



FACILITY CONDITION ASSESSMENT

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

DLR GROUP
1050 20th Street, Suite 250
Sacramento, California 95832



ETHEL PHILLIPS ELEMENTARY SCHOOL
2930 21st Avenue
Sacramento California 95820

PREPARED BY:

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EMG PROJECT #:

136988.19R000-022.322

DATE OF REPORT:

June 11, 2020

ONSITE DATE:

August 27, 2019



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1. Executive Summary

Portfolio Overview and Assessment Details

General Information	
Property Type/s	Elementary School
Main Address	2930 21 st Avenue, Sacramento California 95820
Building Construction Dates	001 Classrooms 18 to 25: 1952, 1955 renovated 1999 002 Classrooms 9 to 17: 1949, 1952, 1955 renovated 1999 003 Classrooms 3 to 8: 1949, 1952 renovated 1999 004 Multipurpose, Kitchen: 1952 renovated 1999 005 Classroom 1: 1952 006 Garage/Storage: 1953 007 Classroom 26 : Unknown P01 Portable 27: 1986 P02 Portable 28: 1989 P03 Portable 29: 1986 P04 Portable P1,P2,P3 : 1998 P05 Portable 30: 1989 P06 Portable 31: 1989 P07 Portable - Parker Family: 2001 Site
Number of Buildings	14
Current Occupants	SCUSD
Date(s) of Visit	August 27, 2019
Management Point of Contact	DLR Group , Mark Covington, Senior Project Manager/Senior Associate 916.446.0206 mcovington@dlrgroup.com
On-site Point of Contact (POC)	Mike Taxara
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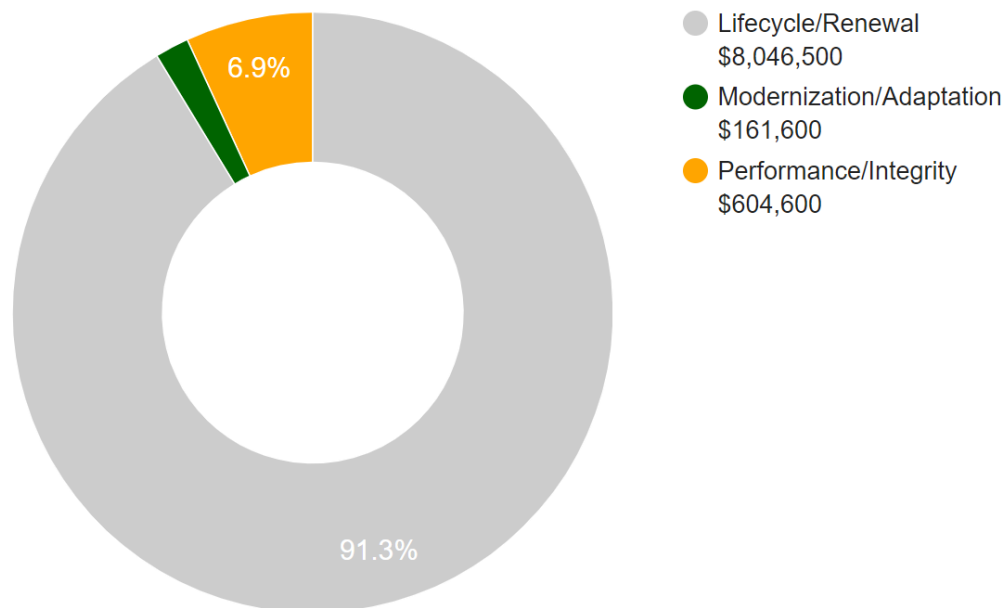
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$8,812,700

Portfolio-Level Findings and Deficiencies

Historical Summary

Ethel Phillips Elementary School was built in phases from 1949 to 1999. Portables were added from 1986 to 2001.

Architectural

Typically, all building exterior walls have stucco except portables and Building 4 which is brick veneer. All buildings are wood frame construction.

The majority of the bituminous membrane roofing throughout is in poor condition. According to the POC, various roof leaks were reported. There are areas of water ponding and blisters with air pockets observed throughout.

Replacement of the single glazed window assemblies with double glazed windows is recommended and budgeted. Interior finishes have been periodically replaced as-needed over the years.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Buildings 001-007 are heated and cooled by split systems condensing units and furnaces, and package units. The portables are heated and cooled by wall mounted heat pumps.

According to the POC, the building management system is non-functional, in failing condition, and will need to be upgraded.

Plumbing includes electric water heaters or tank type gas water heaters located throughout. No major issues observed.

There are no fire sprinklers onsite. A fire alarm system is present throughout the buildings and portables.

Electrical service is provided by Sacramento Municipal Utility District and is adequate for the requirements of the school. The school interior lighting was recently upgraded to LED in 2019.

Site

The asphalt pavement and concrete pavement are in fair condition with no major issues observed.

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
Ethel Phillips Elementary School / 001 Classrooms 18 to 25	\$750	8,009	\$6,006,750	2.0%	7.1%	11.4%	19.1%
Ethel Phillips Elementary School / 002 Classrooms 9 to 17	\$750	10,298	\$7,723,500	2.7%	5.4%	9.9%	18.2%
Ethel Phillips Elementary School / 003 Classrooms 3 to 8	\$750	6,487	\$4,865,250	3.0%	8.0%	11.9%	19.6%
Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	\$750	9,978	\$7,483,500	0.7%	2.5%	7.9%	17.7%
Ethel Phillips Elementary School / 005 Classroom 1	\$750	1,582	\$1,186,500	0.5%	2.5%	7.2%	15.3%
Ethel Phillips Elementary School / 006 Garage/Storage	\$750	1,500	\$1,125,000	0.0%	0.1%	5.0%	12.4%
Ethel Phillips Elementary School / 007 Classroom 26	\$450	1,248	\$561,600	0.8%	4.8%	11.3%	24.8%
Ethel Phillips Elementary School / P01 Portable 27	\$450	960	\$432,000	0.8%	2.0%	7.7%	27.7%
Ethel Phillips Elementary School / P02 Portable 28	\$450	960	\$432,000	0.8%	3.9%	9.8%	30.5%
Ethel Phillips Elementary School / P03 Portable 29	\$450	960	\$432,000	0.8%	3.9%	9.8%	31.7%
Ethel Phillips Elementary School / P04 Portable P1, P2, P3	\$450	1,920	\$864,000	0.8%	4.2%	9.3%	21.7%
Ethel Phillips Elementary School / P05 Portable 30	\$450	960	\$432,000	0.8%	2.0%	17.2%	30.1%
Ethel Phillips Elementary School / P06 Portable 31	\$450	960	\$432,000	0.8%	2.0%	17.2%	30.1%
Ethel Phillips Elementary School / P07 Portable - Parker Family	\$450	1,440	\$648,000	0.8%	8.1%	20.2%	33.4%

Immediate Needs

There are no immediate needs.

Key Findings



Roof in Poor condition.

Modified Bituminous
001 Classrooms 18 to 25 Roof

Unifomat Code: B3011
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$91,900

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Roof has multiple leaks throughout. - AssetCALC ID: 1392322



Roof in Poor condition.

Modified Bituminous
004 Multipurpose, Kitchen Roof

Unifomat Code: B3011
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,800

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The roof has multiple leaks and air pockets were observed. - AssetCALC ID: 1392219



Roof in Poor condition.

Modified Bituminous
Site Site - Walkway

Unifomat Code: B3011
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$175,900

\$\$\$\$

The walkway roof has multiple leaks and air pockets were observed. - AssetCALC ID: 1417944



Roof in Poor condition.

Modified Bituminous
002 Classrooms 9 to 17 Roof

Unifomat Code: B3011
Recommendation: **Replace in 2020**

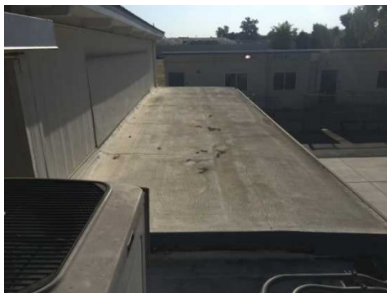
Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$176,900

\$\$\$\$

The roof has multiple leaks and air pockets were observed throughout. - AssetCALC ID: 1392230



Roof in Poor condition.

Modified Bituminous
003 Classrooms 3 to 8 Roof

Uniformat Code: B3011
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$123,400

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The roof has multiple leaks and air pockets were observed. - AssetCALC ID: 1392214



Roof in Poor condition.

Modified Bituminous
004 Multipurpose, Kitchen Roof - extension

Uniformat Code: B3011
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,200

\$\$\$\$

The roof over the storage room extension is in poor condition. The roof had significant wear and tear with a lot of water stains. Framing could be observed. - AssetCALC ID: 1392225

No photo due to conditions

BAS/HVAC Controls in Poor condition.

