire Alarm & Comm	-	-	-	\$45,400	-	\$45,400
TOTALS	-	\$140,000	\$63,500	\$136,900	\$89,800	\$430,200

6. Gymnasium



Gymnasium: Systems Summary

Address	3801 Broadway, Sacramento, California	
Constructed	2019	
Building Size	7,900 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Excellent
Façade	Stucco and brick with aluminum windows	Excellent
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Excellent
Interiors	Walls: Painted gypsum board Floors: Wood sports floor, coated, vinyl sheeting, unfinished Ceilings: Painted gypsum board, ACT	Excellent
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting Gas tankless water heaters Toilets, urinals, and sinks in all restrooms	Excellent
HVAC	Packaged units Supplemental components: ductless split-system	Excellent

Gymnasium: Systems Summary

Fire Suppression	Wet-pipe sprinkler system, hydrants, fire extinguishers, kitchen hood system	Excellent
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED	Excellent
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Excellent
Equipment/Special	Commercial kitchen equipment	Excellent
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

Gymnasium: Systems Expenditure Forecast

System Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$35,400	\$47,600	\$82,900
Roofing	-	-	-	-	\$46,300	\$46,300
Interiors	-	-	-	\$108,500	\$165,500	\$274,100
Plumbing	-	-	-	-	\$22,200	\$22,200
Fire Suppression	-	-	-	\$2,800	\$23,500	\$26,300
HVAC	-	-	-	-	\$310,900	\$310,900
Electrical	-	-	-	\$1,600	\$162,900	\$164,600
Fire Alarm & Comm	-	-	-	-	\$161,200	\$161,200
Equipment/Special	-	-	-	\$57,100	\$312,400	\$369,500
TOTALS	-	-	-	\$205,400	\$1,252,500	\$1,458,000

7. P01 Classrooms P1, P2, P3



P01 Classrooms P1, P2, P3: Systems Summary

Address	3801 Broadway, Sacramento, California	
Constructed	2004	
Building Size	2,880 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Fabric Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting No hot water Sinks in all classrooms	Fair
HVAC	Wall-mounted heat pumps	Fair

P01 Classrooms P1, P2, P3: Systems Summary

Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression sprinkler system, building lacks emergency exit signs, ACT ceiling tiles have holes in them	

P01 Classrooms P1, P2, P3: Systems Expenditure Forecast

System Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$35,400	\$47,600	\$82,900
Roofing	-	-	-	-	\$46,300	\$46,300
Interiors	-	-	-	\$108,500	\$165,500	\$274,100
Plumbing	-	-	-	-	\$22,200	\$22,200
Fire Suppression	-	-	-	\$2,800	\$23,500	\$26,300
HVAC	-	-	-	-	\$310,900	\$310,900
Electrical	-	-	-	\$1,600	\$162,900	\$164,600
Fire Alarm & Comm	-	-	-	-	\$161,200	\$161,200
Equipment/Special	-	-	-	\$57,100	\$312,400	\$369,500
TOTALS	-	-	-	\$205,400	\$1,252,500	\$1,458,000

8. P02 Restrooms



P02 Restrooms: Systems Summary

Address	3801 Broadway; Sacramento, California	
Constructed	2004	
Building Size	480 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board Floors: Vinyl sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting Electric water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	None	--

P02 Restrooms: Systems Summary

Fire Suppression	Hydrants	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression sprinkler system, building lacks fire alarm system, building lacks emergency exit signs, vinyl sheeting flooring is peeling off	

P02 Restrooms: Systems Expenditure Forecast

System Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$4,500	-	-	\$11,600	\$16,100
Roofing	-	-	-	-	-	-
Interiors	\$4,600	-	\$6,000	\$5,200	\$10,000	\$25,700
Plumbing	-	\$800	-	-	\$36,100	\$37,000
Electrical	-	-	\$6,700	-	\$4,300	\$11,000
Fire Alarm & Comm	-	-	\$3,000	\$2,400	-	\$5,400
TOTALS	\$4,600	\$5,300	\$15,700	\$7,600	\$62,000	\$95,200

9. P03 HS



P03 HS: Systems Summary

Address	3801 Broadway, Sacramento, California	
Constructed	2000	
Building Size	960 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Fabric Floors: Carpet, VCT, vinyl sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting No hot water Toilets and sinks in all restrooms	Fair
HVAC	Wall-mounted heat pump	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair

P03 HS: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression sprinkler system	

P03 HS: Systems Expenditure Forecast

System Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$7,200	-	-	\$30,000	\$37,200
Roofing	-	-	-	-	-	-
Interiors	-	\$16,800	-	\$5,500	\$21,400	\$43,600
Plumbing	-	-	-	-	\$20,500	\$20,500
Fire Suppression	-	-	-	\$500	\$700	\$1,200
HVAC	-	\$9,200	-	-	-	\$9,200
Electrical	-	-	\$12,800	\$1,000	\$5,200	\$19,000
Fire Alarm & Comm	-	-	\$2,500	\$11,900	-	\$14,400
Equipment/Special	-	-	\$16,700	-	\$3,700	\$20,400
TOTALS	-	\$33,200	\$32,000	\$18,900	\$81,500	\$165,500

10. Site Summary



Site Information

Lot Size	4.5 acres (estimated)	
Parking Spaces	55 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt parking lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage, chain link fencing with gates, Sports courts, fencing, and site lights Limited park benches, trash receptacles	Fair
Landscaping and Topography	Moderate landscaping features Irrigation is present No retaining walls Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Building-mounted: LED, CFL, and metal halide Pole mounted light fixtures	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	South parking lot asphalt pavement is worn and has significant alligator cracking	

Site: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Plumbing	-	-	-	-	-	-
Fire Suppression	-	-	-	-	-	-
Site Development	-	-	\$18,500	\$10,300	\$264,600	\$293,400
Site Lighting	-	-	-	\$29,500	\$49,500	\$79,000
Pavement	-	\$101,800	-	\$28,600	\$253,700	\$384,100
Landscaping	-	-	-	-	\$462,900	\$462,900
TOTALS	-	\$101,800	\$18,500	\$68,400	\$1,030,700	\$1,219,400

11. Property Space Use and Observed Areas

Unit Allocation

All 41,166 square feet of the property are occupied by American Legion Continuation High School. Buildings 00A & 00E are the main office and main classroom building. Building 00B is a multi-purpose room and kitchen. Building 00D is getting repurposed as a carpentry classroom. The gymnasium consists of the gym and a culinary classroom. Portable building P02 is a restroom facility. The rest of the spaces are mostly classrooms with supporting restrooms and mechanical and other utility spaces.

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

12. ADA Accessibility

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

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

However, this does not:

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

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

The facility was originally constructed in 1977. The facility was significantly renovated in 2000 through 2004 with the addition of the portable buildings and in 2019 with the addition of the gymnasium building. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior litigation related to existing barriers or previously removed barriers.

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

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

13. 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.

14. 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.

15. Certification

DLR Group (the Client) retained EMG to perform this Facility Condition Assessment in connection with the preparation for an architectural master plan of American Legion Continuation High School, 3801 Broadway, Sacramento, California 95817, 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.

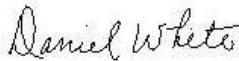
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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



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16. Appendices

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

Appendix A: Photographic Record



#1

AMERICAN LEGION HIGH
SCHOOL

#2

FRONT ELEVATION



#3

LEFT ELEVATION



#4

REAR ELEVATION



#5

RIGHT ELEVATION



#6

BUILDING 00B



#7

BUILDING 00C



#8

BUILDING 00D



#9

GYMNASIUM



#10

PORTABLE BUILDINGS



#11

CLASSROOM



#12

MAIN OFFICE



#13

HALLWAY



#14

LIBRARY



#15

MULTI-PURPOSE ROOM



#16

GYMNASIUM



#17

CULINARY CLASSROOM



#18

KITCHEN



#19

RESTROOM



#20

HYDRAULIC ELEVATOR



#21

WHEELCHAIR LIFT



#22

BRICK AND STEEL WINDOW
FACADE

#23

PAINTED METAL FACADE



#24

PAINTED WOOD AND ALUMINUM
WINDOW FACADE



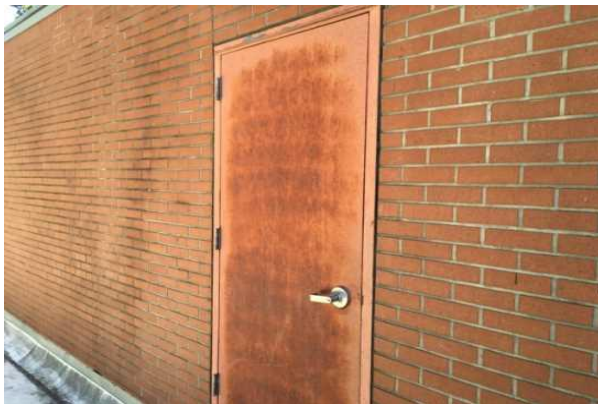
#25

DRY ROTTING WOOD SIDING



#26

EXTERIOR STEEL DOOR



#27

RUSTED STEEL ROOF DOORS



#28

OVERHEAD ROLL-UP DOOR



#29

SINGLE-PLY TPO/PVC ROOF
MEMBRANE

#30

ROOF DRAINAGE



#31

ASPHALT SHINGLES ROOF



#32

MODIFIED BITUMINOUS ROOF



#33

METAL ROOF



#34

EVIDENCE OF ROOF LEAKS



#35

HOLES IN ACT



#36

DAMAGED AND LOOSE HARD
TILE CEILING



#37

PEELING VINYL SHEETING
FLOORING

#38

DOMESTIC BACKFLOW
PREVENTER

#39

ELECTRIC WATER HEATER



#40

TANKLESS GAS WATER HEATER



#41

ABANDONED IN PLACE WATER
HEATER

#42

HVAC SYSTEM DUCTWORK

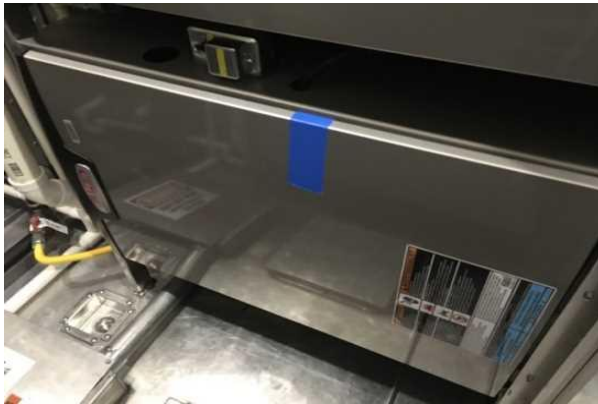


#43

HVAC FURNACE ROOF
CONTAINER

#44

SPLIT-SYSTEM HEAT PUMPS



#45

FURNACE



#46

PACKAGED UNIT



#47

AIR HANDLER



#48

FAN COIL UNIT



#49 WALL-MOUNTED HEAT PUMP



#50 DUCTLESS SPLIT-SYSTEM



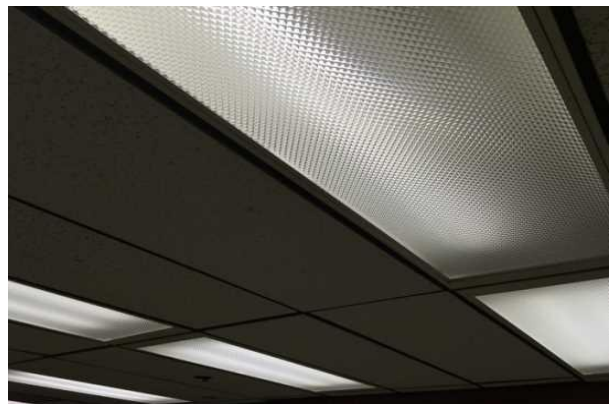
#51 ABANDONED IN PLACE UNIT HEATER



#52 MAIN SWITCHBOARD



#53 MAIN DISTRIBUTION PANEL



#54 INTERIOR LIGHTING



#55	FIRE ALARM CONTROL PANEL
-----	--------------------------



#56	FIRE ALARM SYSTEM
-----	-------------------



#57	FIRE SUPPRESSION BACKFLOW PREVENTER
-----	-------------------------------------



#58	FIRE SUPPRESSION SPRINKLER SYSTEM
-----	-----------------------------------



#59	FIRE EXTINGUISHER
-----	-------------------



#60	SECURITY/SURVEILLANCE SYSTEM
-----	------------------------------



#61

PA SYSTEM



#62

EXTERIOR BUILDING MOUNTED
LIGHT

#63

METAL HALIDE SITE POLE LIGHT



#64

LED SITE POLE LIGHT



#65

PARKING LOT



#66

ASPHALT PAVEMENT
ALLIGATOR CRACKING



#67

OUTDOOR BASKETBALL
COURTS

#68

IRRIGATION SYSTEM



#69

LANDSCAPING



#70

CHAIN LINK FENCING



#71

METAL TUBE FENCING



#72

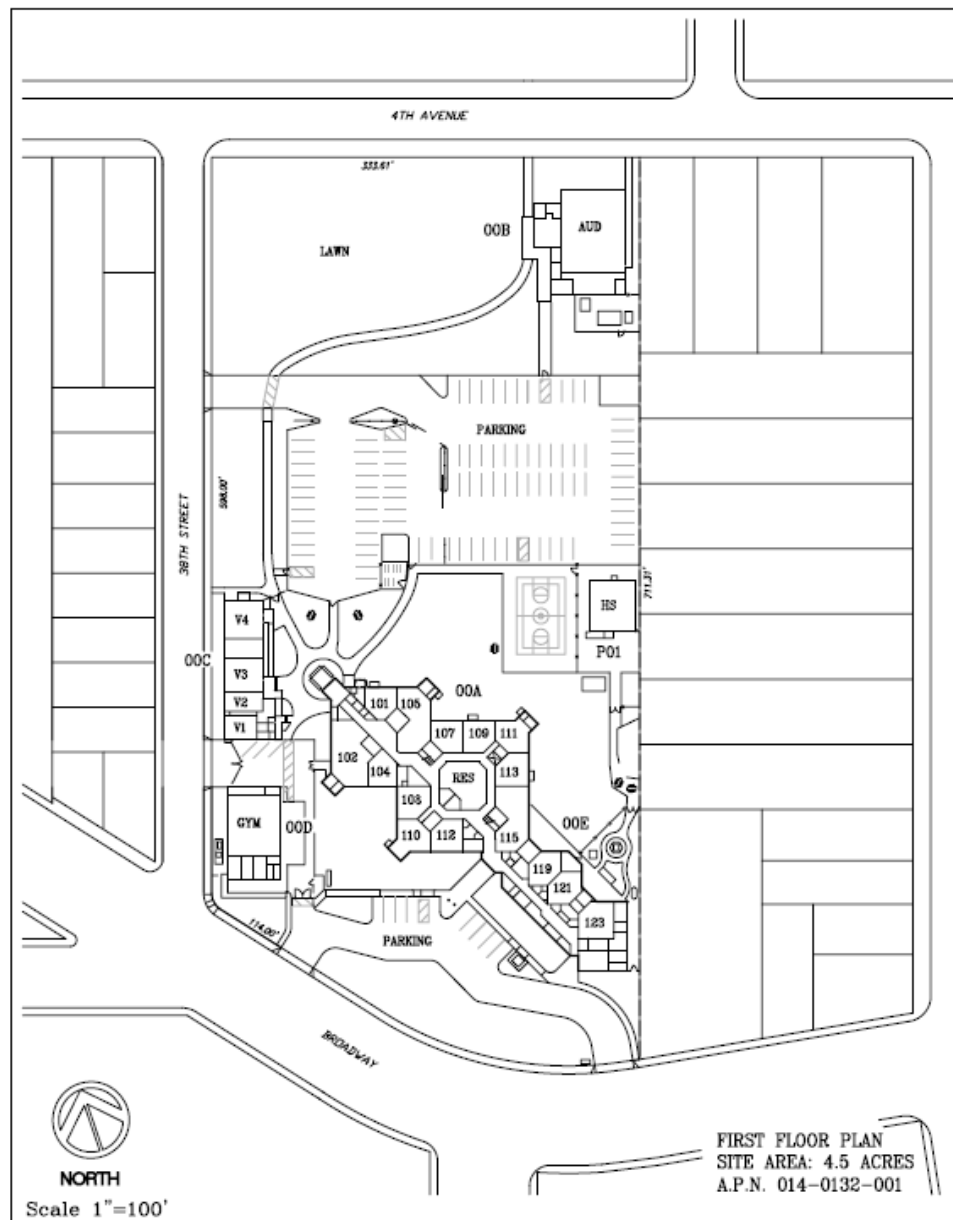
EXCESS DEBRIS AND TRASH ON
SITE

Appendix B: Site and Floor Plans

FACILITY CONDITION ASSESSMENT
SITE PLAN

AMERICAN LEGION

EMG PROJECT NO.: 136988.19R000-055.322



American Legion Continuation High School (570) 1 of 2
3801 Broadway
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