Basic System or Legacy Upgrades
007 Classroom 26 Throughout

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

Priority Score: **59.0**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$4,300

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The existing BMS system is out of date and only functional on some equipment. It will need to be upgraded according to POC. - AssetCALC ID: 1417757

2. 001 Classrooms 18 to 25



001 Classrooms 18 to 25: Systems Summary

Address	2930 21 st Avenue, Sacramento, California 95820	
Constructed/ Renovated	1952, 1955 renovated 1999	
Building Size	8,009 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with asphalt shingles Tertiary: Flat construction with metal finish	Poor Fair Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, Unfinished Ceilings: Painted gypsum board, Glued ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Toilets, urinals, and sinks in all restrooms	Fair

001 Classrooms 18 to 25: Systems Summary

HVAC	Individual package units, split-system condensing units with furnaces	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Fed from main switchboard located on site with copper wiring Interior Lighting: LED Emergency: None	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	Leaking roof, Nonfunctional building automation system components	

001 Classrooms 18 to 25: Systems Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$629,600	\$223,700	-	\$438,800	\$1,292,000
Roofing	-	\$645,400	\$272,500	\$91,000	\$107,300	\$1,116,200
Interiors	-	-	\$653,100	\$323,500	\$671,400	\$1,647,900
Elevators	-	-	-	\$33,900	-	\$33,900
Plumbing	-	\$4,700	\$39,200	\$984,100	\$280,500	\$1,308,400
Fire Suppression	-	-	-	-	\$695,800	\$695,800
HVAC	-	\$560,700	\$40,200	\$44,500	\$1,076,600	\$1,722,100
Electrical	-	-	\$82,700	\$1,656,100	\$1,195,200	\$2,934,000
Fire Alarm & Comm	-	-	\$723,900	\$508,000	\$659,600	\$1,891,400
Equipment/Special	-	\$16,300	\$72,500	\$6,600	\$135,100	\$230,600
Site	-	\$21,800	\$929,200	\$249,600	\$348,500	\$1,549,100
TOTALS	-	\$1,878,500	\$3,037,000	\$3,897,300	\$5,608,800	\$14,421,400

3. 002 Classrooms 9 to 17



002 Classrooms 9 to 17: Systems Summary

Address	2930 21 st Avenue, Sacramento California 95820	
Constructed/ Renovated	1949, 1952, 1955 renovated 1999	
Building Size	10,298 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with asphalt shingles	Poor Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, Unfinished Ceilings: Painted gypsum board, Glued ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Toilets, urinals, and sinks in all restrooms	Fair

002 Classrooms 9 to 17: Systems Summary

HVAC	Individual package units, split-system condensing units with furnaces	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Fed from main switchboard located on site with copper wiring Interior Lighting: LED Emergency: None	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	Leaking roof, Nonfunctional building automation system components	

002 Classrooms 9 to 17: Systems Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$116,700	\$61,000	-	\$129,600	\$307,400
Roofing	-	\$182,200	\$35,900	-	-	\$218,100
Interiors	-	-	\$186,300	\$66,300	\$187,300	\$439,900
Plumbing	-	-	\$5,700	\$208,800	\$105,100	\$319,500
HVAC	-	\$133,500	-	\$27,800	\$244,700	\$405,900
Electrical	-	-	-	\$354,800	\$204,000	\$558,800
Fire Alarm & Comm	-	-	\$65,500	-	-	\$65,500
TOTALS	-	\$432,400	\$354,400	\$657,700	\$870,700	\$2,315,100

4. 003 Classrooms 3 to 8



003 Classrooms 3 to 8: Systems Summary

Address	2930 21 st Avenue, Sacramento California 95820	
Constructed/ Renovated	1949, 1952 renovated 1999	
Building Size	6,487 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with asphalt shingles	Poor Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, Unfinished Ceilings: Painted gypsum board, Glued ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Toilets, urinals, and sinks in all restrooms	Fair

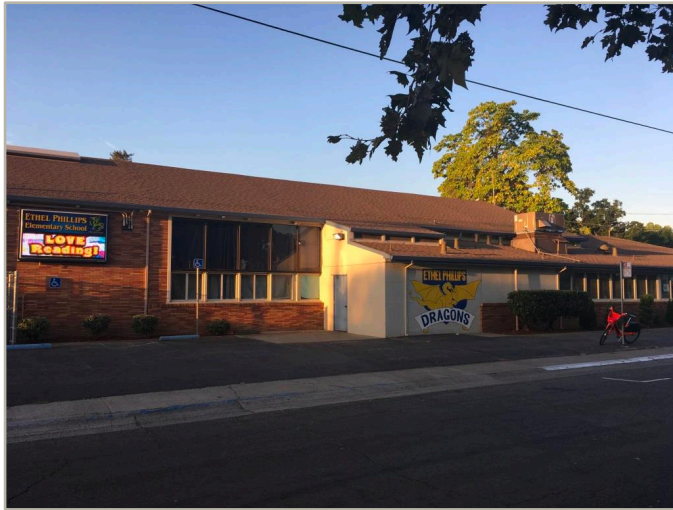
003 Classrooms 3 to 8: Systems Summary

HVAC	Split-system condensing units with furnaces	Fair
Fire Suppression	fire extinguishers	Fair
Electrical	Source & Distribution: Fed from main switchboard located on site with copper wiring Interior Lighting: LED Emergency: None	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	Leaking roof, nonfunctional building automation system components	

003 Classrooms 3 to 8: Systems Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$180,800	\$13,400	-	\$44,700	\$238,800
Roofing	-	\$127,100	\$16,100	-	-	\$143,200
Interiors	-	-	\$102,200	\$33,700	\$109,000	\$244,800
Plumbing	-	-	\$5,700	\$131,500	\$39,900	\$177,100
HVAC	-	\$91,800	\$16,000	\$4,400	\$164,700	\$277,000
Electrical	-	-	-	\$217,600	\$128,500	\$346,200
Fire Alarm & Comm	-	-	\$41,200	-	-	\$41,200
TOTALS	-	\$399,700	\$194,600	\$387,200	\$486,800	\$1,468,300

5. 004 Multipurpose, Kitchen



004 Multipurpose, Kitchen: Systems Summary

Address	2930 21 st Avenue, Sacramento California 95820	
Constructed/ Renovated	1952 renovated 1999	
Building Size	9,978 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Brick and Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with asphalt shingles	Poor Fair Fair
Interiors	Walls: Painted gypsum board Floors: Wood, Carpet, VCT, Unfinished Ceilings: Painted gypsum board, Glued ACT	Fair
Elevators	Wheelchair lift at stage	Fair
Plumbing	Copper supply and cast-iron waste & venting Gas water heater Toilets, urinals, and sinks in all restrooms	Fair

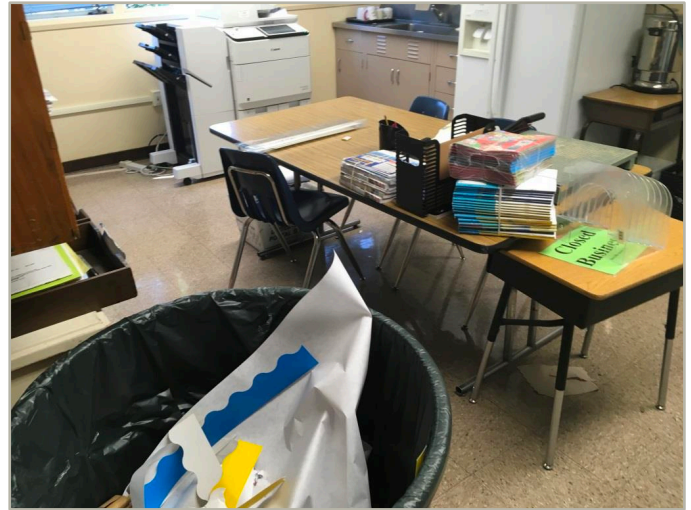
004 Multipurpose, Kitchen: Systems Summary

HVAC	Individual package units, split-system condensing units with furnaces	Fair
Fire Suppression	fire extinguishers	Fair
Electrical	Source & Distribution: Fed from main switchboard located on site with copper wiring Interior Lighting: LED Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial Kitchen Equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Leaking roof, nonfunctional building automation system components	

004 Multipurpose, Kitchen: Systems Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$45,600	\$19,100	-	\$34,600	\$99,200
Roofing	-	\$19,500	\$81,200	\$7,200	-	\$107,800
Interiors	-	-	\$84,000	\$157,600	\$52,900	\$294,400
Elevators	-	-	-	\$33,900	-	\$33,900
Plumbing	-	\$1,900	\$11,400	\$216,100	\$56,500	\$286,000
HVAC	-	\$106,400	-	-	\$240,100	\$346,500
Electrical	-	-	\$63,600	\$332,400	\$197,700	\$593,700
Fire Alarm & Comm	-	-	\$87,300	-	\$37,100	\$124,400
Equipment/Special	-	\$16,300	\$72,500	\$6,600	\$135,100	\$230,600
TOTALS	-	\$189,700	\$419,100	\$753,800	\$754,000	\$2,116,500

6. 005 Classroom 1



005 Classroom 1: Systems Summary

Address	2930 21 st Avenue, Sacramento California 95820	
Constructed/ Renovated	1952	
Building Size	1,582 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: VCT, Unfinished Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric water heater Sink	Fair
HVAC	Individual package units, split-system condensing units with furnaces	Fair

005 Classroom 1: Systems Summary		
Fire Suppression	fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: None	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	Nonfunctional building automation system components	

005 Classroom 1: Systems Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$7,800	\$11,000	-	\$17,700	\$36,500
Roofing	-	-	\$15,300	-	-	\$15,300
Interiors	-	-	\$13,600	\$13,800	\$9,700	\$37,100
Plumbing	-	-	\$900	\$32,100	\$3,900	\$36,900
HVAC	-	\$22,200	\$6,700	-	\$48,100	\$77,000
Electrical	-	-	-	\$53,200	\$31,300	\$84,500
Fire Alarm & Comm	-	-	\$10,100	-	-	\$10,100
TOTALS	-	\$30,000	\$57,600	\$99,100	\$110,700	\$297,400