EXISTING SITE DIAGRAM
DECEMBER 2003

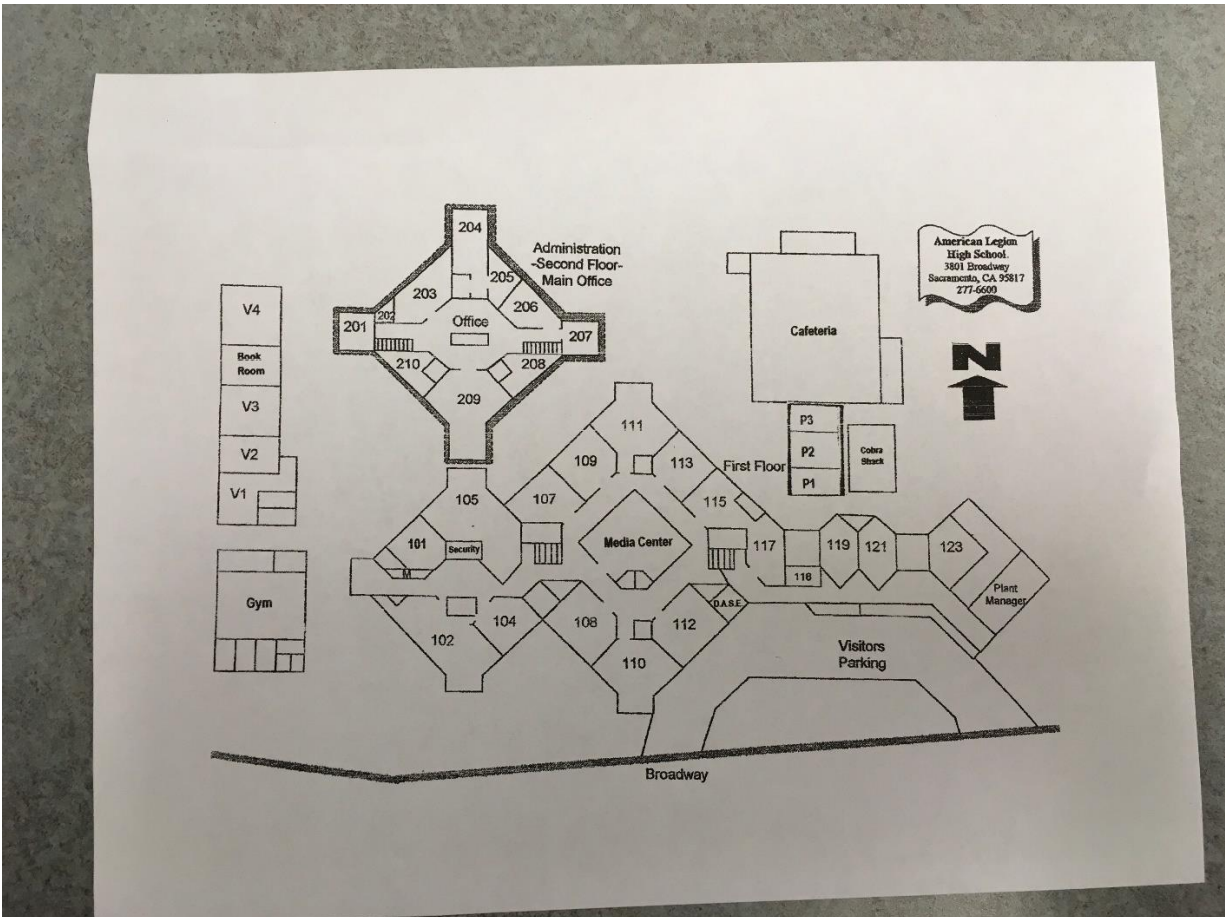
SOURCE:
Sacramento City Unified School District



ON-SITE DATE:
September 26-27, 2019

*Site plan does not depict buildings P02, P03, or gymnasium

Floor Plan



SOURCE:

American Legion Continuation High School

*Floor plan does not depict buildings P02, P03, or gymnasium



ON-SITE DATE:

September 26-27, 2019

Appendix C: EMG Accessibility Checklist

ADA CHECKLIST

Date Completed: October 4, 2019

Property Name: American Legion

EMG Project Number: 136988.19R000-055.322

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

ADA CHECKLIST

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

ADA CHECKLIST

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

Appendix D: Component Condition Report

Component Condition Report | American Legion

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5038	All buildings	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	39,538 SF	7	1829393
D5038	Throughout	Good	Card Reader	21	8	1829823

Component Condition Report | American Legion / 00A/00E Main Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2021	Building Exterior	Fair	Window, 12 SF	174	10	1446250
B2032	Roof	Poor	Exterior Door, Steel	6	2	1443057
B2032	Building Exterior	Fair	Exterior Door, Steel	21	10	1446186
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	5,537 SF	2	1443073
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	20,617 SF	2	1443076
B3021	Roof	Fair	Roof Skylight, per unit (9-20 SF)	4	5	1443092
Interiors						
C1012	Throughout building	Fair	Movable Partitions, Fabric Office 6' Height	70 LF	3	1443114
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	96	5	1443047
C1031	Restrooms	Fair	Toilet Partitions, Wood	7	5	1443046
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	1,200 SF	10	1443105
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	13,800 SF	5	1456381
C3012	Throughout building	Fair	Interior Wall Finish, Fabric	41,400 SF	3	1443030
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	818 SF	10	1443109
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	13,565 SF	3	1443062
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	10,436 SF	2	1443064
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	3,100 SF	5	1443099
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	22,146 SF	3	1443067
Elevators						
D1011	MR01, elevator room	Fair	Elevator Controls, 1 CAR, Modernize [No tag/plate found]	1	7	1446156
D1011	MR01, elevator room	Fair	Elevator, 1500 - 2500 LB, Renovate [No tag/plate found]	1	10	1446227
D1019	Elevator	Fair	Elevator Cab Finishes, Standard w/out Stainless Steel Doors	1	2	1443066
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	14	10	1443086

Component Condition Report | American Legion / 00A/00E Main Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2012	Restrooms	Fair	Urinal, Standard	2	30	1443048
D2014	S122, Manager	Fair	Service Sink, Floor	1	3	1443104
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	21	5	1443060
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	15	10	1443097
D2018	Throughout building	Fair	Drinking Fountain, Interior	6	3	1443087
D2019	O108, Classroom 108	Fair	Emergency Eye Wash	1	3	1443085
D2021	M118, Electrical Panel Room	Fair	Backflow Preventer, .75 INCH [No tag/plate found]	1	10	1443065
D2023	M118, Electrical Panel Room	Fair	Water Heater, 120 GAL [No tag/plate found]	1	11	1443052
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	25,246 SF	5	1443042
D2091	M118, Electrical Panel Room	Fair	Compressed Air Dryer, 100 CFM [No tag/plate found]	1	3	1443094
D2091	M118, Electrical Panel Room	Fair	Air Compressor, 3 HP [No tag/plate found]	1	5	1443045
Fire Suppression						
D4019	Throughout building	Fair	Sprinkler Heads (per SF)	25,246 SF	5	1443036
D4031	Throughout building	Good	Fire Extinguisher, Wet Chemical/CO2	23	7	1443032
HVAC						
D3032	MZ-4, Roof	Excellent	Condensing Unit/Heat Pump, 3 TON [CU-4.1]	1	15	1443043
D3032	MZ-4, Roof	Excellent	Condensing Unit/Heat Pump, 4 TON [CU-4.4]	1	15	1443080
D3032	MZ-3, Roof	Excellent	Condensing Unit/Heat Pump, 5 TON [CU-3.1]	1	15	1443063
D3032	MZ-2, Roof	Excellent	Condensing Unit/Heat Pump, 5 TON [CU-2.3]	1	15	1443111
D3032	MZ-1, Roof	Excellent	Condensing Unit/Heat Pump, 5 TON [CU-1.1]	1	15	1443037
D3032	MZ-2, Roof	Excellent	Condensing Unit/Heat Pump, 5 TON [CU-2.1]	1	15	1443110
D3032	MZ-4, Roof	Excellent	Condensing Unit/Heat Pump, 5 TON [CU-4.2]	1	15	1443040
D3032	MZ-3, Roof	Excellent	Condensing Unit/Heat Pump, 4 TON [CU-3.5]	1	15	1443068
D3032	MZ-2, Roof	Excellent	Condensing Unit/Heat Pump, 5 TON [CU-2.6]	1	15	1443100
D3032	MZ-1, Roof	Excellent	Condensing Unit/Heat Pump, 4 TON [CU-1.4]	1	15	1443056
D3032	MZ-3, Roof	Excellent	Condensing Unit/Heat Pump, 5 TON [CU-3.6]	1	15	1443044
D3032	MZ-3, Roof	Excellent	Condensing Unit/Heat Pump, 5 TON [CU-3.4]	1	15	1443090
D3032	MZ-3, Roof	Excellent	Condensing Unit/Heat Pump, 5 TON [CU-3.3]	1	15	1443082
D3032	MZ-1, Roof	Excellent	Condensing Unit/Heat Pump, 4 TON [CU-1.3]	1	15	1443031
D3032	MZ-2, Roof	Excellent	Condensing Unit/Heat Pump, 5 TON [CU-2.4]	1	15	1443059
D3032	MZ-4, Roof	Excellent	Condensing Unit/Heat Pump, 5 TON [CU-4.3]	1	15	1443035
D3032	MZ-2, Roof	Excellent	Condensing Unit/Heat Pump, 4 TON [CU-2.5]	1	15	1443103
D3032	MZ-1, Roof	Excellent	Condensing Unit/Heat Pump, 5 TON [CU-1.2]	1	15	1443115

Component Condition Report | American Legion / 00A/00E Main Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	25,246 SF	10	1456354
D3042	MZ-1, Roof	Fair	Exhaust Fan, CFM [REF-1]	1	10	1443107
D3042	MZ-4, Roof	Fair	Exhaust Fan, CFM [No tag/plate found]	1	6	1443033
D3042	MZ-1, Roof	Fair	Exhaust Fan, CFM [No tag/plate found]	1	6	1443049
D3051	MZ-3, Roof	Excellent	Furnace, 88 MBH [AHU-5]	1	20	1443070
D3051	MZ-1, Roof	Excellent	Furnace, 88 MBH [AHU-2]	1	20	1443041
D3051	MZ-4, Roof	Excellent	Furnace, 88 MBH [AHU-1]	1	20	1443077
D3051	MZ-1, Roof	Excellent	Furnace, 88 MBH [AHU-3]	1	20	1443098
D3051	MZ-3, Roof	Excellent	Furnace, 88 MBH [AHU-6]	1	20	1443084
D3051	MZ-2, Roof	Excellent	Furnace, 88 MBH [AHU-3]	1	20	1443039
D3051	MZ-4, Roof	Excellent	Furnace, 88 MBH [AHU-4]	1	20	1443075
D3051	MZ-3, Roof	Excellent	Furnace, 88 MBH [AHU-4]	1	20	1443072
D3051	MZ-3, Roof	Excellent	Furnace, 88 MBH [AHU-1]	1	20	1443102
D3051	MZ-2, Roof	Excellent	Furnace, 88 MBH [AHU-4]	1	20	1443029
D3051	MZ-4, Roof	Excellent	Furnace, 88 MBH [AHU-3]	1	20	1443050
D3051	MZ-3, Roof	Excellent	Furnace, 88 MBH [AHU-3]	1	20	1443061
D3051	MZ-2, Roof	Excellent	Furnace, 88 MBH [AHU-6]	1	20	1443071
D3051	MZ-1, Roof	Excellent	Furnace, 88 MBH [AHU-4]	1	20	1443101
D3051	MZ-2, Roof	Excellent	Furnace, 88 MBH [AHU-1]	1	20	1443079
D3051	MZ-1, Roof	Excellent	Furnace, 88 MBH [AHU-1]	1	20	1443083
D3051	MZ-2, Roof	Excellent	Furnace, 88 MBH [AHU-5]	1	20	1443054
D3051	MZ-4, Roof	Excellent	Furnace, 88 MBH [AHU-2]	1	20	1443113
D3068	M118, Electrical Panel Room	Good	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade	25,246 SF	14	1443069
Electrical						
D5012	M118, Electrical Panel Room	Fair	Main Distribution Panel, 400 AMP [PANEL M]	1	5	1443089
D5012	M118, Electrical Panel Room	Fair	Building/Main Switchboard, 2000 AMP [No tag/plate found]	1	5	1443051
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	25,246 SF	5	1456351
D5022	Building exterior	Fair	Light Fixture, 100 WATT	4	5	1446212
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	25,246 SF	5	1443093
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	10	5	1443091
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	25,246 SF	10	1443078
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	25,246 SF	10	1443081

Component Condition Report | American Legion / 00A/00E Main Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5037	S122, Manager	Fair	Fire Alarm Control Panel, Addressable [No tag/plate found]	1	3	1443058
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	25,246 SF	7	1443088
Equipment/Special						
E1027	M104, utility closet	Fair	Dust Collection System [SEC-1]	1	3	1443074
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	300 LF	3	1443108
E2012	Throughout building	Fair	Kitchen Counter, Plastic Laminate, Postformed	300 LF	3	1443106
Site Development						
G2049	Roof	Good	Shed, Wooden Framed, Asphalt Shingles	50 SF	29	1443095
G2049	Roof	Excellent	Shed, Wooden Framed, Asphalt Shingles [MZ-3]	50 SF	30	1443096
G2049	Roof	Good	Shed, Wooden Framed, Asphalt Shingles	50 SF	29	1443053
G2049	Roof	Good	Shed, Wooden Framed, Asphalt Shingles [MZ-4]	50 SF	29	1443038

Component Condition Report | American Legion / 00B Auditorium

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2021	Building Exterior	Fair	Window, 12 SF	19	5	1446225
B2032	Building Exterior	Fair	Exterior Door, Steel	8	15	1446240
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	6,631 SF	5	1446235
B3011	Roof	Fair	Roof, Modified Bituminous	824 SF	5	1446262
Interiors						
C1021	Restrooms	Fair	Interior Door, Wood Solid-Core	7	15	1446063
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	8,500 SF	5	1446258
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	390 SF	10	1446176
C3021	Kitchen	Fair	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	183 SF	5	1446265
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	258 SF	10	1446180
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	4,660 SF	3	1446213
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,245 SF	3	1446185
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,646 SF	3	1446260
C3032	C011	Poor	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	210 SF	1	1446223
Elevators						
D1013	Stage	Fair	Wheelchair Lift, 5' Rise, Renovate [No tag/plate found]	1	10	1446264
Plumbing						

Component Condition Report | American Legion / 00B Auditorium

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	2	10	1446162
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	1	10	1446090
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 3-Bowl	1	10	1446174
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	10	1446193
D2023	M001, hot water heater closet	Fair	Water Heater, 50 GAL [No tag/plate found]	1	3	1446065
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,101 SF	5	1456400
Fire Suppression						
D4031	Throughout building	Good	Fire Extinguisher, Wet Chemical/CO2	2	7	1456404
HVAC						
D3032	Roof	Fair	Condensing Unit/Heat Pump, 3.5 TON [CU-1E]	1	3	1446209
D3032	Site	Fair	Condensing Unit/Heat Pump, 20 TON [No tag/plate found]	1	2	1446106
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	5,101 SF	5	1446114
D3041	Attic	Poor	Air Handler (AHU), 9100 CFM [No tag/plate found]	1	1	1446222
D3041	Attic	Fair	Fan Coil Unit, 3.5 TON [Heat M94]	1	3	1446196
Electrical						
D5012	Site	Fair	Building/Main Switchboard, 1200 AMP [No tag/plate found]	1	3	1446211
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	5,101 SF	5	1456401
D5022	Building exterior	Fair	Light Fixture, 100 WATT	3	5	1456399
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,101 SF	5	1446147
D5092	Throughout building	Good	Emergency/Exit Combo LED	4	7	1446243
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	5,101 SF	10	1456403
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	5,101 SF	10	1446231
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	5,101 SF	7	1456402
Equipment/Special						
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer [No tag/plate found]	1	3	1446236
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer [No tag/plate found]	1	5	1446187
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Freezer [No tag/plate found]	1	6	1446059
E1093	Roof	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser [No tag/plate found]	1	3	1446143
E1093	Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells [No tag/plate found]	1	5	1446071
E1093	Roof	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser [No tag/plate found]	1	3	1446074
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	5	1446109
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In [No tag/plate found]	1	5	1446141

Component Condition Report | American Legion / 00B Auditorium

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Single [No tag/plate found]	1	3	1446130
E1093	Cafeteria	Fair	Commercial Kitchen, Dairy Cooler/Wells [No tag/plate found]	1	5	1446150
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator [No tag/plate found]	1	6	1446149
E1093	Cafeteria	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	5	1446171
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Single [No tag/plate found]	1	3	1446169
E1093	Cafeteria	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	5	1446061

Component Condition Report | American Legion / 00C V Wing

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	3,600 SF	2	1446075
B2011	Building Exterior	Poor	Exterior Wall, Wood Clapboard Siding, 1-2 Stories	3,600 SF	1	1446194
B2021	Building exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	20	5	1456627
B2021	Building Exterior	Fair	Window, 12 SF	10	5	1446120
B2032	Building Exterior	Fair	Exterior Door, Steel	7	5	1446198
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	3,562 SF	10	1443112
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	11	5	1446200
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	7,800 SF	4	1446259
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	3,562 SF	3	1446127
C3032	Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	3,562 SF	3	1446079
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	2	10	1446128
D2014	J011, custodial	Fair	Service Sink, Wall-Hung	1	3	1446125
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	10	1446104
D2014	C009	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	1446058
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	3,562 SF	5	1446158
Fire Suppression						
D4031	Throughout building	Good	Fire Extinguisher, Wet Chemical/CO2	4	7	1446087
HVAC						
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	3	1446199
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	3,562 SF	5	1446247

Component Condition Report | American Legion / 00C V Wing

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3042	Roof	Fair	Exhaust Fan, 501 - 1000 CFM [No tag/plate found]	1	6	1446077
D3042	Roof	Fair	Exhaust Fan, 501 - 1000 CFM [No tag/plate found]	1	5	1446153
D3042	Roof	Fair	Exhaust Fan, 501 - 1000 CFM [No tag/plate found]	1	6	1446129
D3051	C009	Fair	Air Conditioner, 2 TON [No tag/plate found]	1	4	1446112
D3051	M007, closet	Fair	Furnace, 132 MBH [No tag/plate found]	1	3	1446267
D3051	M010, closet	Fair	Furnace, 150 MBH [No tag/plate found]	1	3	1446263
Electrical						
D5012	Site	Fair	Main Distribution Panel, 350 AMP [Distribution Panel BLDG C]	1	5	1446218
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	3,562 SF	5	1456419
D5022	Building exterior	Fair	Light Fixture, 100 WATT	1	5	1456435
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,562 SF	5	1446188
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	3	5	1446191
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	3,562 SF	10	1456418
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	3,562 SF	10	1456437
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	3,562 SF	7	1456417
Equipment/Special						
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	30 LF	3	1456415
E2012	Throughout building	Fair	Kitchen Counter, Plastic Laminate, Postformed	20 LF	3	1456416

Component Condition Report | American Legion / 00D Carpentry

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	2,600 SF	3	1446131
B2032	Building Exterior	Fair	Exterior Door, Steel	2	3	1446165
B2034	Building Exterior	Fair	Overhead/Dock Door, 144 SF	2	3	1446073
Roofing						
B3011	Roof	Fair	Roof, Metal	3,800 SF	10	1443034
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	5	3	1446151
C3012	Restroom	Fair	Interior Wall Finish, Ceramic Tile	70 SF	5	1446080
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	4,700 SF	3	1446146
C3024	Restroom	Fair	Interior Floor Finish, Ceramic Tile	45 SF	5	1446123

Component Condition Report | American Legion / 00D Carpentry

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	300 SF	3	1446238
Plumbing						
D2011	Restroom	Fair	Toilet, Commercial Water Closet	1	3	1446184
D2014	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	3	1446069
D2018	Throughout building	Fair	Drinking Fountain, Interior	2	3	1446189
D2023	M007	NA	Water Heater, 30 - 52 GAL [No tag/plate found]	1	4	1446204
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	2,937 SF	5	1456628
D2091	M007	Fair	Air Compressor, 10 HP [No tag/plate found]	1	2	1446094
Fire Suppression						
D4019	Throughout building	Fair	Sprinkler Heads (per SF)	300 SF	4	1446122
D4031	Throughout building	Good	Fire Extinguisher, Wet Chemical/CO2	1	7	1446102
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	2,937 SF	5	1446108
D3051	Throughout building	NA	Unit Heater, 8-12 MBH [No tag/plate found]	2	4	1446228
D3052	Site	Good	Packaged Unit (RTU), 10 TON [No tag/plate found]	1	18	1446248
Electrical						
D5012	Site	Fair	Building/Main Switchboard, 800 AMP [No tag/plate found]	1	3	1446083
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	2,937 SF	5	1456629
D5022	Building exterior	Fair	Light Fixture, 100 WATT	3	5	1456633
D5029	Throughout building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	2,937 SF	5	1446245
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	2,937 SF	10	1456632
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	2,937 SF	10	1456634
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	2,937 SF	7	1456631

Component Condition Report | American Legion / Gymnasium

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Excellent	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	6,400 SF	10	1446242
B2021	Building Exterior	Excellent	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	8	30	1446272
B2021	Building Exterior	Excellent	Window, 12 SF	5	30	1446206
B2032	Building Exterior	Excellent	Exterior Door, Steel	10	40	1446261
Roofing						

Component Condition Report | American Legion / Gymnasium

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3011	Roof	Excellent	Roof, Metal	8,800 SF	40	1446251
B3011	Roof	Excellent	Roof, Single-Ply TPO/PVC Membrane	1,100 SF	20	1446084
Interiors						
C1021	Throughout building	Excellent	Interior Door, Steel	7	40	1446203
C1031	Restrooms	Excellent	Toilet Partitions, Wood	5	20	1446268
C3012	Throughout building	Excellent	Interior Wall Finish, any surface, Prep & Paint	16,600 SF	10	1446244
C3021	Throughout building	Excellent	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	2,000 SF	10	1446163
C3024	Gymnasium	Excellent	Interior Floor Finish, Maple Sports Floor	5,000 SF	30	1446270
C3024	Throughout building	Excellent	Interior Floor Finish, Vinyl Sheeting	900 SF	15	1446076
C3031	Throughout building	Excellent	Interior Ceiling Finish, any flat surface, Prep & Paint	5,000 SF	10	1456793
C3032	Throughout building	Excellent	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,900 SF	25	1446113
Plumbing						
D2011	Restrooms	Excellent	Toilet, Commercial Water Closet	5	30	1446056
D2012	Restrooms	Excellent	Urinal, Standard	1	30	1446254
D2014	Culinary classroom	Excellent	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	2	30	1446170
D2014	Restrooms	Excellent	Sink/Lavatory, Wall-Hung, Vitreous China	2	30	1446256
D2014	Culinary classroom	Excellent	Commercial Kitchen Sink, Stainless Steel, 3-Bowl	1	30	1446197
D2014	Laundry	Excellent	Service Sink, Floor	1	35	1446241
D2014	Culinary classroom	Excellent	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	2	30	1446255
D2018	Building Exterior	Excellent	Drinking Fountain, Outside/Site Style	2	15	1446253
D2023	Laundry	Excellent	Water Heater, 3.8 GPM [No tag/plate found]	1	15	1446085
D2023	Laundry	Excellent	Water Heater, 3.8 GPM [No tag/plate found]	1	15	1446067
D2029	Throughout building	Excellent	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	7,900 SF	40	1456789
Fire Suppression						
D4019	Throughout building	Excellent	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	7,900 SF	40	1446116
D4031	Throughout building	Excellent	Fire Extinguisher, Wet Chemical/CO2	5	10	1446107
D4091	Culinary classroom	Excellent	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace [No tag/plate found]	20 LF	20	1446266
HVAC						
D3032	Roof	Excellent	Ductless Split System, 1 TON [SCU-1]	1	15	1446178
D3039	Gymnasium	Excellent	Ceiling Fan, Industrial / Large Space, 14' Blade Length, 6 Plus Blades	2	15	1446216
D3041	Throughout building	Excellent	HVAC System Ductwork, Medium Density	7,900 SF	30	1446081
D3042	Roof	Excellent	Exhaust Fan, 1001 - 2000 CFM [KEF-3]	1	20	1446135
D3042	Roof	Excellent	Exhaust Fan, 1001 - 2000 CFM [KEF-2]	1	20	1446221

Component Condition Report | American Legion / Gymnasium

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3042	Roof	Excellent	Exhaust Fan, 1001 - 2000 CFM [REF-1]	1	20	1446205
D3042	Roof	Excellent	Exhaust Fan, 1001 - 2000 CFM [KEF-1]	1	20	1446068
D3052	Roof	Excellent	Packaged Unit (RTU), 17.5 TON [MAU-1]	1	20	1446269
D3052	Roof	Excellent	Packaged Unit (RTU), 25 TON [AC-1]	1	20	1446126
D3052	Roof	Excellent	Packaged Unit (RTU), 4 TON [AC-2]	1	20	1446082
Electrical						
D5012	Storage	Excellent	Main Distribution Panel, 600 AMP [Panel G]	1	30	1446190
D5019	Throughout building	Excellent	Electrical Wiring & Switches, Average or Low Density/Complexity	7,900 SF	40	1446237
D5022	Building exterior	Excellent	Light Fixture, LED	9	20	1456791
D5029	Throughout building	Excellent	Lighting System, Interior, Medium Density & Standard Fixtures	7,900 SF	20	1446140
D5092	Throughout building	Excellent	Exit Sign Light Fixture, LED	4	10	1446060
Fire Alarm & Comm						
D5031	Throughout building	Excellent	Public Address/Announcement (PA) System, Facility Wide	7,900 SF	20	1456795
D5037	Throughout building	Excellent	Fire Alarm System, Standard Addressable, Upgrade	7,900 SF	20	1446215
D5038	Throughout building	Excellent	Security/Surveillance System, Cameras and CCTV	7,900 SF	15	1456794
Equipment/Special						
E1093	Culinary classroom	Excellent	Commercial Kitchen, Dishwasher [No tag/plate found]	1	10	1446133
E1093	Culinary classroom	Excellent	Commercial Kitchen, Icemaker, Freestanding [No tag/plate found]	1	15	1446246
E1093	Culinary classroom	Excellent	Commercial Kitchen, Range/Oven, 4-Burner [No tag/plate found]	1	15	1446234
E1093	Culinary classroom	Excellent	Commercial Kitchen, Range/Oven, 4-Burner [No tag/plate found]	1	15	1446144
E1093	Culinary classroom	Excellent	Commercial Kitchen, 10 LF [No tag/plate found]	1	15	1446224
E1093	Culinary classroom	Excellent	Commercial Kitchen, Convection Oven, Double [No tag/plate found]	1	10	1446137
E1093	Culinary classroom	Excellent	Commercial Kitchen, 10 LF [No tag/plate found]	1	15	1446271
E1093	Culinary classroom	Excellent	Commercial Kitchen, Range/Oven, 4-Burner [No tag/plate found]	1	15	1446182
E1093	Culinary classroom	Excellent	Commercial Kitchen, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	15	1446064
E1093	Culinary classroom	Excellent	Commercial Kitchen, Range/Oven, 4-Burner [No tag/plate found]	1	15	1446111
E1093	Culinary classroom	Excellent	Commercial Kitchen, Food Warmer [No tag/plate found]	1	15	1446202
E1093	Laundry	Excellent	Commercial Kitchen, Freezer, 3-Door Reach-In [No tag/plate found]	1	15	1446274
E1093	Culinary classroom	Excellent	Commercial Kitchen, Griddle [No tag/plate found]	1	15	1446159
E1093	Culinary classroom	Excellent	Commercial Kitchen, Griddle [No tag/plate found]	1	15	1446121
E1093	Culinary classroom	Excellent	Commercial Kitchen, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	15	1446232
E1093	Culinary classroom	Excellent	Commercial Kitchen, Griddle [No tag/plate found]	1	15	1446152
E1093	Culinary classroom	Excellent	Commercial Kitchen, Griddle [No tag/plate found]	1	15	1446230