7. 006 Garage/Storage



006 Garage/Storage: Systems Summary

Address	2930 21 st Avenue, Sacramento California 95820	
Constructed/ Renovated	1953	
Building Size	1,500 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Painted wood with aluminum windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: VCT, Unfinished Ceilings: Open ceiling	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric water heater Toilets, and sinks in all restrooms	Fair
HVAC	None	--

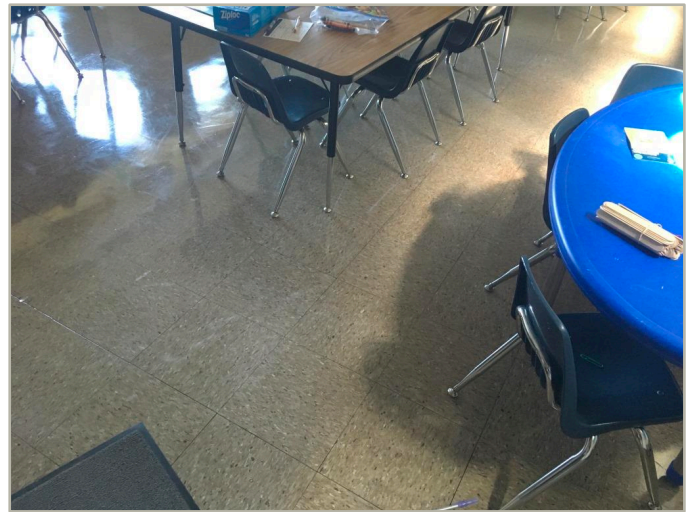
006 Garage/Storage: Systems Summary

Fire Suppression	fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: None	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	Nonfunctional building automation system components	

006 Garage/Storage: Systems Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$9,500	-	\$14,300	\$23,800
Roofing	-	-	\$12,700	-	-	\$12,700
Interiors	-	-	\$6,600	\$500	\$9,600	\$16,700
Plumbing	-	\$800	-	\$30,400	\$10,700	\$42,000
Electrical	-	-	\$19,100	\$54,100	-	\$73,200
Fire Alarm & Comm	-	-	\$9,500	-	-	\$9,500
TOTALS	-	\$800	\$57,400	\$85,000	\$34,600	\$177,900

8. 007 Classroom 26



007 Classroom 26: Systems Summary

Address	2930 21 st Avenue, Sacramento California 95820	
Constructed/ Renovated	Unknown	
Building Size	1,248 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Painted wood with aluminum windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Gas water heater Sink	Fair
HVAC	Split system with furnace	Fair

007 Classroom 26: Systems Summary		
Fire Suppression	fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: None	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	Nonfunctional building automation system components	

007 Classroom 26: Systems Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$9,700	\$7,600	-	\$13,200	\$30,600
Roofing	-	-	\$11,100	-	-	\$11,100
Interiors	-	-	\$11,000	\$11,100	\$7,500	\$29,500
Plumbing	-	\$1,900	-	\$25,300	\$5,600	\$32,800
HVAC	-	\$15,800	-	-	\$25,500	\$41,300
Electrical	-	-	-	\$42,100	\$24,700	\$66,800
Fire Alarm & Comm	-	-	\$7,900	-	-	\$7,900
TOTALS	-	\$27,400	\$37,600	\$78,500	\$76,500	\$220,000

9. P01-P06 Portables 27-31, P1, P2, P3



P01-P06 Portable 27-31, P1, P2, P3: Systems Summary

Address	8420 Lowell Street, Sacramento, California 95820	
Constructed/ Renovated	P01 Portable 27: 1986 P02 Portable 28: 1989 P03 Portable 29: 1986 P04 Portable P1, P2, P3 : 1998 P05 Portable 30: 1989 P06 Portable 31: 1989	
Building Size	5 at 960 SF, 1 at 1920 SF = 6,720 SF total	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with aluminum windows(P01, P02, P03, P04)	Fair
Roof	Primary: Flat construction with metal finish	Fair
	Primary: Flat construction with single-ply TPO/PVC membrane (P05, P06)	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--

P01-P06 Portable 27-31, P1, P2, P3: Systems Summary

Plumbing	Copper supply and cast iron waste & venting No hot water	Fair
HVAC	Individual wall mounted heat pumps	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: NA	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	Nonfunctional building automation system components	

P01 Portable 27: Systems Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$5,700	\$6,700	-	\$11,900	\$24,300
Roofing	-	-	-	\$26,300	-	\$26,300
Interiors	-	-	\$12,300	\$900	\$18,200	\$31,400
Plumbing	-	-	-	\$19,500	\$2,600	\$22,000
HVAC	-	\$3,400	-	\$10,100	\$12,600	\$26,200
Electrical	-	-	-	\$32,200	\$19,000	\$51,200
Fire Alarm & Comm	-	-	\$6,100	-	-	\$6,100
TOTALS	-	\$9,100	\$25,100	\$89,000	\$64,300	\$187,500

P02 Portable 28: Systems Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$5,700	\$6,700	-	\$11,900	\$24,300
Roofing	-	-	-	\$28,700	-	\$28,700
Interiors	-	-	\$13,600	\$900	\$20,000	\$34,500
Plumbing	-	-	-	\$19,500	\$2,600	\$22,000
HVAC	-	\$11,600	-	-	\$13,500	\$25,100
Electrical	-	-	-	\$42,700	\$19,000	\$61,700
Fire Alarm & Comm	-	-	\$6,100	-	-	\$6,100
TOTALS	-	\$17,300	\$26,400	\$91,800	\$67,000	\$202,400

P03 Portable 29: Systems Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$5,700	\$6,700	-	\$11,900	\$24,300
Roofing	-	-	-	\$28,700	-	\$28,700
Interiors	-	-	\$13,600	\$900	\$20,000	\$34,500
Plumbing	-	-	-	\$19,500	\$2,600	\$22,000
HVAC	-	\$11,600	-	-	\$13,500	\$25,100
Electrical	-	-	-	\$48,200	\$19,000	\$67,200
Fire Alarm & Comm	-	-	\$6,100	-	-	\$6,100
TOTALS	-	\$17,300	\$26,400	\$97,300	\$67,000	\$207,900

P04 Portable P1, P2, P3: Systems Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$5,700	\$11,900	-	\$19,000	\$36,600
Roofing	-	-	-	-	\$71,900	\$71,900
Interiors	-	-	\$21,200	\$3,700	\$30,200	\$55,100
Plumbing	-	-	-	\$38,900	\$2,600	\$41,500
HVAC	-	\$31,500	-	-	\$27,000	\$58,500
Electrical	-	-	-	\$67,700	\$38,000	\$105,800
Fire Alarm & Comm	-	-	\$12,200	-	-	\$12,200
TOTALS	-	\$37,200	\$45,300	\$110,300	\$188,700	\$381,600

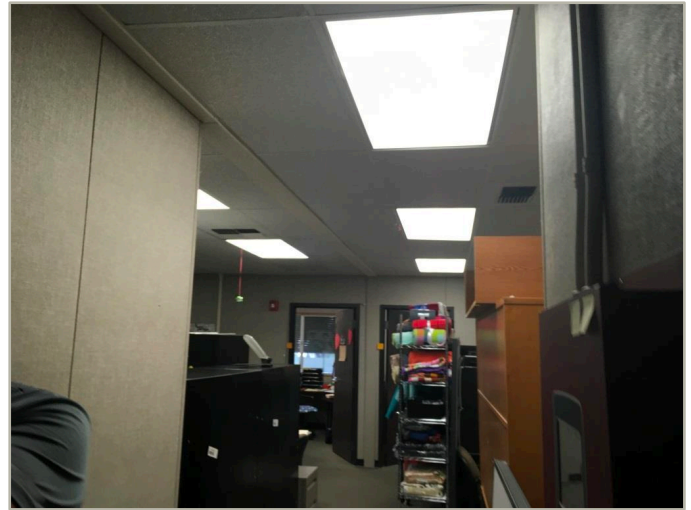
P05 Portable 30: Systems Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$5,700	\$6,700	-	\$11,900	\$24,300
Roofing	-	-	\$32,400	-	-	\$32,400
Interiors	-	-	\$13,600	\$900	\$20,000	\$34,500
Plumbing	-	-	-	\$19,500	\$2,600	\$22,000
HVAC	-	\$3,400	\$8,700	-	\$13,500	\$25,600
Electrical	-	-	-	\$36,800	\$19,000	\$55,800
Fire Alarm & Comm	-	-	\$6,100	-	-	\$6,100
TOTALS	-	\$9,100	\$67,500	\$57,200	\$67,000	\$200,700

P06 Portable 31: Systems Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$5,700	\$6,700	-	\$11,900	\$24,300
Roofing	-	-	\$32,400	-	-	\$32,400
Interiors	-	-	\$13,600	\$900	\$20,000	\$34,500
Plumbing	-	-	-	\$19,500	\$2,600	\$22,000
HVAC	-	\$3,400	\$8,700	-	\$13,500	\$25,600
Electrical	-	-	-	\$36,800	\$19,000	\$55,800
Fire Alarm & Comm	-	-	\$6,100	-	-	\$6,100
TOTALS	-	\$9,100	\$67,500	\$57,200	\$67,000	\$200,700