Component Condition Report | American Legion / Gymnasium

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1093	Culinary classroom	Excellent	Commercial Kitchen, 4 LF [No tag/plate found]	1	15	1446210
E1094	Laundry	Excellent	Residential Appliances, Clothes Dryer [No tag/plate found]	1	15	1446098
E1094	Laundry	Excellent	Residential Appliances, Clothes Washer [No tag/plate found]	1	15	1446062
E1099	Gymnasium	Excellent	Bleacher, 1 - 15 TIER, Replace (per Seat)	75	20	1446089

Component Condition Report | American Legion / P01 Classrooms P1, P2, P3

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	2,200 SF	3	1446172
B2021	Building Exterior	Fair	Window, 24 SF	6	15	1446099
B2032	Building Exterior	Fair	Exterior Door, Steel	3	25	1446124
B2034	Building Exterior	Fair	Overhead/Dock Door, 144 SF	6	15	1446145
Roofing						
B3011	Roof	Fair	Roof, Metal	2,880 SF	25	1446072
Interiors						
C3012	Classrooms	Fair	Interior Wall Finish, Fabric	5,100 SF	3	1446132
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	300 SF	3	1446142
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	2,580 SF	3	1446088
C3032	Classrooms	Poor	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,880 SF	1	1446195
Plumbing						
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	1446134
D2029	Classrooms	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	2,880 SF	25	1446148
Fire Suppression						
D4031	Throughout building	Good	Fire Extinguisher, Wet Chemical/CO2	3	7	1456853
HVAC						
D3052	Building exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	5	1446110
D3052	Building exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	5	1446154
D3052	Building exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	5	1446167
Electrical						
D5012	Building exterior	Fair	Main Distribution Panel, 125 AMP [Portable Panel 1]	1	15	1446273
D5012	Building exterior	Fair	Main Distribution Panel, 125 AMP [Portable Panel 2]	1	15	1446115
D5012	Building exterior	Fair	Main Distribution Panel, 125 AMP [Portable Panel 3]	1	15	1446095
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	2,880 SF	25	1456803

Component Condition Report | American Legion / P01 Classrooms P1, P2, P3

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5022	Building Exterior	Fair	Light Fixture, 100 WATT	3	5	1446173
D5029	Classrooms	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	2,880 SF	5	1446179
Fire Alarm & Comm						
D5031	Classrooms	Fair	Public Address/Announcement (PA) System, Facility Wide	2,880 SF	5	1446161
D5037	Classrooms	Fair	Fire Alarm System, Standard Addressable, Upgrade	2,880 SF	5	1446066
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	2,880 SF	7	1456855
Equipment/Special						
E2012	Classrooms	Fair	Kitchen Counter, Plastic Laminate, Postformed	60 LF	5	1446177
E2012	Classrooms	Fair	Kitchen Cabinetry, Stock Hardwood	90 LF	5	1446229

Component Condition Report | American Legion / P02 Restrooms

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	1,000 SF	3	1457057
B2021	Building Exterior	Fair	Window, 12 SF	4	15	1446103
B2032	Building Exterior	Fair	Exterior Door, Steel	4	25	1446249
Roofing						
B3011	Roof	Fair	Roof, Metal	480 SF	25	1446086
Interiors						
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	5	5	1446096
C3012	Restrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	850 SF	6	1446252
C3024	Restrooms	Poor	Interior Floor Finish, Vinyl Sheeting	480 SF	0	1446183
C3032	Restrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	480 SF	10	1446192
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	5	15	1446219
D2012	Restrooms	Fair	Urinal, Standard	2	15	1446139
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	1446136
D2014	T003, custodial closet	Fair	Service Sink, Wall-Hung	1	20	1446257
D2023	ZC01	Fair	Water Heater, 6 GAL [No tag/plate found]	1	3	1446118
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	480 SF	25	1457060
Electrical						
D5012	Building exterior	Fair	Main Distribution Panel, 125 AMP [Portable Panel 4]	1	15	1446119
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	480 SF	25	1456910

Component Condition Report | American Legion / P02 Restrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5022	Building Exterior	Fair	Light Fixture, 100 WATT	2	5	1446093
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	480 SF	5	1446201
Fire Alarm & Comm						
D5037	Throughout building	NA	Fire Alarm System, Standard Addressable, Install	480 SF	4	1457058
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	480 SF	7	1456911

Component Condition Report | American Legion / P03 HS

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	1,600 SF	3	1457238
B2021	Building Exterior	Fair	Window, 24 SF	2	11	1446220
B2032	Building Exterior	Fair	Exterior Door, Steel	2	21	1446092
B2034	Building Exterior	Fair	Overhead/Dock Door, 144 SF	2	11	1446164
Roofing						
B3011	Roof	Fair	Roof, Metal	960 SF	21	1446181
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	5	21	1446175
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	2	3	1446207
C3012	Throughout building	Fair	Interior Wall Finish, Fabric	1,700 SF	3	1457237
C3024	Restrooms	Fair	Interior Floor Finish, Vinyl Sheeting	100 SF	3	1446155
C3024	Classroom	Fair	Interior Floor Finish, Vinyl Tile (VCT)	344 SF	3	1446070
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	516 SF	3	1446097
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	6	1446160
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	3	11	1446168
D2014	Classroom	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	11	1446057
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	11	1446275
D2029	Restrooms	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	960 SF	21	1446138
Fire Suppression						
D4031	Throughout building	Good	Fire Extinguisher, Wet Chemical/CO2	1	7	1457232
HVAC						
D3052	Building exterior	Fair	Heat Pump, 4.5 TON [No tag/plate found]	1	2	1446117
Electrical						

Component Condition Report | American Legion / P03 HS

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Building exterior	Fair	Main Distribution Panel, 200 AMP [No tag/plate found]	1	11	1446214
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	960 SF	21	1457231
D5022	Building exterior	Fair	Light Fixture, 100 WATT	2	5	1457267
D5029	Classrooms	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	5	1457233
D5092	Throughout building	Good	Emergency/Exit Combo LED	2	7	1446091
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	960 SF	5	1446078
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	960 SF	10	1446239
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	960 SF	7	1457234
Equipment/Special						
E2012	Throughout building	Fair	Kitchen Counter, Plastic Laminate, Postformed	30 LF	5	1446105
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	30 LF	5	1446101

Component Condition Report | American Legion / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2021	Site	Good	Backflow Preventer, 4 INCH [No tag/plate found]	1	26	1446233
D2021	Site	Good	Backflow Preventer, 3 INCH [No tag/plate found]	1	29	1446100
D2023	Site	Good	Domestic Circulation/Booster Pump, 5 HP [No tag/plate found]	1	24	1446157
Fire Suppression						
D4011	Site	Excellent	Backflow Preventer, 6 INCH [No tag/plate found]	1	30	1446055
Pavement						
G2022	South parking lot	Poor	Parking Lots, Asphalt Pavement, Mill & Overlay	15,600 SF	1	1447256
G2022	North parking lot	Good	Parking Lots, Asphalt Pavement, Mill & Overlay	21,000 SF	20	1457462
G2022	Parking lots	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	36,600 SF	3	1447260
Site Development						
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	2,400 LF	20	1447252
G2041	Site	Fair	Fences & Gates, Metal Tube, 6' High	1,150 LF	20	1447253
G2047	Outdoor basketball courts	Excellent	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	12,500 SF	5	1447250
G2047	Outdoor basketball courts	Excellent	Sports Apparatus, Basketball Backstop	4	25	1457424
G2047	Outdoor basketball courts	Excellent	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	12,500 SF	25	1447254
G2047	Site	Fair	Play Structure, Very Small	1	5	1447263
Landscaping						

Component Condition Report | American Legion / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2057	Site	Good	Irrigation System	53,400 SF	20	1446217
Site Lighting						
G4021	Site	Fair	Site Pole Light, 105 - 200 WATT, Replace/Install	4	10	1443055
G4021	Site	Excellent	Site Pole Light, 105 - 200 WATT, Replace/Install	5	20	1446166

Appendix E: Replacement Reserves

Replacement Reserves Report

6/17/2020

Building	Subfolder	Unifomat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
American Legion		D5038	1829393	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	15	8	7	39538	SF	\$4.46	\$176,209								\$176,209					\$176,209
American Legion		D5038	1829823	Card Reader, Replace	10	2	8	21	EA	\$1,645.55	\$34,557									\$34,557				\$34,557
American Legion	00A/00E Main Building	B2021	1446250	Window, 12 SF, Replace	30	20	10	174	EA	\$1,508.42	\$262,465											\$262,465		\$262,465
American Legion	00A/00E Main Building	B2032	1443057	Exterior Door, Steel, Replace	40	38	2	6	EA	\$822.77	\$4,937			\$4,937										\$4,937
American Legion	00A/00E Main Building	B2032	1446186	Exterior Door, Steel, Replace	40	30	10	21	EA	\$822.77	\$17,278											\$17,278		\$17,278
American Legion	00A/00E Main Building	B3011	1443073	Roof, Modified Bituminous, Replace	20	18	2	5537	SF	\$13.71	\$75,928			\$75,928										\$75,928
American Legion	00A/00E Main Building	B3011	1443076	Roof, Single-Ply TPO/PVC Membrane, Replace	20	18	2	20617	SF	\$23.31	\$480,622			\$480,622										\$480,622
American Legion	00A/00E Main Building	B3021	1443092	Roof Skylight, per unit (9-20 SF), Replace	30	25	5	4	EA	\$1,782.68	\$7,131						\$7,131							\$7,131
American Legion	00A/00E Main Building	C1012	1443114	Movable Partitions, Fabric Office 6' Height, Replace	25	22	3	70	LF	\$40.32	\$2,822				\$2,822									\$2,822
American Legion	00A/00E Main Building	C1021	1443047	Interior Door, Wood Solid-Core, Replace	40	35	5	96	EA	\$959.90	\$92,151						\$92,151							\$92,151
American Legion	00A/00E Main Building	C1031	1443046	Toilet Partitions, Wood, Replace	20	15	5	7	EA	\$685.65	\$4,800						\$4,800							\$4,800
American Legion	00A/00E Main Building	C3012	1443030	Interior Wall Finish, Fabric, Replace	15	12	3	41400	SF	\$2.74	\$113,543				\$113,543									\$113,543
American Legion	00A/00E Main Building	C3012	1456381	Interior Wall Finish, any surface, Prep & Paint	10	5	5	13800	SF	\$2.06	\$28,386						\$28,386							\$28,386
American Legion	00A/00E Main Building	C3012	1443105	Interior Wall Finish, Ceramic Tile, Replace	40	30	10	1200	SF	\$24.68	\$29,620											\$29,620		\$29,620
American Legion	00A/00E Main Building	C3024	1443062	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	13565	SF	\$6.86	\$93,008				\$93,008									\$93,008
American Legion	00A/00E Main Building	C3024	1443109	Interior Floor Finish, Ceramic Tile, Replace	40	30	10	818	SF	\$24.68	\$20,191											\$20,191		\$20,191
American Legion	00A/00E Main Building	C3025	1443064	Interior Floor Finish, Carpet Commercial Standard, Replace	10	8	2	10436	SF	\$10.28	\$107,331			\$107,331										\$107,331
American Legion	00A/00E Main Building	C3031	1443099	Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	3100	SF	\$2.74	\$8,502						\$8,502							\$8,502
American Legion	00A/00E Main Building	C3032	1443067	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	22	3	22146	SF	\$4.80	\$106,290				\$106,290									\$106,290
American Legion	00A/00E Main Building	D1011	1446156	Elevator Controls, 1 CAR, Modernize	20	13	7	1	EA	\$6,856.45	\$6,856							\$6,856						\$6,856
American Legion	00A/00E Main Building	D1011	1446227	Elevator, 1500 - 2500 LB, Renovate	30	20	10	1	EA	\$75,420.95	\$75,421											\$75,421		\$75,421
American Legion	00A/00E Main Building	D1019	1443066	Elevator Cab Finishes, Standard w/out Stainless Steel Doors, Replace	10	8	2	1	EA	\$4,113.87	\$4,114			\$4,114										\$4,114
American Legion	00A/00E Main Building	D2011	1443086	Toilet, Commercial Water Closet, Replace	30	20	10	14	EA	\$1,782.68	\$24,957											\$24,957		\$24,957
American Legion	00A/00E Main Building	D2014	1443104	Service Sink, Floor, Replace	35	32	3	1	EA	\$1,097.03	\$1,097				\$1,097									\$1,097
American Legion	00A/00E Main Building	D2014	1443060	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	25	5	21	EA	\$1,645.55	\$34,557						\$34,557							\$34,557
American Legion	00A/00E Main Building	D2014	1443097	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	15	EA	\$2,056.94	\$30,854											\$30,854		\$30,854
American Legion	00A/00E Main Building	D2018	1443087	Drinking Fountain, Interior, Replace	15	12	3	6	EA	\$2,605.45	\$15,633				\$15,633									\$15,633
American Legion	00A/00E Main Building	D2019	1443085	Emergency Eye Wash, , Replace	20	17	3	1	EA	\$2,056.94	\$2,057				\$2,057									\$2,057
American Legion	00A/00E Main Building	D2021	1443065	Backflow Preventer, .75 INCH, Replace	30	20	10	1	EA	\$1,508.42	\$1,508											\$1,508		\$1,508
American Legion	00A/00E Main Building	D2029	1443042	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	35	5	25246	SF	\$15.08	\$380,815						\$380,815							\$380,815
American Legion	00A/00E Main Building	D2091	1443094	Compressed Air Dryer, 100 CFM, Replace	20	17	3	1	EA	\$7,679.22	\$7,679				\$7,679									\$7,679
American Legion	00A/00E Main Building	D2091	1443045	Air Compressor, 3 HP, Replace	20	15	5	1	EA	\$9,969.28	\$9,969						\$9,969							\$9,969
American Legion	00A/00E Main Building	D3041	1456354	HVAC System Ductwork, Medium Density, Replace	30	20	10	25246	SF	\$5.49	\$138,478											\$138,478		\$138,478
American Legion	00A/00E Main Building	D3042	1443033	Exhaust Fan, CFM, Replace	20	14	6	1	EA	\$3,291.10	\$3,291							\$3,291						\$3,291
American Legion	00A/00E Main Building	D3042	1443049	Exhaust Fan, CFM, Replace	20	14	6	1	EA	\$3,291.10	\$3,291							\$3,291						\$3,291
American Legion	00A/00E Main Building	D3042	1443107	Exhaust Fan, CFM, Replace	20	10	10	1	EA	\$3,291.10	\$3,291											\$3,291		\$3,291
American Legion	00A/00E Main Building	D4019	1443036	Sprinkler Heads (per SF), , Replace	25	20	5	25246	SF	\$2.06	\$51,929						\$51,929							\$51,929
American Legion	00A/00E Main Building	D4031	1443032	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	23	EA	\$411.39	\$9,462								\$9,462					\$9,462
American Legion	00A/00E Main Building	D5012	1443089	Main Distribution Panel, 400 AMP, Replace	30	25	5	1	EA	\$8,227.74	\$8,228						\$8,228							\$8,228
American Legion	00A/00E Main Building	D5012	1443051	Building/Main Switchboard, 2000 AMP, Replace	40	35	5	1	EA	\$164,554.80	\$164,555						\$164,555							\$164,555
American Legion	00A/00E Main Building	D5019	1456351	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	25246	SF	\$3.43	\$86,549						\$86,549							\$86,549
American Legion	00A/00E Main Building	D5022	1446212	Light Fixture, 100 WATT, Replace	20	15	5	4	EA	\$260.55	\$1,042						\$1,042							\$1,042
American Legion	00A/00E Main Building	D5029	1443093	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	15	5	25246	SF	\$10.97	\$276,957						\$276,957							\$276,957
American Legion	00A/00E Main Building	D5031	1443078	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	25246	SF	\$2.26	\$57,122											\$57,122		\$57,122
American Legion	00A/00E Main Building	D5037	1443058	Fire Alarm Control Panel, Addressable, Replace	15	12	3	1	EA	\$20,569.35	\$20,569				\$20,569									\$20,569
American Legion	00A/00E Main Building	D5037	1443081	Fire Alarm System, Standard Addressable, Upgrade	20	10	10	25246	SF	\$5.49	\$138,478											\$138,478		\$138,478
American Legion	00A/00E Main Building	D5038	1443088	Security/Surveillance System, Cameras and CCTV, Replace	15	8	7	25246	SF	\$4.11	\$103,859								\$103,859					\$103,859