10. P07 Parker Family



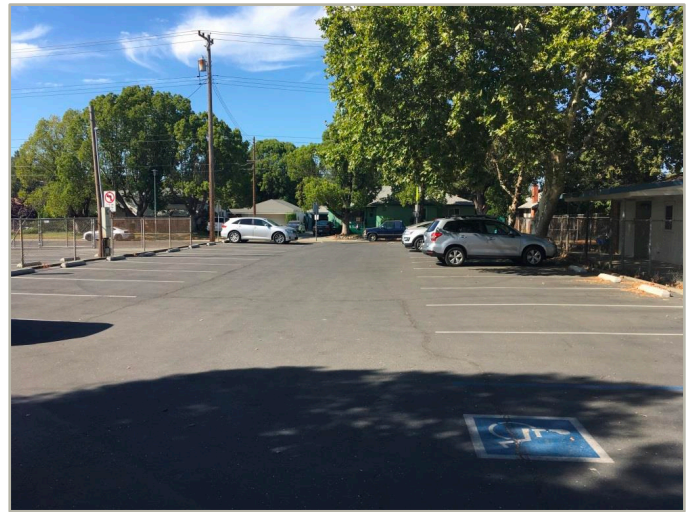
P07 Parker Family: Systems Summary

Address	8420 Lowell Street, Sacramento, California 95820	
Constructed/ Renovated	2001	
Building Size	1,440 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with aluminum overhead rollup windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting Electric water heaters	Fair

P07 Parker Family: Systems Summary		
HVAC	Individual wall mounted heat pump	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: NA	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	Nonfunctional building automation system components	

P07 Parker Family: Systems Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$13,800	-	\$21,600	\$35,400
Roofing	-	\$40,800	-	-	-	\$40,800
Interiors	-	-	\$34,100	-	\$49,200	\$83,300
Plumbing	-	-	-	\$29,200	\$2,600	\$31,800
HVAC	-	\$13,300	-	-	\$20,200	\$33,500
Electrical	-	-	-	\$59,000	\$28,500	\$87,500
Fire Alarm & Comm	-	-	\$33,000	-	\$37,100	\$70,100
TOTALS	-	\$54,100	\$80,900	\$88,200	\$159,200	\$382,400

11. Site Summary



Site Information		
Lot Size	10 acres (estimated)	
Parking Spaces	117 total spaces all in open lots; 6 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage, chain link fencing, Playgrounds and sports courts, fencing, and site lights Limited park benches, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED, or CFL	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	No major issues	

Site: Systems Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Roofing	-	\$181,200	-	-	-	\$181,200
Plumbing	-	-	\$9,700	\$12,200	-	\$21,900
Electrical	-	-	-	-	\$288,500	\$288,500
Fire Alarm & Comm	-	-	\$375,700	-	\$585,300	\$960,900
Pavement	-	\$21,800	\$222,600	\$25,200	\$348,500	\$618,100
Site Development	-	-	\$122,400	\$184,100	-	\$306,500
Landscaping	-	-	\$584,200	-	-	\$584,200
TOTALS	-	\$203,000	\$1,314,600	\$221,500	\$1,222,300	\$2,961,300

12. Property Space Use and Observed Areas

Unit Allocation

All 47,262 square feet of the property are occupied by Ethel Phillips Elementary School. The spaces are mostly a combination of offices, classrooms, multipurpose rooms, kitchen with supporting restrooms, administrative offices, and mechanical and other utility spaces.

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

13. ADA Accessibility

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

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

However, this does not:

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

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

The facility was originally constructed in 1949. No previous study available and no major or moderate issues identified by EMG.

14. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

15. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

16. Certification

DLR Group (the Client) retained EMG to perform this Facility Condition Assessment in connection with the preparation for an architectural master plan of Ethel Philips Elementary School, 2930 21st Avenue, Sacramento California 95820, 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.

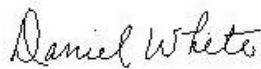
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

Reviewed by:



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17. Appendices

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

Appendix A: Photographic Record



#1

COVER PHOTO



#2

FRONT VIEW - BUILDING 4



#3

SIDE VIEW - LEFT



#4

SIDE VIEW - RIGHT



#5

REAR VIEW



#6

BUILDING 1



#7

BUILDING 2



#8

BUILDING 3



#9

BUILDING 5



#10

BUILDING 6



#11

BUILDING 7



#12

PORTABLES



#13

PORTABLE - PARKER FAMILY



#14

ASPHALT SHINGLE ROOF



#15

ROOF, METAL



#16

ROOF, MODIFIED BITUMINOUS,
LEAKY



#17

WINDOWS



#18

HALLWAY



#19

MULTIPURPOSE ROOM



#20

TYPICAL CLASSROOM



#21

HVAC DUCTWORK



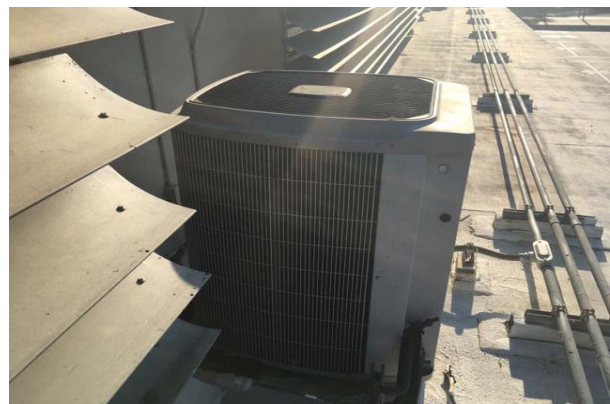
#22

CONDENSING FURNACE



#23

PACKAGE UNIT



#24

CONDENSING UNIT



#25

HEAT PUMPS



#26

EXHAUST FAN



#27

WATER HEATER



#28

URINALS



#29

BUILDING/MAIN SWITCHBOARD



#30

WHEELCHAIR LIFT



#31

FIRE ALARM PANEL



#32

COMMERCIAL KITCHEN



#33

IRRIGATION PUMP



#34

LED LIGHTING



#35

ELECTRICAL SYSTEM



#36

FIRE ALARM SYSTEM



#37

PLAY STRUCTURE



#38

BACKFLOW DEVICE



#39

WALKWAY



#40

PARKING LOT



#41

WALL FIXTURE



#42

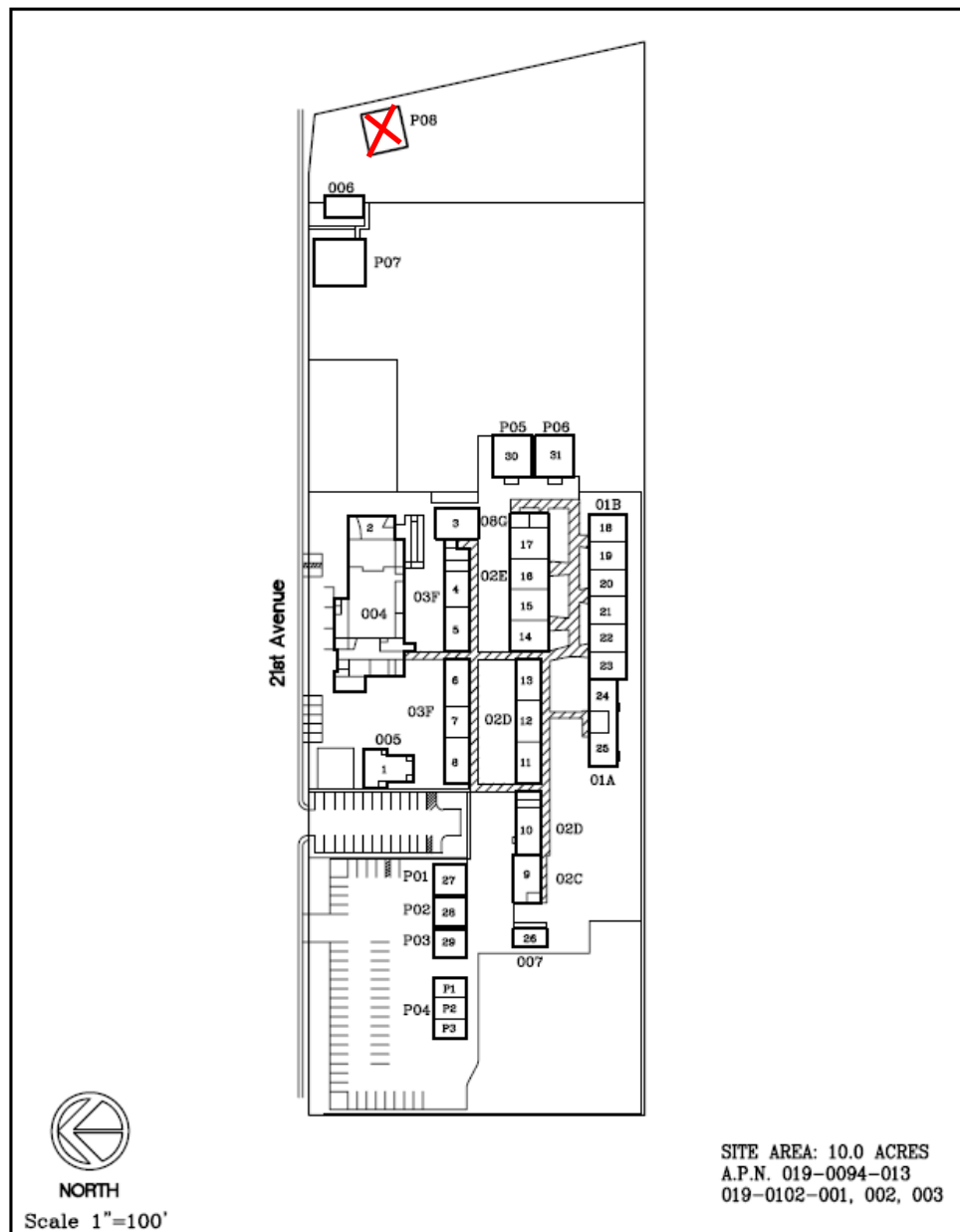
BASKETBALL COURT

Appendix B: Site Plans

FACILITY CONDITION ASSESSMENT
SITE PLAN

ETHEL PHILLIPS ELEMENTARY SCHOOL

EMG PROJECT NO: 136988.19R000-022.322



Ethel Phillips Elementary School (110)
2930 - 21st Avenue
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