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
American Legion	00A/00E Main Building	D5092	1443091	Exit Sign Light Fixture, LED, Replace	10	5	5	10	EA	\$301.68	\$3,017							\$3,017						\$3,017
American Legion	00A/00E Main Building	E1027	1443074	Dust Collection System, , Replace	30	27	3	1	EA	\$14,439.68	\$14,440					\$14,440								\$14,440
American Legion	00A/00E Main Building	E2012	1443108	Kitchen Cabinetry, Stock Hardwood, Replace	20	17	3	300	LF	\$411.39	\$123,416					\$123,416								\$123,416
American Legion	00A/00E Main Building	E2012	1443106	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	12	3	300	LF	\$68.56	\$20,569					\$20,569								\$20,569
American Legion	00B Auditorium	B2021	1446225	Window, 12 SF, Replace	30	25	5	19	EA	\$1,508.42	\$28,660							\$28,660						\$28,660
American Legion	00B Auditorium	B3011	1446235	Roof, Asphalt Shingle 20-Year, Replace	20	15	5	6631	SF	\$5.21	\$34,553							\$34,553						\$34,553
American Legion	00B Auditorium	B3011	1446262	Roof, Modified Bituminous, Replace	20	15	5	824	SF	\$13.71	\$11,299							\$11,299						\$11,299
American Legion	00B Auditorium	C3012	1446258	Interior Wall Finish, any surface, Prep & Paint	10	5	5	8500	SF	\$2.06	\$17,484							\$17,484						\$17,484
American Legion	00B Auditorium	C3012	1446176	Interior Wall Finish, Ceramic Tile, Replace	40	30	10	390	SF	\$24.68	\$9,626												\$9,626	\$9,626
American Legion	00B Auditorium	C3021	1446265	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	10	5	5	183	SF	\$16.46	\$3,011							\$3,011						\$3,011
American Legion	00B Auditorium	C3024	1446213	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	4660	SF	\$6.86	\$31,951					\$31,951								\$31,951
American Legion	00B Auditorium	C3024	1446180	Interior Floor Finish, Ceramic Tile, Replace	40	30	10	258	SF	\$24.68	\$6,368												\$6,368	\$6,368
American Legion	00B Auditorium	C3031	1446185	Interior Ceiling Finish, any flat surface, Prep & Paint	10	7	3	1245	SF	\$2.74	\$3,415					\$3,415								\$3,415
American Legion	00B Auditorium	C3032	1446223	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	24	1	210	SF	\$4.80	\$1,008			\$1,008										\$1,008
American Legion	00B Auditorium	C3032	1446260	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	22	3	3646	SF	\$4.80	\$17,499					\$17,499								\$17,499
American Legion	00B Auditorium	D1013	1446264	Wheelchair Lift, 5' Rise, Renovate	25	15	10	1	EA	\$25,231.74	\$25,232												\$25,232	\$25,232
American Legion	00B Auditorium	D2011	1446162	Toilet, Commercial Water Closet, Replace	30	20	10	2	EA	\$1,782.68	\$3,565												\$3,565	\$3,565
American Legion	00B Auditorium	D2014	1446090	Commercial Kitchen Sink, Stainless Steel, 1-Bowl, Replace	30	20	10	1	EA	\$2,194.06	\$2,194												\$2,194	\$2,194
American Legion	00B Auditorium	D2014	1446174	Commercial Kitchen Sink, Stainless Steel, 3-Bowl, Replace	30	20	10	1	EA	\$3,428.23	\$3,428												\$3,428	\$3,428
American Legion	00B Auditorium	D2014	1446193	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	2	EA	\$2,056.94	\$4,114												\$4,114	\$4,114
American Legion	00B Auditorium	D2023	1446065	Water Heater, 50 GAL, Replace	15	12	3	1	EA	\$1,234.16	\$1,234					\$1,234								\$1,234
American Legion	00B Auditorium	D2029	1456400	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	35	5	5101	SF	\$15.08	\$76,944							\$76,944						\$76,944
American Legion	00B Auditorium	D3032	1446106	Condensing Unit/Heat Pump, 20 TON, Replace	15	13	2	1	EA	\$51,834.76	\$51,835				\$51,835									\$51,835
American Legion	00B Auditorium	D3032	1446209	Condensing Unit/Heat Pump, 3.5 TON, Replace	15	12	3	1	EA	\$6,307.93	\$6,308					\$6,308								\$6,308
American Legion	00B Auditorium	D3041	1446222	Air Handler (AHU), 9100 CFM, Replace	30	29	1	1	EA	\$67,193.21	\$67,193													\$67,193
American Legion	00B Auditorium	D3041	1446196	Fan Coil Unit, 3.5 TON, Replace	15	12	3	1	EA	\$6,307.93	\$6,308					\$6,308								\$6,308
American Legion	00B Auditorium	D3041	1446114	HVAC System Ductwork, Medium Density, Replace	30	25	5	5101	SF	\$5.49	\$27,980							\$27,980						\$27,980
American Legion	00B Auditorium	D4031	1456404	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	2	EA	\$411.39	\$823									\$823				\$823
American Legion	00B Auditorium	D5012	1446211	Building/Main Switchboard, 1200 AMP, Replace	40	37	3	1	EA	\$90,505.14	\$90,505					\$90,505								\$90,505
American Legion	00B Auditorium	D5019	1456401	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	5101	SF	\$3.43	\$17,487							\$17,487						\$17,487
American Legion	00B Auditorium	D5022	1456399	Light Fixture, 100 WATT, Replace	20	15	5	3	EA	\$260.55	\$782							\$782						\$782
American Legion	00B Auditorium	D5029	1446147	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	15	5	5101	SF	\$10.97	\$55,960							\$55,960						\$55,960
American Legion	00B Auditorium	D5031	1456403	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	5101	SF	\$2.26	\$11,542												\$11,542	\$11,542
American Legion	00B Auditorium	D5037	1446231	Fire Alarm System, Standard Addressable, Upgrade	20	10	10	5101	SF	\$5.49	\$27,980												\$27,980	\$27,980
American Legion	00B Auditorium	D5038	1456402	Security/Surveillance System, Cameras and CCTV, Replace	15	8	7	5101	SF	\$4.11	\$20,985									\$20,985				\$20,985
American Legion	00B Auditorium	D5092	1446243	Emergency/Exit Combo LED, , Replace	10	3	7	4	EA	\$411.39	\$1,646									\$1,646				\$1,646
American Legion	00B Auditorium	E1093	1446236	Commercial Kitchen, Food Warmer, Replace	15	12	3	1	EA	\$2,331.19	\$2,331					\$2,331								\$2,331
American Legion	00B Auditorium	E1093	1446143	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser, Replace	15	12	3	1	EA	\$8,639.13	\$8,639					\$8,639								\$8,639
American Legion	00B Auditorium	E1093	1446074	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser, Replace	15	12	3	1	EA	\$8,639.13	\$8,639					\$8,639								\$8,639
American Legion	00B Auditorium	E1093	1446130	Commercial Kitchen, Convection Oven, Single, Replace	10	7	3	1	EA	\$7,679.22	\$7,679					\$7,679								\$7,679
American Legion	00B Auditorium	E1093	1446169	Commercial Kitchen, Convection Oven, Single, Replace	10	7	3	1	EA	\$7,679.22	\$7,679					\$7,679								\$7,679
American Legion	00B Auditorium	E1093	1446187	Commercial Kitchen, Food Warmer, Replace	15	10	5	1	EA	\$2,331.19	\$2,331							\$2,331						\$2,331
American Legion	00B Auditorium	E1093	1446071	Commercial Kitchen, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$4,936.64	\$4,937							\$4,937						\$4,937
American Legion	00B Auditorium	E1093	1446109	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$6,307.93	\$6,308							\$6,308						\$6,308
American Legion	00B Auditorium	E1093	1446141	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	10	5	1	EA	\$6,993.58	\$6,994							\$6,994						\$6,994
American Legion	00B Auditorium	E1093	1446150	Commercial Kitchen, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$4,936.64	\$4,937							\$4,937						\$4,937
American Legion	00B Auditorium	E1093	1446171	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$6,307.93	\$6,308							\$6,308						\$6,308
American Legion	00B Auditorium	E1093	1446061	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$6,307.93	\$6,308							\$6,308						\$6,308
American Legion	00B Auditorium	E1093	1446059	Commercial Kitchen, Walk-In Freezer, Replace	20	14	6	1	EA	\$34,282.25	\$34,282									\$34,282				\$34,282
American Legion	00B Auditorium	E1093	1446149	Commercial Kitchen, Walk-In Refrigerator, Replace	20	14	6	1	EA	\$20,569.35	\$20,569									\$20,569				\$20,569
American Legion	00C V Wing	B2011	1446194	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Replace	30	29	1	3600	SF	\$41.14	\$148,099			\$148,099										\$148,099
American Legion	00C V Wing	B2011	1446075	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	3600	SF	\$4.11	\$14,810				\$14,810									\$14,810

Building	Subfolder	Unifor	mat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
American Legion	00C V Wing	B2021	1456627		Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	25	5	20	EA	\$1,302.73	\$26,055						\$26,055						\$26,055
American Legion	00C V Wing	B2021	1446120		Window, 12 SF, Replace	30	25	5	10	EA	\$891.34	\$8,913						\$8,913						\$8,913
American Legion	00C V Wing	B2032	1446198		Exterior Door, Steel, Replace	40	35	5	7	EA	\$822.77	\$5,759						\$5,759						\$5,759
American Legion	00C V Wing	B3011	1443112		Roof, Modified Bituminous, Replace	20	10	10	3562	SF	\$13.71	\$48,845											\$48,845	\$48,845
American Legion	00C V Wing	C1021	1446200		Interior Door, Wood Solid-Core, Replace	40	35	5	11	EA	\$959.90	\$10,559						\$10,559						\$10,559
American Legion	00C V Wing	C3012	1446259		Interior Wall Finish, any surface, Prep & Paint	10	6	4	7800	SF	\$2.06	\$16,044					\$16,044							\$16,044
American Legion	00C V Wing	C3024	1446127		Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	3562	SF	\$6.86	\$24,423				\$24,423								\$24,423
American Legion	00C V Wing	C3032	1446079		Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	22	3	3562	SF	\$4.80	\$17,096				\$17,096								\$17,096
American Legion	00C V Wing	D2011	1446128		Toilet, Commercial Water Closet, Replace	30	20	10	2	EA	\$1,782.68	\$3,565											\$3,565	\$3,565
American Legion	00C V Wing	D2014	1446125		Service Sink, Wall-Hung, Replace	35	32	3	1	EA	\$1,919.81	\$1,920				\$1,920								\$1,920
American Legion	00C V Wing	D2014	1446104		Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	2	EA	\$2,056.94	\$4,114											\$4,114	\$4,114
American Legion	00C V Wing	D2014	1446058		Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	1	EA	\$1,645.55	\$1,646											\$1,646	\$1,646
American Legion	00C V Wing	D2029	1446158		Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace	40	35	5	3562	SF	\$6.86	\$24,423						\$24,423						\$24,423
American Legion	00C V Wing	D3032	1446199		Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	\$9,736.16	\$9,736				\$9,736								\$9,736
American Legion	00C V Wing	D3041	1446247		HVAC System Ductwork, Low Density, Replace	30	25	5	3562	SF	\$2.74	\$9,769						\$9,769						\$9,769
American Legion	00C V Wing	D3042	1446153		Exhaust Fan, 501 - 1000 CFM, Replace	20	15	5	1	EA	\$1,919.81	\$1,920						\$1,920						\$1,920
American Legion	00C V Wing	D3042	1446077		Exhaust Fan, 501 - 1000 CFM, Replace	20	14	6	1	EA	\$1,919.81	\$1,920							\$1,920					\$1,920
American Legion	00C V Wing	D3042	1446129		Exhaust Fan, 501 - 1000 CFM, Replace	20	14	6	1	EA	\$1,919.81	\$1,920							\$1,920					\$1,920
American Legion	00C V Wing	D3051	1446267		Furnace, 132 MBH, Replace	20	17	3	1	EA	\$8,502.00	\$8,502				\$8,502								\$8,502
American Legion	00C V Wing	D3051	1446263		Furnace, 150 MBH, Replace	20	17	3	1	EA	\$8,502.00	\$8,502				\$8,502								\$8,502
American Legion	00C V Wing	D3051	1446112		Air Conditioner, 2 TON, Replace	10	6	4	1	EA	\$3,976.74	\$3,977					\$3,977							\$3,977
American Legion	00C V Wing	D4031	1446087		Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	4	EA	\$411.39	\$1,646							\$1,646					\$1,646
American Legion	00C V Wing	D5012	1446218		Main Distribution Panel, 350 AMP, Replace	30	25	5	1	EA	\$7,542.10	\$7,542						\$7,542						\$7,542
American Legion	00C V Wing	D5019	1456419		Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	3562	SF	\$3.43	\$12,211						\$12,211						\$12,211
American Legion	00C V Wing	D5022	1456435		Light Fixture, 100 WATT, Replace	20	15	5	1	EA	\$260.55	\$261						\$261						\$261
American Legion	00C V Wing	D5029	1446188		Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	15	5	3562	SF	\$10.97	\$39,076						\$39,076						\$39,076
American Legion	00C V Wing	D5031	1456418		Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	3562	SF	\$2.26	\$8,059											\$8,059	\$8,059
American Legion	00C V Wing	D5037	1456437		Fire Alarm System, Standard Addressable, Upgrade	20	10	10	3562	SF	\$5.49	\$19,538											\$19,538	\$19,538
American Legion	00C V Wing	D5038	1456417		Security/Surveillance System, Cameras and CCTV, Replace	15	8	7	3562	SF	\$4.11	\$14,654							\$14,654					\$14,654
American Legion	00C V Wing	D5092	1446191		Exit Sign Light Fixture, LED, Replace	10	5	5	3	EA	\$301.68	\$905						\$905						\$905
American Legion	00C V Wing	E2012	1456415		Kitchen Cabinetry, Stock Hardwood, Replace	20	17	3	30	LF	\$411.39	\$12,342				\$12,342								\$12,342
American Legion	00C V Wing	E2012	1456416		Kitchen Counter, Plastic Laminate, Postformed, Replace	15	12	3	20	LF	\$68.56	\$1,371				\$1,371								\$1,371
American Legion	00D Carpentry	B2011	1446131		Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	2600	SF	\$4.11	\$10,696				\$10,696								\$10,696
American Legion	00D Carpentry	B2032	1446165		Exterior Door, Steel, Replace	40	37	3	2	EA	\$822.77	\$1,646				\$1,646								\$1,646
American Legion	00D Carpentry	B2034	1446073		Overhead/Dock Door, 144 SF, Replace	30	27	3	2	EA	\$4,388.13	\$8,776				\$8,776								\$8,776
American Legion	00D Carpentry	B3011	1443034		Roof, Metal, Replace	40	30	10	3800	SF	\$17.83	\$67,742											\$67,742	\$67,742
American Legion	00D Carpentry	C1021	1446151		Interior Door, Wood Solid-Core, Replace	40	37	3	5	EA	\$959.90	\$4,800				\$4,800								\$4,800
American Legion	00D Carpentry	C3012	1446146		Interior Wall Finish, any surface, Prep & Paint	10	7	3	4700	SF	\$2.06	\$9,668				\$9,668								\$9,668
American Legion	00D Carpentry	C3012	1446080		Interior Wall Finish, Ceramic Tile, Replace	40	35	5	70	SF	\$24.68	\$1,728						\$1,728						\$1,728
American Legion	00D Carpentry	C3024	1446123		Interior Floor Finish, Ceramic Tile, Replace	40	35	5	45	SF	\$24.68	\$1,111						\$1,111						\$1,111
American Legion	00D Carpentry	C3031	1446238		Interior Ceiling Finish, any flat surface, Prep & Paint	10	7	3	300	SF	\$2.74	\$823				\$823								\$823
American Legion	00D Carpentry	D2011	1446184		Toilet, Commercial Water Closet, Replace	30	27	3	1	EA	\$1,782.68	\$1,783				\$1,783								\$1,783
American Legion	00D Carpentry	D2014	1446069		Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	1	EA	\$2,056.94	\$2,057				\$2,057								\$2,057
American Legion	00D Carpentry	D2018	1446189		Drinking Fountain, Interior, Replace	15	12	3	2	EA	\$2,605.45	\$5,211				\$5,211								\$5,211
American Legion	00D Carpentry	D2023	1446204		Water Heater, 30 - 52 GAL, Replace	15	11	4	1	EA	\$1,346.82	\$1,347					\$1,347							\$1,347
American Legion	00D Carpentry	D2029	1456628		Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures), Replace	40	35	5	2937	SF	\$1.37	\$4,027						\$4,027						\$4,027
American Legion	00D Carpentry	D2091	1446094		Air Compressor, 10 HP, Replace	20	18	2	1	EA	\$14,535.67	\$14,536			\$14,536									\$14,536
American Legion	00D Carpentry	D3041	1446108		HVAC System Ductwork, Low Density, Replace	30	25	5	2937	SF	\$2.74	\$8,055						\$8,055						\$8,055
American Legion	00D Carpentry	D3051	1446228		Unit Heater, 8-12 MBH, Replace	20	16	4	2	EA	\$1,508.42	\$3,017					\$3,017							\$3,017
American Legion	00D Carpentry	D4019	1446122		Sprinkler Heads (per SF), , Replace	25	21	4	300	SF	\$2.06	\$617					\$617							\$617
American Legion	00D Carpentry	D4031	1446102		Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	1	EA	\$411.39	\$411							\$411					\$411
American Legion	00D Carpentry	D5012	1446083		Building/Main Switchboard, 800 AMP, Replace	40	37	3	1	EA	\$68,564.50	\$68,565				\$68,565								\$68,565

Building	Subfolder	Unifomat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
American Legion	00D Carpentry	D5019	1456629	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	2937	SF	\$3.43	\$10,069						\$10,069						\$10,069
American Legion	00D Carpentry	D5022	1456633	Light Fixture, 100 WATT, Replace	20	15	5	3	EA	\$260.55	\$782						\$782						\$782
American Legion	00D Carpentry	D5029	1446245	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	15	5	2937	SF	\$8.23	\$24,165						\$24,165						\$24,165
American Legion	00D Carpentry	D5031	1456632	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	2937	SF	\$2.26	\$6,645											\$6,645	\$6,645
American Legion	00D Carpentry	D5037	1456634	Fire Alarm System, Standard Addressable, Upgrade	20	10	10	2937	SF	\$5.49	\$16,110											\$16,110	\$16,110
American Legion	00D Carpentry	D5038	1456631	Security/Surveillance System, Cameras and CCTV, Replace	15	8	7	2937	SF	\$4.11	\$12,082							\$12,082					\$12,082
American Legion	Gymnasium	B2011	1446242	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	0	10	6400	SF	\$4.11	\$26,329											\$26,329	\$26,329
American Legion	Gymnasium	C3012	1446244	Interior Wall Finish, any surface, Prep & Paint	10	0	10	16600	SF	\$2.06	\$34,145											\$34,145	\$34,145
American Legion	Gymnasium	C3021	1446163	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	10	0	10	2000	SF	\$16.46	\$32,911											\$32,911	\$32,911
American Legion	Gymnasium	C3031	1456793	Interior Ceiling Finish, any flat surface, Prep & Paint	10	0	10	5000	SF	\$2.74	\$13,713											\$13,713	\$13,713
American Legion	Gymnasium	D4031	1446107	Fire Extinguisher, Wet Chemical/CO2, Replace	10	0	10	5	EA	\$411.39	\$2,057											\$2,057	\$2,057
American Legion	Gymnasium	D5092	1446060	Exit Sign Light Fixture, LED, Replace	10	0	10	4	EA	\$301.68	\$1,207											\$1,207	\$1,207
American Legion	Gymnasium	E1093	1446133	Commercial Kitchen, Dishwasher, Replace	10	0	10	1	EA	\$29,482.74	\$29,483											\$29,483	\$29,483
American Legion	Gymnasium	E1093	1446137	Commercial Kitchen, Convection Oven, Double, Replace	10	0	10	1	EA	\$13,027.26	\$13,027											\$13,027	\$13,027
American Legion	P01 Classrooms P1, P2, P3	B2011	1446172	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	2200	SF	\$4.11	\$9,051				\$9,051								\$9,051
American Legion	P01 Classrooms P1, P2, P3	C3012	1446132	Interior Wall Finish, Fabric, Replace	15	12	3	5100	SF	\$2.74	\$13,987				\$13,987								\$13,987
American Legion	P01 Classrooms P1, P2, P3	C3024	1446142	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	300	SF	\$6.86	\$2,057				\$2,057								\$2,057
American Legion	P01 Classrooms P1, P2, P3	C3025	1446088	Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	2580	SF	\$10.28	\$26,534				\$26,534								\$26,534
American Legion	P01 Classrooms P1, P2, P3	C3032	1446195	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	24	1	2880	SF	\$4.80	\$13,823		\$13,823										\$13,823
American Legion	P01 Classrooms P1, P2, P3	D3052	1446110	Heat Pump, 3.5 TON, Replace	20	15	5	1	EA	\$7,542.10	\$7,542						\$7,542						\$7,542
American Legion	P01 Classrooms P1, P2, P3	D3052	1446154	Heat Pump, 3.5 TON, Replace	20	15	5	1	EA	\$7,542.10	\$7,542						\$7,542						\$7,542
American Legion	P01 Classrooms P1, P2, P3	D3052	1446167	Heat Pump, 3.5 TON, Replace	20	15	5	1	EA	\$7,542.10	\$7,542						\$7,542						\$7,542
American Legion	P01 Classrooms P1, P2, P3	D4031	1456853	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	3	EA	\$411.39	\$1,234							\$1,234					\$1,234
American Legion	P01 Classrooms P1, P2, P3	D5022	1446173	Light Fixture, 100 WATT, Replace	20	15	5	3	EA	\$260.55	\$782						\$782						\$782
American Legion	P01 Classrooms P1, P2, P3	D5029	1446179	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	15	5	2880	SF	\$10.97	\$31,595						\$31,595						\$31,595
American Legion	P01 Classrooms P1, P2, P3	D5031	1446161	Public Address/Announcement (PA) System, Facility Wide, Replace	20	15	5	2880	SF	\$2.26	\$6,516						\$6,516						\$6,516
American Legion	P01 Classrooms P1, P2, P3	D5037	1446066	Fire Alarm System, Standard Addressable, Upgrade	20	15	5	2880	SF	\$5.49	\$15,797						\$15,797						\$15,797
American Legion	P01 Classrooms P1, P2, P3	D5038	1456855	Security/Surveillance System, Cameras and CCTV, Replace	15	8	7	2880	SF	\$4.11	\$11,848							\$11,848					\$11,848
American Legion	P01 Classrooms P1, P2, P3	E2012	1446177	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	10	5	60	LF	\$68.56	\$4,114						\$4,114						\$4,114
American Legion	P01 Classrooms P1, P2, P3	E2012	1446229	Kitchen Cabinetry, Stock Hardwood, Replace	20	15	5	90	LF	\$411.39	\$37,025						\$37,025						\$37,025
American Legion	P02 Restrooms	B2011	1457057	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1000	SF	\$4.11	\$4,114				\$4,114								\$4,114
American Legion	P02 Restrooms	C1031	1446096	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	5	EA	\$1,028.47	\$5,142						\$5,142						\$5,142
American Legion	P02 Restrooms	C3012	1446252	Interior Wall Finish, any surface, Prep & Paint	10	4	6	850	SF	\$2.06	\$1,748							\$1,748					\$1,748
American Legion	P02 Restrooms	C3024	1446183	Interior Floor Finish, Vinyl Sheetting, Replace	15	15	0	480	SF	\$9.60	\$4,608	\$4,608											\$4,608
American Legion	P02 Restrooms	C3032	1446192	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	15	10	480	SF	\$4.80	\$2,304											\$2,304	\$2,304
American Legion	P02 Restrooms	D2023	1446118	Water Heater, 6 GAL, Replace	15	12	3	1	EA	\$754.21	\$754				\$754								\$754
American Legion	P02 Restrooms	D5022	1446093	Light Fixture, 100 WATT, Replace	20	15	5	2	EA	\$260.55	\$521						\$521						\$521
American Legion	P02 Restrooms	D5029	1446201	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	15	5	480	SF	\$10.97	\$5,266						\$5,266						\$5,266
American Legion	P02 Restrooms	D5037	1457058	Fire Alarm System, Standard Addressable, Install	20	16	4	480	SF	\$5.49	\$2,633					\$2,633							\$2,633
American Legion	P02 Restrooms	D5038	1456911	Security/Surveillance System, Cameras and CCTV, Replace	15	8	7	480	SF	\$4.11	\$1,975							\$1,975					\$1,975
American Legion	P03 HS	B2011	1457238	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1600	SF	\$4.11	\$6,582				\$6,582								\$6,582
American Legion	P03 HS	C1031	1446207	Toilet Partitions, Plastic/Laminate, Replace	20	17	3	2	EA	\$1,028.47	\$2,057				\$2,057								\$2,057
American Legion	P03 HS	C3012	1457237	Interior Wall Finish, Fabric, Replace	15	12	3	1700	SF	\$2.74	\$4,662				\$4,662								\$4,662
American Legion	P03 HS	C3024	1446155	Interior Floor Finish, Vinyl Sheetting, Replace	15	12	3	100	SF	\$9.60	\$960				\$960								\$960
American Legion	P03 HS	C3024	1446070	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	344	SF	\$6.86	\$2,359				\$2,359								\$2,359
American Legion	P03 HS	C3025	1446097	Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	516	SF	\$10.28	\$5,307				\$5,307								\$5,307
American Legion	P03 HS	C3032	1446160	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	19	6	960	SF	\$4.80	\$4,608						\$4,608						\$4,608
American Legion	P03 HS	D3052	1446117	Heat Pump, 4.5 TON, Replace	20	18	2	1	EA	\$8,639.13	\$8,639			\$8,639									\$8,639
American Legion	P03 HS	D4031	1457232	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	1	EA	\$411.39	\$411							\$411					\$411
American Legion	P03 HS	D5022	1457267	Light Fixture, 100 WATT, Replace	20	15	5	2	EA	\$260.55	\$521						\$521						\$521
American Legion	P03 HS	D5029	1457233	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	15	5	960	SF	\$10.97	\$10,532						\$10,532						\$10,532
American Legion	P03 HS	D5031	1446078	Public Address/Announcement (PA) System, Facility Wide, Replace	20	15	5	960	SF	\$2.26	\$2,172						\$2,172						\$2,172