EXISTING SITE DIAGRAM

OCTOBER 2001

5

SOURCE:
Google Maps



ON-SITE DATE:
August 27, 2019

FACILITY CONDITION ASSESSMENT
SITE PLAN

ETHEL PHILIPS ELEMENTARY SCHOOL

EMG PROJECT NO: 136988.19R000-022.322



SOURCE:
Google Maps



ON-SITE DATE:
August 27, 2019

Appendix C: Supporting Documents

ADA CHECKLIST

Date Completed: 8/27/2019

Property Name: Ethel Philips Elementary School

EMG Project Number: 136988.19R000-022.322

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

ADA CHECKLIST

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

ADA CHECKLIST

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

Appendix D: Component Condition Report

Component Condition Report | Ethel Phillips Elementary School

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2018	Site	Good	Drinking Fountain, Hydration Station	1	11	1836038
Fire Suppression						
D4019	Throughout	Fair	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	59,611 SF	18	1831054
Fire Alarm & Comm						
D5031	All buildings	Fair	Public Address/Announcement (PA) System, Facility Wide	59,611 SF	10	1829325
D5038	All buildings	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	59,611 SF	7	1829437
Utilities						
G3011	Site	Fair	Water Line, Copper, 2"	64 LF	7	1836671
G3021	Site	Fair	Sewer Line, PVC, 6"	64 LF	7	1836670

Component Condition Report | Ethel Phillips Elementary School / 001 Classrooms 18 to 25

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Exterior wall	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	9,000 SF	5	1417762
B2021	Exterior wall	Fair	Window, Aluminum Single-Glazed 24 SF, 1-2 Stories	165	3	1417763
B2032	Exterior wall	Fair	Exterior Door, Steel	18	20	1417764
Roofing						
B3011	Roof	Fair	Roof, Metal	1,100 SF	20	1392287
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	4,500 SF	5	1392215
B3011	Roof	Poor	Roof, Modified Bituminous	6,700 SF	1	1392322
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	580 LF	5	1392310
Interiors						
C1023	Throughout	Fair	Door Hardware System, School (per Door)	18	15	1417765
C1031	Common area restrooms	Fair	Toilet Partitions, Metal	7	5	1417766
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	12,000 SF	5	1417768
C3024	Throughout	Fair	Interior Floor Finish, Vinyl Tile (VCT)	3,500 SF	10	1417769
C3025	Throughout	Fair	Interior Floor Finish, Carpet Commercial Standard	4,000 SF	5	1417771
C3032	Throughout	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	7,500 SF	5	1417772
Plumbing						
D2011	Common area restrooms	Fair	Toilet, Commercial Water Closet	7	15	1417773
D2014	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	15	1417775
D2018	Exterior wall	Fair	Drinking Fountain, Outside/Site Style	1	5	1417777
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	8,009 SF	10	1417778

Component Condition Report | Ethel Phillips Elementary School / 001 Classrooms 18 to 25

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 4 TON [No tag/plate found]	1	3	1392224
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 4 TON [No tag/plate found]	1	3	1392270
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 4 TON [No tag/plate found]	1	3	1392299
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 4 TON [No tag/plate found]	1	3	1392328
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 4 TON [No tag/plate found]	1	3	1392220
D3032	Building Exterior	Fair	Condensing Unit/Heat Pump, 4 TON [No tag/plate found]	1	3	1392279
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	8,009 SF	15	1417779
D3042	Roof -01A	Fair	Exhaust Fan, 50 - 500 CFM	1	10	1392253
D3051	Mechanical Room M003	Fair	Furnace, 80 MBH [F-3B]	1	3	1392336
D3051	Mechanical Room M025	Fair	Furnace, 80 MBH [F-5B]	1	3	1392289
D3051	Mechanical Room	Fair	Furnace, 80 MBH [F-1B]	1	3	1392262
D3051	Mechanical Room M004	Fair	Furnace, 80 MBH [F-4B]	1	3	1392306
D3051	Mechanical Room M002	Fair	Furnace, 80 MBH [F-2B]	1	3	1392243
D3051	Mechanical Room M024	Fair	Furnace, 80 MBH [F-6B]	1	3	1392264
D3052	Roof -01A	Excellent	Packaged Unit (RTU), 5 TON [No tag/plate found]	1	20	1392204
D3052	Roof -01A	Excellent	Packaged Unit (RTU), 5 TON [No tag/plate found]	1	20	1392320
D3068	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	8,009 SF	1	1417780
Electrical						
D5012	Building Exterior	Fair	Main Distribution Panel, 400 AMP [Inaccessible]	1	10	1392217
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	8,009 SF	10	1417781
D5022	Exterior wall	Fair	Light Fixture, any type w/ LED Replacement, 100 W	5	10	1417782
D5029	Throughout	Excellent	Lighting System - LED, Interior, Medium Density & Standard Fixtures	8,009 SF	20	1417783
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	8,009 SF	5	1417784

Component Condition Report | Ethel Phillips Elementary School / 002 Classrooms 9 to 17

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Exterior wall	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	12,800 SF	5	1417785
B2021	Exterior wall	Fair	Window, Aluminum Single-Glazed 24 SF, 1-2 Stories	82	3	1417786
B2032	Exterior wall	Fair	Exterior Door, Steel	32	20	1417787
Roofing						
B3011	Roof	Poor	Roof, Modified Bituminous	12,900 SF	1	1392230
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	3,900 SF	5	1392245

Component Condition Report | Ethel Phillips Elementary School / 002 Classrooms 9 to 17

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	860 LF	5	1392269
Interiors						
C1023	Throughout	Fair	Door Hardware System, School (per Door)	32	15	1417788
C1031	Common area restrooms	Fair	Toilet Partitions, Metal	14	5	1417789
C3012	Common area restrooms	Fair	Interior Wall Finish, Ceramic Tile	400 SF	10	1417790
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	15,400 SF	5	1417791
C3024	Throughout	Fair	Interior Floor Finish, Ceramic Tile	1,100 SF	10	1417793
C3024	Throughout	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,800 SF	10	1417792
C3025	Throughout	Fair	Interior Floor Finish, Carpet Commercial Standard	6,900 SF	5	1417794
C3032	Throughout	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	8,700 SF	5	1417795
Plumbing						
D2011	Common area restrooms	Fair	Toilet, Commercial Water Closet	14	15	1417796
D2012	Boys Restroom	Fair	Urinal, Standard	8	15	1417797
D2014	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	12	15	1417798
D2018	Exterior wall	Fair	Drinking Fountain, Outside/Site Style	1	5	1417800
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	10,298 SF	10	1417801
HVAC						
D3032	Roof 02D	Fair	Condensing Unit/Heat Pump, 4 TON [CU-1D]	1	3	1392252
D3032	Building exterior 02E	Fair	Condensing Unit/Heat Pump, 4 TON [No tag/plate found]	1	3	1392333
D3032	Roof 02D	Fair	Condensing Unit/Heat Pump, 4 TON [CU-2D]	1	3	1392249
D3032	Building exterior 02E	Fair	Condensing Unit/Heat Pump, 4 TON [No tag/plate found]	1	10	1392342
D3032	Building exterior 02E	Fair	Condensing Unit/Heat Pump, 4 TON [No tag/plate found]	1	10	1392324
D3032	Building exterior 02E	Fair	Condensing Unit/Heat Pump, 4 TON [No tag/plate found]	1	3	1392211
D3032	Roof 02D	Fair	Condensing Unit/Heat Pump, 4 TON [CU-3D]	1	3	1392210
D3032	Roof 02D	Fair	Condensing Unit/Heat Pump, 4 TON [CU-4D]	1	3	1392316
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	10,298 SF	15	1417802
D3042	Roof 02D	Fair	Exhaust Fan, 50 - 500 CFM	2	9	1392281
D3042	Roof 02E	Fair	Exhaust Fan, 50 - 500 CFM	2	9	1392254
D3051	Mechanical Room 02E	Fair	Furnace, 80 MBH [F-3E]	1	3	1392268
D3051	Mechanical Room M009	Fair	Furnace, 80 MBH [F-1D]	1	3	1392246
D3051	Furnace Room 02D	Fair	Furnace, 80 MBH [F-2D]	1	3	1392234
D3051	Mechanical Room 02E	Fair	Furnace, 80 MBH [F-4E]	1	3	1392199
D3051	Mechanical Room 02E	Fair	Furnace, 80 MBH [F-2E]	1	3	1392277
D3051	Furnace Room 02D	Fair	Furnace, 80 MBH [F-4D]	1	3	1392267
D3051	Mechanical Room 02E	Fair	Furnace, 80 MBH [F-1E]	1	3	1392302

Component Condition Report | Ethel Phillips Elementary School / 002 Classrooms 9 to 17