Building	Subfolder	Unif	mat 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
American Legion	P03 HS	D5037	1446239		Fire Alarm System, Standard Addressable, Upgrade	20	10	10	960	SF	\$5.49	\$5,266											\$5,266	\$5,266
American Legion	P03 HS	D5038	1457234		Security/Surveillance System, Cameras and CCTV, Replace	15	8	7	960	SF	\$4.11	\$3,949								\$3,949				\$3,949
American Legion	P03 HS	D5092	1446091		Emergency/Exit Combo LED, , Replace	10	3	7	2	EA	\$411.39	\$823								\$823				\$823
American Legion	P03 HS	E2012	1446105		Kitchen Counter, Plastic Laminate, Postformed, Replace	15	10	5	30	LF	\$68.56	\$2,057						\$2,057						\$2,057
American Legion	P03 HS	E2012	1446101		Kitchen Cabinetry, Stock Hardwood, Replace	20	15	5	30	LF	\$411.39	\$12,342						\$12,342						\$12,342
American Legion	Site	G2022	1447256		Parking Lots, Asphalt Pavement, Mill & Overlay	25	24	1	15600	SF	\$4.80	\$74,872		\$74,872										\$74,872
American Legion	Site	G2022	1447260		Parking Lots, Asphalt Pavement, Seal & Stripe	5	2	3	36600	SF	\$0.62	\$22,585				\$22,585					\$22,585			\$45,170
American Legion	Site	G2047	1447250		Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	0	5	12500	SF	\$0.62	\$7,696						\$7,696				\$7,696		\$15,393
American Legion	Site	G2047	1447263		Play Structure, Very Small, Replace	20	15	5	1	EA	\$8,227.74	\$8,228						\$8,228						\$8,228
American Legion	Site	G4021	1443055		Site Pole Light, 105 - 200 WATT, Replace/Install	20	10	10	4	EA	\$5,485.16	\$21,941											\$21,941	\$21,941
Totals, Unescalated													\$4,608	\$304,995	\$762,751	\$1,012,234	\$27,634	\$1,841,130	\$71,629	\$368,872	\$57,142	\$0	\$1,260,057	\$5,711,053
Totals, Escalated (3.0% inflation, compounded annually)													\$4,608	\$314,145	\$809,203	\$1,106,096	\$31,103	\$2,134,374	\$85,529	\$453,666	\$72,385	\$0	\$1,693,411	\$6,704,520

Appendix F: Equipment Inventory List

D10 CONVEYING											
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Qty
1	1446227	D1011	Elevator	1500 - 2500 LB	American Legion / 00A/00E Main Building	MR01, elevator room	No tag/plate found	No tag/plate found	10184		00263443
2	1446156	D1011	Elevator Controls	1 CAR	American Legion / 00A/00E Main Building	MR01, elevator room	Motion Control Engineering Inc.	HMC-1000-PHC	3213052	2006	00263444
3	1446264	D1013	Wheelchair Lift		American Legion / 00B Auditorium	Stage	Garaventa	GENESIS OPEL	27355	2004	00263406
D20 PLUMBING											
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Qty
1	1443065	D2021	Backflow Preventer	.75 INCH	American Legion / 00A/00E Main Building	M118, Electrical Panel Room	Wilkins Zurn	975XL	899127		00256615
2	1446100	D2021	Backflow Preventer	3 INCH	American Legion / Site	Site	Febco	LF860	A1907111203	2018	00263439
3	1446233	D2021	Backflow Preventer	4 INCH	American Legion / Site	Site	Kennedy	Inaccessible	Inaccessible	2015	00263438
4	1446157	D2023	Domestic Circulation/Booster Pump	5 HP	American Legion / Site	Site	Goulds Water Technology	3656	J1812191	2018	00263440
5	1443052	D2023	Water Heater	120 GAL	American Legion / 00A/00E Main Building	M118, Electrical Panel Room	State Industries, Inc.	PCE12020RTA	0920M001142	2010	00263446
6	1446085	D2023	Water Heater	3.8 GPM	American Legion / Gymnasium	Laundry	Rheem	RTGH-95DVLN-2	W181939580	2019	00256865
7	1446067	D2023	Water Heater	3.8 GPM	American Legion / Gymnasium	Laundry	Rheem	RTGH-95DVLN-2	W181939581	2019	00256864
8	1446204	D2023	Water Heater	No tag/plate found	American Legion / 00D Carpentry	M007	No tag/plate found	No tag/plate found	No tag/plate found		
9	1446065	D2023	Water Heater	50 GAL	American Legion / 00B Auditorium	M001, hot water heater closet	A. O. Smith	DSE50	SM041019023	2004	00256896
10	1446118	D2023	Water Heater	6 GAL	American Legion / P02 Restrooms	ZC01	American Water Heater Co.	E61-6U-015SV	0800101	2004	00263432
11	1446094	D2091	Air Compressor	10 HP	American Legion / 00D Carpentry	M007	Ingersoll Rand	No tag/plate found	No tag/plate found		00263434
12	1443045	D2091	Air Compressor	3 HP	American Legion / 00A/00E Main Building	M118, Electrical Panel Room	Champion	No tag/plate found	No tag/plate found		00256616
13	1443094	D2091	Compressed Air Dryer	100 CFM	American Legion / 00A/00E Main Building	M118, Electrical Panel Room	Van Air Systems	RAD-10 115-1-60X	98VIA-VE566-05A	1998	00263447
D30 HVAC											
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Qty
1	1443037	D3032	Condensing Unit/Heat Pump [CU-1.1]	5 TON	American Legion / 00A/00E Main Building	MZ-1, Roof	Lennox	TSA060S4N45Y	5818K09309	2019	00256577
2	1443115	D3032	Condensing Unit/Heat Pump [CU-1.2]	5 TON	American Legion / 00A/00E Main Building	MZ-1, Roof	Lennox	TSA060S4N45Y	5818K09314	2019	00256578
3	1443031	D3032	Condensing Unit/Heat Pump [CU-1.3]	4 TON	American Legion / 00A/00E Main Building	MZ-1, Roof	Lennox	TSA048S4N44Y	5818K02974	2019	00256588
4	1443056	D3032	Condensing Unit/Heat Pump [CU-1.4]	4 TON	American Legion / 00A/00E Main Building	MZ-1, Roof	Lennox	TSA048S4N44Y	5818K02965	2019	00256576
5	1446209	D3032	Condensing Unit/Heat Pump [CU-1E]	3.5 TON	American Legion / 00B Auditorium	Roof	Carrier	No tag/plate found	No tag/plate found	2004	00263407
6	1443110	D3032	Condensing Unit/Heat Pump [CU-2.1]	5 TON	American Legion / 00A/00E Main Building	MZ-2, Roof	Lennox	TSA060S4N45Y	5818K09311	2019	00256602
7	1443111	D3032	Condensing Unit/Heat Pump [CU-2.3]	5 TON	American Legion / 00A/00E Main Building	MZ-2, Roof	Lennox	TSA060S4N45Y	5818K09307	2019	00256603
8	1443059	D3032	Condensing Unit/Heat Pump [CU-2.4]	5 TON	American Legion / 00A/00E Main Building	MZ-2, Roof	Lennox	TSA060S4N45Y	5818K09301	2019	00256601
9	1443103	D3032	Condensing Unit/Heat Pump [CU-2.5]	4 TON	American Legion / 00A/00E Main Building	MZ-2, Roof	Lennox	TSA048S4N44Y	5818K02982	2019	00256604
10	1443100	D3032	Condensing Unit/Heat Pump [CU-2.6]	5 TON	American Legion / 00A/00E Main Building	MZ-2, Roof	Lennox	TSA060S4N45Y	5818K09304	2019	00256600
11	1443063	D3032	Condensing Unit/Heat Pump [CU-3.1]	5 TON	American Legion / 00A/00E Main Building	MZ-3, Roof	Lennox	TSA060S4N45Y	5818K09283	2019	00256594
12	1443082	D3032	Condensing Unit/Heat Pump [CU-3.3]	5 TON	American Legion / 00A/00E Main Building	MZ-3, Roof	Lennox	TSA060S4N45Y	5818K09308	2019	00256595
13	1443090	D3032	Condensing Unit/Heat Pump [CU-3.4]	5 TON	American Legion / 00A/00E Main Building	MZ-3, Roof	Lennox	TSA060S4N45Y	5818K09310	2019	00256585
14	1443068	D3032	Condensing Unit/Heat Pump [CU-3.5]	4 TON	American Legion / 00A/00E Main Building	MZ-3, Roof	Lennox	TSA048S4N44Y	5818K02972	2019	00256596
15	1443044	D3032	Condensing Unit/Heat Pump [CU-3.6]	5 TON	American Legion / 00A/00E Main Building	MZ-3, Roof	Lennox	TSA060S4N45Y	5818K09306	2019	00256584
16	1443043	D3032	Condensing Unit/Heat Pump [CU-4.1]	3 TON	American Legion / 00A/00E Main Building	MZ-4, Roof	Lennox	TSA036S4N44Y	5818B13804	2019	00256597
17	1443040	D3032	Condensing Unit/Heat Pump [CU-4.2]	5 TON	American Legion / 00A/00E Main Building	MZ-4, Roof	Lennox	TSA060S4N45Y	5818K09298	2019	00256598
18	1443035	D3032	Condensing Unit/Heat Pump [CU-4.3]	5 TON	American Legion / 00A/00E Main Building	MZ-4, Roof	Lennox	TSA060S4N45Y	5818K09295	2019	00256593
19	1443080	D3032	Condensing Unit/Heat Pump [CU-4.4]	4 TON	American Legion / 00A/00E Main Building	MZ-4, Roof	Lennox	TSA048S4N44Y	5818K02973	2019	00256599
20	1446106	D3032	Condensing Unit/Heat Pump	20 TON	American Legion / 00B Auditorium	Site	Trane	RAUCC20ECR0300D0G0000	C98K00543	1998	00263410
21	1446199	D3032	Condensing Unit/Heat Pump	5 TON	American Legion / 00C V Wing	Roof	Carrier	38BRC060---321	4097E00443	1997	00263401
22	1446178	D3032	Ductless Split System [SCU-1]	1 TON	American Legion / Gymnasium	Roof	Johnson Controls	DHX12CSB21S	DOG1801023	2019	00256874
23	1446216	D3039	Ceiling Fan		American Legion / Gymnasium	Gymnasium				2019	2
24	1446222	D3041	Air Handler (AHU)	9100 CFM	American Legion / 00B Auditorium	Attic	Airdyne	UAH 100	1194	1994	00263405
25	1446196	D3041	Fan Coil Unit [Heat M94]	3.5 TON	American Legion / 00B Auditorium	Attic	Carrier	FC4CNF042	3504A70301	2004	00263441
26	1446068	D3042	Exhaust Fan [KEF-1]	1001 - 2000 CFM	American Legion / Gymnasium	Roof	Greenheck	CUE-180-VG-20-G	15685942	2019	00256868
27	1446221	D3042	Exhaust Fan [KEF-2]	1001 - 2000 CFM	American Legion / Gymnasium	Roof	Greenheck	CUE-180-VG-20-G	15685940	2019	00256867
28	1446135	D3042	Exhaust Fan [KEF-3]	1001 - 2000 CFM	American Legion / Gymnasium	Roof	Greenheck	CUE-141HP-VG-5-X	15685943	2019	00256869
29	1446077	D3042	Exhaust Fan	501 - 1000 CFM	American Legion / 00C V Wing	Roof	Greenheck	GB-071-4X-QD-R2	05F15435	2005	00263403
30	1446153	D3042	Exhaust Fan	501 - 1000 CFM	American Legion / 00C V Wing	Roof	JennAir	201 AR	No tag/plate found		00263402
31	1446129	D3042	Exhaust Fan	501 - 1000 CFM	American Legion / 00C V Wing	Roof	Greenheck	GB-071-4X-QD-R2	05F15436	2005	00263404
32	1443033	D3042	Exhaust Fan	CFM	American Legion / 00A/00E Main Building	MZ-4, Roof	Greenheck	GB-141-3X-QD	05G24410	2005	00256592
33	1443049	D3042	Exhaust Fan	CFM	American Legion / 00A/00E Main Building	MZ-1, Roof	Greenheck	GB-091-4X-QD-R2	05E23302	2005	00256587
34	1443107	D3042	Exhaust Fan [REF-1]	CFM	American Legion / 00A/00E Main Building	MZ-1, Roof	Greenheck	SQB 12 4	465000		00256519
35	1446205	D3042	Exhaust Fan [REF-1]	1001 - 2000 CFM	American Legion / Gymnasium	Roof	Greenheck	CUE-141-VG-5-X	15685944	2019	00256870
36	1446112	D3051	Air Conditioner	2 TON	American Legion / 00C V Wing	C009	Mars	RAD-283M	1306721116410130088	2013	00256861
37	1443077	D3051	Furnace [AHU-1]	88 MBH	American Legion / 00A/00E Main Building	MZ-4, Roof	Lennox	EL296UH090XV60C-1	5919C09462	2019	00256618

38	1443102	D3051	Furnace [AHU-1]	88 MBH	American Legion / 00A/00E Main Building	MZ-3, Roof	Lennox	EL296UH090XV60C-1	5919B10389	2019	00256579
39	1443079	D3051	Furnace [AHU-1]	88 MBH	American Legion / 00A/00E Main Building	MZ-2, Roof	Lennox	EL296UH090XV60C-1	1719A13158	2019	00256522
40	1443083	D3051	Furnace [AHU-1]	88 MBH	American Legion / 00A/00E Main Building	MZ-1, Roof	Lennox	EL296UH090XV60C-1	1719A13176	2019	00256589
41	1443041	D3051	Furnace [AHU-2]	88 MBH	American Legion / 00A/00E Main Building	MZ-1, Roof	Lennox	EL296UH090XV60C-1	5918D06630	2019	00256517
42	1443113	D3051	Furnace [AHU-2]	88 MBH	American Legion / 00A/00E Main Building	MZ-4, Roof	Lennox	EL296UH090XV60C-1	5919B24780	2019	00256620
43	1443098	D3051	Furnace [AHU-3]	88 MBH	American Legion / 00A/00E Main Building	MZ-1, Roof	Lennox	EL296UH090XV60C-1	1719A34779	2019	00256590
44	1443039	D3051	Furnace [AHU-3]	88 MBH	American Legion / 00A/00E Main Building	MZ-2, Roof	Lennox	EL296UH090XV60C-1	5918D12012	2019	00256523
45	1443050	D3051	Furnace [AHU-3]	88 MBH	American Legion / 00A/00E Main Building	MZ-4, Roof	Lennox	EL296UH090XV60C-1	5919B15322	2019	00256617
46	1443061	D3051	Furnace [AHU-3]	88 MBH	American Legion / 00A/00E Main Building	MZ-3, Roof	Lennox	EL296UH090XV60C-1	5919B10393	2019	00256581
47	1443075	D3051	Furnace [AHU-4]	88 MBH	American Legion / 00A/00E Main Building	MZ-4, Roof	Lennox	EL296UH090XV60C-1	5919B10398	2019	00256619
48	1443072	D3051	Furnace [AHU-4]	88 MBH	American Legion / 00A/00E Main Building	MZ-3, Roof	Lennox	EL296UH090XV60C-1	1719A34789	2019	00256583
49	1443029	D3051	Furnace [AHU-4]	88 MBH	American Legion / 00A/00E Main Building	MZ-2, Roof	Lennox	EL296UH090XV60C-1	5918D12018	2019	00256524
50	1443101	D3051	Furnace [AHU-4]	88 MBH	American Legion / 00A/00E Main Building	MZ-1, Roof	Lennox	EL296UH090XV60C-1	5918D12017	2019	00256516
51	1443070	D3051	Furnace [AHU-5]	88 MBH	American Legion / 00A/00E Main Building	MZ-3, Roof	Lennox	EL296UH090XV60C-1	5919B15332	2019	00256580
52	1443054	D3051	Furnace [AHU-5]	88 MBH	American Legion / 00A/00E Main Building	MZ-2, Roof	Lennox	EL296UH090XV60C-1	5918D06633	2019	00256521
53	1443084	D3051	Furnace [AHU-6]	88 MBH	American Legion / 00A/00E Main Building	MZ-3, Roof	Lennox	EL296UH090XV60C-1	1719A43687	2019	00256582
54	1443071	D3051	Furnace [AHU-6]	88 MBH	American Legion / 00A/00E Main Building	MZ-2, Roof	Lennox	EL296UH090XV60C-1	5918D12014	2019	00256520
55	1446267	D3051	Furnace	132 MBH	American Legion / 00C V Wing	M007, closet	Carrier	58PAV135-16120	1897A05095	1997	00256613
56	1446263	D3051	Furnace	150 MBH	American Legion / 00C V Wing	M010, closet	Rheem	3201 150	49 NO PAN		00256862
57	1446228	D3051	Unit Heater	Inaccessible	American Legion / 00D Carpentry	Throughout building	Reznor	Inaccessible	Inaccessible		Inaccessible2
58	1446110	D3052	Heat Pump	3.5 TON	American Legion / P01 Classrooms P1, P2, P3	Building exterior	Bard	WH431-A05GP4XXX	176D041908298-02	2004	00263413
59	1446154	D3052	Heat Pump	3.5 TON	American Legion / P01 Classrooms P1, P2, P3	Building exterior	Bard	WH431-A05GP4XXX	176M041968196-02	2004	00263414
60	1446167	D3052	Heat Pump	3.5 TON	American Legion / P01 Classrooms P1, P2, P3	Building exterior	Bard	WH431-A05GP4XXX	176M041968195-02	2004	00263412
61	1446117	D3052	Heat Pump	4.5 TON	American Legion / P03 HS	Building exterior	Crispaire	AVP60HPA10NB-1000	AL34855	2000	00263415
62	1446126	D3052	Packaged Unit (RTU) [AC-1]	25 TON	American Legion / Gymnasium	Roof	Johnson Controls	J25ZJN30P2C1BCA3C1	N1C9737770	2019	00256875
63	1446082	D3052	Packaged Unit (RTU) [AC-2]	4 TON	American Legion / Gymnasium	Roof	Johnson Controls	JA4ZJN06B2A1GCA3A2	N1C9737831	2019	00256871
64	1446269	D3052	Packaged Unit (RTU) [MAU-1]	17.5 TON	American Legion / Gymnasium	Roof	York	JROA210C2A2B	181104701001	2019	00256873
65	1446248	D3052	Packaged Unit (RTU)	10 TON	American Legion / 00D Carpentry	Site	Lennox	LGH120H4MM3Y	5617E10880	2017	00263435

D40 FIRE PROTECTION

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1446055	D4011	Backflow Preventer	6 INCH	American Legion / Site	Site	Kennedy	KS-FW	1967820619	2019	00263442	
2	1456404	D4031	Fire Extinguisher		American Legion / 00B Auditorium	Throughout building						2
3	1443032	D4031	Fire Extinguisher		American Legion / 00A/00E Main Building	Throughout building						23
4	1456853	D4031	Fire Extinguisher		American Legion / P01 Classrooms P1, P2, P3	Throughout building						3
5	1446107	D4031	Fire Extinguisher		American Legion / Gymnasium	Throughout building				2019		5
6	1446102	D4031	Fire Extinguisher		American Legion / 00D Carpentry	Throughout building						
7	1446087	D4031	Fire Extinguisher		American Legion / 00C V Wing	Throughout building						4
8	1457232	D4031	Fire Extinguisher		American Legion / P03 HS	Throughout building						

D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1446211	D5012	Building/Main Switchboard	1200 AMP	American Legion / 00B Auditorium	Site	General Electric	No tag/plate found	181-34425	1977	00263411	
2	1443051	D5012	Building/Main Switchboard	2000 AMP	American Legion / 00A/00E Main Building	M118, Electrical Panel Room	Sylvania	762350	95551-1	1977	00263430	
3	1446083	D5012	Building/Main Switchboard	800 AMP	American Legion / 00D Carpentry	Site	General Electric	No tag/plate found	Illegible		00263436	
4	1446218	D5012	Main Distribution Panel [Distribution Panel BLDG C]	350 AMP	American Legion / 00C V Wing	Site	Safety Switchboard Co.	Illegible	Illegible	1977	00263437	
5	1446214	D5012	Main Distribution Panel	200 AMP	American Legion / P03 HS	Building exterior	Cutler-Hammer	No tag/plate found	No tag/plate found	2000	00263431	
6	1446190	D5012	Main Distribution Panel [Panel G]	600 AMP	American Legion / Gymnasium	Storage	Eaton	No tag/plate found	SSR0953562-001	2019	00256866	
7	1443089	D5012	Main Distribution Panel [PANEL M]	400 AMP	American Legion / 00A/00E Main Building	M118, Electrical Panel Room	Sylvania	BM-55261	R0-95551	1977	00256614	
8	1446273	D5012	Main Distribution Panel [Portable Panel 1]	125 AMP	American Legion / P01 Classrooms P1, P2, P3	Building exterior	Square D	No tag/plate found	No tag/plate found	2004	00256891	
9	1446115	D5012	Main Distribution Panel [Portable Panel 2]	125 AMP	American Legion / P01 Classrooms P1, P2, P3	Building exterior	Square D	No tag/plate found	No tag/plate found	2004	00256892	
10	1446095	D5012	Main Distribution Panel [Portable Panel 3]	125 AMP	American Legion / P01 Classrooms P1, P2, P3	Building exterior	Square D	No tag/plate found	No tag/plate found	2004	00256893	
11	1446119	D5012	Main Distribution Panel [Portable Panel 4]	125 AMP	American Legion / P02 Restrooms	Building exterior	Square D	No tag/plate found	No tag/plate found	2004	00263433	
12	1456791	D5022	Light Fixture		American Legion / Gymnasium	Building exterior				2019		9
13	1456399	D5022	Light Fixture	100 WATT	American Legion / 00B Auditorium	Building exterior						3
14	1456633	D5022	Light Fixture	100 WATT	American Legion / 00D Carpentry	Building exterior						3
15	1446093	D5022	Light Fixture	100 WATT	American Legion / P02 Restrooms	Building Exterior				2004		2
16	1446212	D5022	Light Fixture	100 WATT	American Legion / 00A/00E Main Building	Building exterior						4
17	1446173	D5022	Light Fixture	100 WATT	American Legion / P01 Classrooms P1, P2, P3	Building Exterior				2004		3
18	1456435	D5022	Light Fixture	100 WATT	American Legion / 00C V Wing	Building exterior						
19	1457267	D5022	Light Fixture	100 WATT	American Legion / P03 HS	Building exterior						2
20	1443058	D5037	Fire Alarm Control Panel		American Legion / 00A/00E Main Building	S122, Manager	Fire-Lite Alarms, Inc.	MS-9600	No tag/plate found	2003	00263448	
21	1829823	D5038	Card Reader		American Legion	Throughout						21
22	1446243	D5092	Emergency/Exit Combo LED		American Legion / 00B Auditorium	Throughout building						4

23	1446091	D5092	Emergency/Exit Combo LED		American Legion / P03 HS	Throughout building						2
24	1443091	D5092	Exit Sign Light Fixture		American Legion / 00A/00E Main Building	Throughout building						10
25	1446191	D5092	Exit Sign Light Fixture		American Legion / 00C V Wing	Throughout building						3
26	1446060	D5092	Exit Sign Light Fixture		American Legion / Gymnasium	Throughout building				2019		4
E10 EQUIPMENT												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1443074	E1027	Dust Collection System [SEC-1]		American Legion / 00A/00E Main Building	M104, utility closet	Air Sentry INC	Air Sentry	No tag/plate found		00256606	
2	1446224	E1093	Commercial 10 LF	10 LF	American Legion / Gymnasium	Culinary classroom	CaptiveAire	4824 ND-2	3125479	2019	00256608	
3	1446271	E1093	Commercial 10 LF	10 LF	American Legion / Gymnasium	Culinary classroom	CaptiveAire	4824 ND-2	3095941	2019	00263450	
4	1446210	E1093	Commercial 4 LF	4 LF	American Legion / Gymnasium	Culinary classroom	CaptiveAire	5424 VHB	3125479	2019	00263457	
5	1446137	E1093	Commercial Convection Oven, Double		American Legion / Gymnasium	Culinary classroom	Imperial	Inaccessible	Inaccessible	2019	00263456	
6	1446130	E1093	Commercial Convection Oven, Single		American Legion / 00B Auditorium	Kitchen	Moffat	Turbofan 32	No tag/plate found		00256900	
7	1446169	E1093	Commercial Convection Oven, Single		American Legion / 00B Auditorium	Kitchen	Moffat	Turbofan 32	No tag/plate found		00256899	
8	1446071	E1093	Commercial Dairy Cooler/Wells		American Legion / 00B Auditorium	Kitchen	Beverage-Air	SM58N-W	10407136		00256902	
9	1446150	E1093	Commercial Dairy Cooler/Wells		American Legion / 00B Auditorium	Cafeteria	Beverage-Air	SM58N	No tag/plate found		00256904	
10	1446133	E1093	Commercial Dishwasher	No tag/plate found	American Legion / Gymnasium	Culinary classroom	Hobart	Advansys	Inaccessible	2019	00263455	
11	1446236	E1093	Commercial Food Warmer		American Legion / 00B Auditorium	Kitchen	Metro	TC90	TC90 02237	2002	00256901	
12	1446187	E1093	Commercial Food Warmer		American Legion / 00B Auditorium	Kitchen	CresCor	Inaccessible	Inaccessible		00256903	
13	1446202	E1093	Commercial Food Warmer		American Legion / Gymnasium	Culinary classroom	Doyon	Inaccessible	Inaccessible	2019	00263458	
14	1446141	E1093	Commercial Freezer, 2-Door Reach-In		American Legion / 00B Auditorium	Kitchen	True Manufacturing Co	T-49F	3955013		00256897	
15	1446274	E1093	Commercial Freezer, 3-Door Reach-In		American Legion / Gymnasium	Laundry	True Manufacturing Co	TS-72F-HC	9705344	2019	00256863	
16	1446159	E1093	Commercial Griddle		American Legion / Gymnasium	Culinary classroom	Vulcan	No tag/plate found	No tag/plate found	2019	00263451	
17	1446121	E1093	Commercial Griddle		American Legion / Gymnasium	Culinary classroom	Vulcan	No tag/plate found	No tag/plate found	2019	00263453	
18	1446152	E1093	Commercial Griddle		American Legion / Gymnasium	Culinary classroom	Vulcan	No tag/plate found	No tag/plate found	2019	00256610	
19	1446230	E1093	Commercial Griddle		American Legion / Gymnasium	Culinary classroom	Vulcan	No tag/plate found	No tag/plate found	2019	00256612	
20	1446246	E1093	Commercial Icemaker, Freestanding		American Legion / Gymnasium	Culinary classroom	Hoshizaki	Inaccessible	Inaccessible	2019	00263459	
21	1446234	E1093	Commercial Range/Oven, 4-Burner		American Legion / Gymnasium	Culinary classroom	Vulcan	No tag/plate found	No tag/plate found	2019	00263452	
22	1446144	E1093	Commercial Range/Oven, 4-Burner		American Legion / Gymnasium	Culinary classroom	Vulcan	No tag/plate found	No tag/plate found	2019	00256611	
23	1446182	E1093	Commercial Range/Oven, 4-Burner		American Legion / Gymnasium	Culinary classroom	Vulcan	No tag/plate found	No tag/plate found	2019	00256609	
24	1446111	E1093	Commercial Range/Oven, 4-Burner		American Legion / Gymnasium	Culinary classroom	Vulcan	No tag/plate found	No tag/plate found	2019	00263454	
25	1446109	E1093	Commercial Refrigerator, 2-Door Reach-In		American Legion / 00B Auditorium	Kitchen	True Manufacturing Co	T-49	3953648		00256898	
26	1446064	E1093	Commercial Refrigerator, 2-Door Reach-In		American Legion / Gymnasium	Culinary classroom	True Manufacturing Co	TS-49-HC	9619547	2019	00263460	
27	1446232	E1093	Commercial Refrigerator, 2-Door Reach-In		American Legion / Gymnasium	Culinary classroom	True Manufacturing Co	TS-49-HC	9619544	2019	00263449	
28	1446171	E1093	Commercial Refrigerator, 2-Door Reach-In		American Legion / 00B Auditorium	Cafeteria	True Manufacturing Co	TS-49	6758727		00256905	
29	1446061	E1093	Commercial Refrigerator, 2-Door Reach-In		American Legion / 00B Auditorium	Cafeteria	True Manufacturing Co	TS-49	7493541		00256872	
30	1446059	E1093	Commercial Walk-In Freezer		American Legion / 00B Auditorium	Kitchen	Duracold	F1	59251	2005	00256894	
31	1446149	E1093	Commercial Walk-In Refrigerator		American Legion / 00B Auditorium	Kitchen	Duracold	F1	59251	2005	00256895	
32	1446143	E1093	Commercial Walk-In Refrigerator/Freezer, Condenser		American Legion / 00B Auditorium	Roof	No tag/plate found	No tag/plate found	No tag/plate found	2005	00263408	
33	1446074	E1093	Commercial Walk-In Refrigerator/Freezer, Condenser		American Legion / 00B Auditorium	Roof	No tag/plate found	No tag/plate found	No tag/plate found	2005	00263409	
34	1446098	E1094	Residential Clothes Dryer		American Legion / Gymnasium	Laundry	LG	DLEX3700W	906KWWZ6N481	2019		
35	1446062	E1094	Residential Clothes Washer		American Legion / Gymnasium	Laundry	LG	Inaccessible	Inaccessible	2019		
36	1446089	E1099	Bleacher	1 - 15 TIER	American Legion / Gymnasium	Gymnasium				2019		75
G40 OTHER												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1443055	G4021	Site Pole Light	105 - 200 WATT	American Legion / Site	Site						4
2	1446166	G4021	Site Pole Light	105 - 200 WATT	American Legion / Site	Site				2019		5