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3051	Furnace Room 02D	Fair	Furnace, 80 MBH [F-3D]	1	3	1392288
D3052	Roof 02C	Excellent	Packaged Unit (RTU), 5 TON [No tag/plate found]	1	20	1392223
D3068	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	10,298 SF	1	1417803
Electrical						
D5012	Building exterior 02E	Fair	Main Distribution Panel, 400 AMP [PE]	1	10	1392305
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	10,298 SF	10	1417804
D5022	Exterior wall	Fair	Light Fixture, any type w/ LED Replacement, 100 W	6	10	1417805
D5029	Throughout	Excellent	Lighting System - LED, Interior, Medium Density & Standard Fixtures	10,298 SF	20	1417806
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	10,298 SF	5	1417807

Component Condition Report | Ethel Phillips Elementary School / 003 Classrooms 3 to 8

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Exterior wall	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,800 SF	5	1417808
B2021	Exterior wall	Fair	Window, Aluminum Single-Glazed 24 SF, 1-2 Stories	127	3	1417809
B2032	Exterior wall	Fair	Exterior Door, Steel	18	20	1417810
Roofing						
B3011	Roof	Poor	Roof, Modified Bituminous	9,000 SF	1	1392214
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	1,180 SF	5	1392206
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	624 LF	5	1392315
Interiors						
C1023	Throughout	Fair	Door Hardware System, School (per Door)	18	15	1417811
C1031	Common area restrooms	Fair	Toilet Partitions, Metal	4	5	1417812
C3012	Common area restrooms	Fair	Interior Wall Finish, Ceramic Tile	600 SF	10	1417813
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	9,700 SF	5	1417814
C3024	Throughout	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,500 SF	10	1417815
C3025	Throughout	Fair	Interior Floor Finish, Carpet Commercial Standard	3,900 SF	5	1417817
C3032	Throughout	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	4,875 SF	5	1417818
Plumbing						
D2011	Common area restrooms	Fair	Toilet, Commercial Water Closet	4	15	1417819
D2012	Boys Restroom	Fair	Urinal, Standard	3	15	1417820
D2014	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	1417821
D2018	Exterior wall	Fair	Drinking Fountain, Outside/Site Style	1	5	1417823
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	6,487 SF	10	1417824

Component Condition Report | Ethel Phillips Elementary School / 003 Classrooms 3 to 8

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3032	Roof 03F	Fair	Condensing Unit/Heat Pump, 4 TON [No tag/plate found]	1	4	1392237
D3032	Roof 03G	Fair	Condensing Unit/Heat Pump, 4 TON [CU-1G]	1	3	1392231
D3032	Roof 03F	Fair	Condensing Unit/Heat Pump, 4 TON [CU-4F]	1	3	1392197
D3032	Roof 03F	Fair	Condensing Unit/Heat Pump, 4 TON [No tag/plate found]	1	4	1392196
D3032	Roof 03F	Fair	Condensing Unit/Heat Pump, 4 TON [CU-5F]	1	3	1392308
D3032	Roof 03F	Fair	Condensing Unit/Heat Pump, 4 TON [CU-1F]	1	3	1392273
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	6,487 SF	15	1417825
D3042	Roof 03F	Fair	Exhaust Fan, 50 - 500 CFM	2	10	1392222
D3051	Building exterior 03F	Fair	Furnace, 80 MBH [F-3F]	1	3	1392301
D3051	Building exterior 03F	Fair	Furnace, 80 MBH [F-2F]	1	3	1392257
D3051	Building exterior 03F	Fair	Furnace, 80 MBH [F-5F]	1	3	1392203
D3051	Building exterior 03F	Fair	Furnace, 80 MBH [F-4F]	1	3	1392198
D3051	Building exterior 03G	Fair	Furnace, 80 MBH [F-1G]	1	3	1392218
D3051	Building exterior 03F	Fair	Furnace, 80 MBH [F-1F]	1	3	1392239
D3068	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	6,487 SF	1	1417826
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	6,487 SF	10	1417827
D5022	Exterior wall	Fair	Light Fixture, any type w/ LED Replacement, 100 W	7	10	1417828
D5029	Throughout	Excellent	Lighting System - LED, Interior, Medium Density & Standard Fixtures	6,487 SF	20	1417829
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	6,487 SF	5	1417830

Component Condition Report | Ethel Phillips Elementary School / 004 Multipurpose, Kitchen

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Exterior wall	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,000 SF	5	1417670
B2021	Exterior wall	Fair	Window, Aluminum Single-Glazed 24 SF, 1-2 Stories	32	3	1417671
B2032	Exterior wall	Fair	Exterior Door, Steel	6	20	1417672
Roofing						
B3011	Roof - extension	Poor	Roof, Modified Bituminous	450 SF	1	1392225
B3011	Roof	Poor	Roof, Modified Bituminous	930 SF	1	1392219
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	12,300 SF	5	1392311
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	480 LF	5	1392323
B3021	Roof	Fair	Roof Skylight, per unit (9-20 SF)	3	10	1392297

Component Condition Report | Ethel Phillips Elementary School / 004 Multipurpose, Kitchen

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1023	Throughout	Fair	Door Hardware System, School (per Door)	6	15	1417673
C1031	Common area restrooms	Fair	Toilet Partitions, Metal	5	5	1417674
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	13,900 SF	5	1417676
C3024	Multipurpose room and Stage	Fair	Interior Floor Finish, Wood Strip	4,000 SF	10	1419053
C3024	Throughout	Fair	Interior Floor Finish, Vinyl Tile (VCT)	5,100 SF	10	1417677
C3025	Throughout	Fair	Interior Floor Finish, Carpet Commercial Standard	200 SF	5	1417679
C3032	Throughout	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	7,500 SF	5	1417680
Elevators						
D1013	Multipurpose Room U001	Fair	Wheelchair Lift, 5' Rise, Renovate [No tag/plate found]	1	10	1392255
Plumbing						
D2011	Common area restrooms	Fair	Toilet, Commercial Water Closet	5	15	1417681
D2014	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	15	1417683
D2014	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	1417684
D2014	Kitchen K002	Fair	Commercial Kitchen Sink, Stainless Steel, 3-Bowl	3	10	1392341
D2018	Exterior wall	Fair	Drinking Fountain, Outside/Site Style	2	5	1417685
D2023	Janitor - J037	Fair	Water Heater, 50 GAL [No tag/plate found]	1	3	1392326
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	9,978 SF	10	1417686
HVAC						
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [CU-1H]	1	3	1392334
D3032	Roof	Fair	Condensing Unit/Heat Pump, 3 TON [No tag/plate found]	1	3	1392200
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [CU-2H]	1	3	1392265
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1	3	1392300
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	9,978 SF	15	1417687
D3042	Roof	Fair	Exhaust Fan, 50 - 500 CFM [No tag/plate found]	1	3	1392250
D3051	Mechanical M012	Fair	Furnace, 80 MBH [F-5H]	1	3	1392327
D3051	Mechanical M020	Fair	Furnace, 80 MBH [F-1H]	1	3	1392242
D3051	Mechanical M016	Fair	Furnace, 80 MBH [F-4H]	1	3	1392216
D3051	Mechanical M017	Fair	Furnace, 80 MBH [F-3H]	1	3	1392209
D3051	Mechanical M021	Fair	Furnace, 80 MBH [F-2H]	1	3	1392271
D3052	Roof	Excellent	Packaged Unit (RTU), 4 TON [No tag/plate found]	1	20	1392290
D3052	Roof	Excellent	Packaged Unit (RTU), 3 TON [No tag/plate found]	1	20	1392213
D3068	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	9,978 SF	1	1417688
Electrical						
D5012	Plant Manager I009	Fair	Building/Main Switchboard, 400 AMP [No tag/plate found]	1	5	1392226

Component Condition Report | Ethel Phillips Elementary School / 004 Multipurpose, Kitchen

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	9,978 SF	10	1417689
D5022	Exterior wall	Fair	Light Fixture, any type w/ LED Replacement, 100 W	4	10	1417690
D5029	Throughout	Excellent	Lighting System -LED, Interior, Medium Density & Standard Fixtures	9,978 SF	20	1417691
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	9,978 SF	5	1417692
D5037	Storage - S022	Fair	Fire Alarm Control Panel, Addressable [No tag/plate found]	1	5	1392232
Equipment/Special						
E1093	Multipurpose Room U001	Fair	Commercial Kitchen, Freezer, Chest [No tag/plate found]	1	5	1392286
E1093	Multipurpose Room U001	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In [No tag/plate found]	1	5	1392251
E1093	Multipurpose Room U001	Fair	Commercial Kitchen, Freezer, Chest [No tag/plate found]	1	10	1392307
E1093	Multipurpose Room U001	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In [Breakfast Freezer]	1	5	1392256
E1093	Kitchen K002	Fair	Commercial Kitchen, Range/Oven, 6-Burner [No tag/plate found]	1	5	1392259
E1093	Multipurpose Room U001	Fair	Commercial Kitchen, Freezer, Chest [No tag/plate found]	1	10	1392296
E1093	Kitchen K002	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator [No tag/plate found]	1	3	1392317
E1093	Kitchen K002	Fair	Commercial Kitchen, Food Warmer [No tag/plate found]	1	5	1392275
E1093	Kitchen K002	Fair	Commercial Kitchen, Convection Oven, Double [No tag/plate found]	1	5	1392283
E1093	Multipurpose Room U001	Fair	Commercial Kitchen, Freezer, Chest [No tag/plate found]	1	5	1392235
E1093	Kitchen K002	Fair	Commercial Kitchen, Food Warmer [No tag/plate found]	1	5	1392295
E1093	Kitchen K002	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser [No tag/plate found]	1	3	1392280
E1093	Kitchen K002	Fair	Commercial Kitchen, 8 - 10 LF [No tag/plate found]	1	5	1392233
E1093	Multipurpose Room U001	Fair	Commercial Kitchen, Freezer, Chest [No tag/plate found]	1	5	1392241
E1093	Kitchen K002	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In [No tag/plate found]	1	5	1392244
E1094	Janitor - J037	Fair	Residential Appliances, Clothes Dryer	1	5	1392248
E1094	Janitor - J037	Fair	Residential Appliances, Clothes Washer	1	5	1392337

Component Condition Report | Ethel Phillips Elementary School / 005 Classroom 1

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Exterior wall	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,300 SF	5	1417693
B2021	Exterior wall	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	8	3	1417694
B2032	Exterior wall	Fair	Exterior Door, Steel	2	20	1417695
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	2,300 SF	5	1392282
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	100 LF	5	1392221
Interiors						

Component Condition Report | Ethel Phillips Elementary School / 005 Classroom 1

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1023	Throughout	Fair	Door Hardware System, School (per Door)	2	15	1417696
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	2,500 SF	5	1417699
C3024	Throughout	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,500 SF	10	1417700
C3032	Throughout	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,370 SF	5	1417703
Plumbing						
D2014	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	1417707
D2023	Mechanical M005	Fair	Water Heater, 5 - 15 GAL [No tag/plate found]	1	5	1392330
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	1,582 SF	10	1417709
HVAC						
D3032	Building exterior	Fair	Condensing Unit/Heat Pump, 3 TON [No tag/plate found]	1	3	1392292
D3032	Building exterior	Fair	Condensing Unit/Heat Pump, 5 TON [CU-3H]	1	3	1392321
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	1,582 SF	15	1417710
D3051	Mechanical M005	Fair	Furnace, 51 - 100 MBH [No tag/plate found]	1	5	1392208
D3068	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	1,582 SF	1	1417711
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	1,582 SF	10	1417712
D5022	Exterior wall	Fair	Light Fixture, any type w/ LED Replacement, 100 W	2	10	1417713
D5029	Throughout	Excellent	Lighting System -LED, Interior, Medium Density & Standard Fixtures	1,582 SF	20	1417714
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	1,582 SF	5	1417715

Component Condition Report | Ethel Phillips Elementary School / 006 Garage/Storage

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Exterior wall	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,000 SF	5	1417716
B2032	Exterior wall	Fair	Exterior Door, Steel	1	20	1417718
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	2,100 SF	5	1392313
Interiors						
C1023	Throughout	Fair	Door Hardware System, School (per Door)	3	15	1417719
C1031	Common area restrooms	Fair	Toilet Partitions, Metal	1	5	1417720
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	2,200 SF	5	1417722
C3024	Throughout	Fair	Interior Floor Finish, Vinyl Tile (VCT)	50 SF	10	1417723
Plumbing						
D2011	Common area restrooms	Fair	Toilet, Commercial Water Closet	1	15	1417727

Component Condition Report | Ethel Phillips Elementary School / 006 Garage/Storage

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2014	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	1417729
D2014	Throughout	Fair	Service Sink, Wall-Hung	1	20	1417730
D2023	Toilet	Fair	Water Heater, 6 GAL [No tag/plate found]	1	3	1392202
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	1,500 SF	10	1417732
Electrical						
D5012	Building exterior	Fair	Main Distribution Panel, 200 AMP [Inaccessible]	1	10	1392304
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	1,500 SF	10	1417735
D5022	Exterior wall	Fair	Light Fixture, any type w/ LED Replacement, 100 W	2	10	1417736
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	1,500 SF	5	1417737
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	1,500 SF	5	1417738

Component Condition Report | Ethel Phillips Elementary School / 007 Classroom 26

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Exterior wall	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,600 SF	5	1417739
B2021	Exterior wall	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	10	3	1417740
B2032	Exterior wall	Fair	Exterior Door, Steel	2	20	1417741
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	1,600 SF	5	1392261
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	100 LF	5	1392260
Interiors						
C1023	Throughout	Fair	Door Hardware System, School (per Door)	2	15	1417742
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	1,800 SF	5	1417745
C3024	Throughout	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,200 SF	10	1417746
C3032	Throughout	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,200 SF	5	1417749
Plumbing						
D2014	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	1417753
D2023	Mechanical M003	Fair	Water Heater, 30 GAL [No tag/plate found]	1	3	1392238
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	1,248 SF	10	1417755
HVAC						
D3032	Roof	Fair	Condensing Unit/Heat Pump, 2 TON [No tag/plate found]	1	3	1392325
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	1,248 SF	15	1417756
D3051	Mechanical M003	Fair	Furnace, 70 MBH [No tag/plate found]	1	3	1392309
D3068	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	1,248 SF	1	1417757

Component Condition Report | Ethel Phillips Elementary School / 007 Classroom 26

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	1,248 SF	10	1417758
D5022	Exterior wall	Fair	Light Fixture, any type w/ LED Replacement, 100 W	2	10	1417759
D5029	Throughout	Excellent	Lighting System -LED, Interior, Medium Density & Standard Fixtures	1,248 SF	20	1417760
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	1,248 SF	5	1417761

Component Condition Report | Ethel Phillips Elementary School / P01 Portable 27

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Exterior wall	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,400 SF	5	1417833
B2021	Exterior wall	Fair	Window, Aluminum Single-Glazed 24 SF, 1-2 Stories	4	3	1417835
B2032	Exterior wall	Fair	Exterior Door, Steel	2	20	1417834
Roofing						
B3011	Roof	Fair	Roof, Metal	1,200 SF	7	1392339
Interiors						
C1023	Throughout	Fair	Door Hardware System, School (per Door)	2	15	1417842
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	1,400 SF	5	1417838
C3024	Throughout	Fair	Interior Floor Finish, Vinyl Tile (VCT)	100 SF	10	1417843
C3025	Throughout	Fair	Interior Floor Finish, Carpet Commercial Standard	750 SF	5	1417837
Plumbing						
D2014	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	1417841
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	960 SF	10	1417836
HVAC						
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	860 SF	15	1417846
D3052	Building exterior	Fair	Heat Pump, 4 TON [No tag/plate found]	1	10	1392285
D3068	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	960 SF	1	1417845
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	960 SF	10	1417839
D5022	Exterior wall	Fair	Light Fixture, any type w/ LED Replacement, 100 W	1	10	1417832
D5029	Throughout	Excellent	Lighting System -LED, Interior, Medium Density & Standard Fixtures	960 SF	20	1417840
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	5	1417844

Component Condition Report | Ethel Phillips Elementary School / P02 Portable 28

Component Condition Report Ethel Phillips Elementary School / P03 Portable 28				Quantity	RUL	ID
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Exterior wall	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,400 SF	5	1417848
B2021	Exterior wall	Fair	Window, Aluminum Single-Glazed 24 SF, 1-2 Stories	4	3	1417850
B2032	Exterior wall	Fair	Exterior Door, Steel	2	20	1417849
Roofing						
B3011	Roof	Fair	Roof, Metal	1,200 SF	10	1392284
Interiors						
C1023	Throughout	Fair	Door Hardware System, School (per Door)	2	15	1417857
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	1,400 SF	5	1417853
C3024	Throughout	Fair	Interior Floor Finish, Vinyl Tile (VCT)	100 SF	10	1417858
C3025	Throughout	Fair	Interior Floor Finish, Carpet Commercial Standard	860 SF	5	1417852
Plumbing						
D2014	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	1417856
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	960 SF	10	1417851
HVAC						
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	960 SF	15	1417861
D3052	Building exterior	Fair	Heat Pump, 4 TON [No tag/plate found]	1	3	1392236
D3068	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	960 SF	1	1417860
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	960 SF	10	1417854
D5019	Building exterior	Fair	Load Center, 125 AMP [No tag/plate found]	1	10	1392319
D5022	Exterior wall	Fair	Light Fixture, any type w/ LED Replacement, 100 W	1	10	1417847
D5029	Throughout	Excellent	Lighting System -LED, Interior, Medium Density & Standard Fixtures	960 SF	20	1417855
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	5	1417859
Component Condition Report Ethel Phillips Elementary School / P03 Portable 29						
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Exterior wall	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,400 SF	5	1417863
B2021	Exterior wall	Fair	Window, Aluminum Single-Glazed 24 SF, 1-2 Stories	4	3	1417865
B2032	Exterior wall	Fair	Exterior Door, Steel	2	20	1417864
Roofing						
B3011	Roof	Fair	Roof, Metal	1,200 SF	10	1392278

Component Condition Report | Ethel Phillips Elementary School / P03 Portable 29

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1023	Throughout	Fair	Door Hardware System, School (per Door)	2	15	1417872
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	1,400 SF	5	1417868
C3024	Throughout	Fair	Interior Floor Finish, Vinyl Tile (VCT)	100 SF	10	1417873
C3025	Throughout	Fair	Interior Floor Finish, Carpet Commercial Standard	860 SF	5	1417867
Plumbing						
D2014	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	1417871
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	960 SF	10	1417866
HVAC						
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	960 SF	15	1417876
D3052	Building exterior	Fair	Heat Pump, 4 TON [No tag/plate found]	1	3	1392332
D3068	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	960 SF	1	1417875
Electrical						
D5019	Building exterior	Fair	Load Center, 200 AMP [No tag/plate found]	1	10	1392312
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	960 SF	10	1417869
D5022	Exterior wall	Fair	Light Fixture, any type w/ LED Replacement, 100 W	1	10	1417862
D5029	Throughout	Excellent	Lighting System -LED, Interior, Medium Density & Standard Fixtures	960 SF	20	1417870
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	5	1417874

Component Condition Report | Ethel Phillips Elementary School / P04 Portable P1, P2, P3

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Exterior wall	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,500 SF	5	1417878
B2021	Exterior wall	Fair	Window, Aluminum Single-Glazed 24 SF, 1-2 Stories	4	3	1417880
B2032	Exterior wall	Fair	Exterior Door, Steel	2	20	1417879
Roofing						
B3011	Roof	Fair	Roof, Metal	2,300 SF	19	1392229
Interiors						
C1023	Throughout	Fair	Door Hardware System, School (per Door)	2	15	1417887
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	1,400 SF	5	1417883
C3024	Throughout	Fair	Interior Floor Finish, Vinyl Tile (VCT)	400 SF	10	1417888
C3025	Throughout	Fair	Interior Floor Finish, Carpet Commercial Standard	1,500 SF	5	1417882
Plumbing						
D2014	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	1417886

Component Condition Report | Ethel Phillips Elementary School / P04 Portable P1, P2, P3

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	1,920 SF	10	1417881
HVAC						
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	1,920 SF	15	1417891
D3052	Building exterior	Fair	Heat Pump, 4 TON [No tag/plate found]	1	3	1392240
D3052	Building exterior	Fair	Heat Pump, 4 TON [No tag/plate found]	1	3	1392331
D3052	Building exterior	Fair	Heat Pump, 4 TON [No tag/plate found]	1	3	1392291
D3068	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	1,920 SF	1	1417890
Electrical						
D5012	Building exterior	Fair	Main Distribution Panel, 200 AMP [No tag/plate found]	1	10	1392303
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	1,920 SF	10	1417884
D5022	Exterior wall	Fair	Light Fixture, any type w/ LED Replacement, 100 W	1	10	1417877
D5029	Throughout	Excellent	Lighting System - LED, Interior, Medium Density & Standard Fixtures	1,920 SF	20	1417885
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	1,920 SF	5	1417889

Component Condition Report | Ethel Phillips Elementary School / P05 Portable 30

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Exterior wall	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,400 SF	5	1417893
B2021	Exterior wall	Fair	Window, Aluminum Single-Glazed 24 SF, 1-2 Stories	4	3	1417895
B2032	Exterior wall	Fair	Exterior Door, Steel	2	20	1417894
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	1,200 SF	5	1392274
Interiors						
C1023	Throughout	Fair	Door Hardware System, School (per Door)	2	15	1417902
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	1,400 SF	5	1417898
C3024	Throughout	Fair	Interior Floor Finish, Vinyl Tile (VCT)	100 SF	10	1417903
C3025	Throughout	Fair	Interior Floor Finish, Carpet Commercial Standard	860 SF	5	1417897
Plumbing						
D2014	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	1417901
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	960 SF	10	1417896
HVAC						
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	960 SF	15	1417906
D3052	Building exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	5	1392247
D3068	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	960 SF	1	1417905

Component Condition Report | Ethel Phillips Elementary School / P05 Portable 30

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5012	P06	Fair	Main Distribution Panel, 125 AMP [B1]	1	10	1392298
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	960 SF	10	1417899
D5022	Exterior wall	Fair	Light Fixture, any type w/ LED Replacement, 100 W	1	10	1417892
D5029	Throughout	Excellent	Lighting System -LED, Interior, Medium Density & Standard Fixtures	960 SF	20	1417900
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	5	1417904

Component Condition Report | Ethel Phillips Elementary School / P06 Portable 31

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Exterior wall	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,400 SF	5	1417908
B2021	Exterior wall	Fair	Window, Aluminum Single-Glazed 24 SF, 1-2 Stories	4	3	1417910
B2032	Exterior wall	Fair	Exterior Door, Steel	2	20	1417909
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	1,200 SF	5	1392266
Interiors						
C1023	Throughout	Fair	Door Hardware System, School (per Door)	2	15	1417917
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	1,400 SF	5	1417913
C3024	Throughout	Fair	Interior Floor Finish, Vinyl Tile (VCT)	100 SF	10	1417918
C3025	Throughout	Fair	Interior Floor Finish, Carpet Commercial Standard	860 SF	5	1417912
Plumbing						
D2014	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	1417916
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	960 SF	10	1417911
HVAC						
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	960 SF	15	1417921
D3052	Building exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	5	1392212
D3068	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	960 SF	1	1417920
Electrical						
D5012	P06	Fair	Main Distribution Panel, 125 AMP [C1]	1	10	1392205
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	960 SF	10	1417914
D5022	Exterior wall	Fair	Light Fixture, any type w/ LED Replacement, 100 W	1	10	1417907
D5029	Throughout	Excellent	Lighting System -LED, Interior, Medium Density & Standard Fixtures	960 SF	20	1417915
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	5	1417919

Component Condition Report | Ethel Phillips Elementary School / P07 Portable - Parker Family

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Exterior wall	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,300 SF	5	1417923
B2032	Exterior wall	Fair	Exterior Door, Steel	2	20	1417924
B2034	Exterior wall	Fair	Overhead/Dock Door, any type, Refinish	4	5	1417925
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	1,600 SF	3	1392340
Interiors						
C1023	Throughout	Fair	Door Hardware System, School (per Door)	4	15	1417932
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	2,300 SF	5	1417928
C3025	Throughout	Fair	Interior Floor Finish, Carpet Commercial Standard	1,200 SF	5	1417927
C3025	Throughout	Fair	Interior Floor Finish, Carpet Commercial Standard	1,200 SF	5	1417933
Plumbing						
D2014	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	1417931
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	1,440 SF	10	1417926
HVAC						
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	1,440 SF	15	1417936
D3052	P07	Fair	Heat Pump, 4 TON [No tag/plate found]	1	3	1392314
D3068	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	1,440 SF	1	1417935
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	1,440 SF	10	1417929
D5019	P07	Fair	Load Center, 125 AMP [No tag/plate found]	1	10	1392329
D5022	Exterior wall	Fair	Light Fixture, any type w/ LED Replacement, 100 W	2	10	1417922
D5029	Throughout	Excellent	Lighting System - LED, Interior, Medium Density & Standard Fixtures	1,440 SF	20	1417930
Fire Alarm & Comm						
D5037	P07	Fair	Fire Alarm Control Panel, Addressable [No tag/plate found]	1	5	1392318
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	1,440 SF	5	1417934

Component Condition Report | Ethel Phillips Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3011	Site - Walkway	Poor	Roof, Modified Bituminous	12,828 SF	1	1417944
Plumbing						
D2021	Site	Fair	Backflow Preventer, 4 INCH [No tag/plate found]	1	10	1392228
D2023	Site	Fair	Domestic Circulation/Booster Pump, 7.5 HP [No tag/plate found]	1	5	1392258
Electrical						

Component Condition Report | Ethel Phillips Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Site	Fair	Building/Main Switchboard, 2000 AMP [No tag/plate found]	1	19	1392263
Fire Alarm & Comm						
D5038	Throughout buildings	Fair	Security/Surveillance System, Cameras and CCTV, Upgrade	47,262 SF	5	1417945
Pavement						
G2022	Parking lot	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	40,000 SF	5	1417937
G2022	Parking lot	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	32,300 SF	3	1417940
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	12,800 SF	20	1417938
Site Development						
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	1,900 LF	10	1417943
G2047	Site	Fair	Play Structure, Medium	3	10	1417941
G2047	Playground	Fair	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	22,000 SF	5	1417942
Landscaping						
G2057	Site	Fair	Irrigation System	105,000 SF	5	1417939

Appendix E: Replacement Reserves

Replacement Reserves Report

6/11/2020

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
Ethel Phillips Elementary School		D5031	1829325	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	59611	SF	\$2.26	\$134,878											\$134,878	\$134,878
Ethel Phillips Elementary School		D5038	1829437	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	15	8	7	59611	SF	\$4.46	\$265,668							\$265,668					\$265,668
Ethel Phillips Elementary School		G3011	1836671	Water Line, Copper, 2", Replace	40	33	7	64	LF	\$250.53	\$16,034							\$16,034					\$16,034
Ethel Phillips Elementary School		G3021	1836670	Sewer Line, PVC, 6", Replace	40	33	7	64	LF	\$261.09	\$16,710							\$16,710					\$16,710
Ethel Phillips Elementary School	001 Classrooms 18 to 25	B2011	1417762	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	9000	SF	\$4.11	\$37,025					\$37,025							\$37,025
Ethel Phillips Elementary School	001 Classrooms 18 to 25	B2021	1417763	Window, Aluminum Single-Glazed 24 SF, 1-2 Stories, Replace	30	27	3	165	EA	\$1,302.73	\$214,950				\$214,950								\$214,950
Ethel Phillips Elementary School	001 Classrooms 18 to 25	B3011	1392322	Roof, Modified Bituminous, Replace	20	19	1	6700	SF	\$13.71	\$91,876		\$91,876										\$91,876
Ethel Phillips Elementary School	001 Classrooms 18 to 25	B3011	1392215	Roof, Asphalt Shingle 20-Year, Replace	20	15	5	4500	SF	\$5.21	\$23,449					\$23,449							\$23,449
Ethel Phillips Elementary School	001 Classrooms 18 to 25	B3016	1392310	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	580	LF	\$12.34	\$7,158					\$7,158							\$7,158
Ethel Phillips Elementary School	001 Classrooms 18 to 25	C1031	1417766	Toilet Partitions, Metal, Replace	20	15	5	7	EA	\$1,165.60	\$8,159					\$8,159							\$8,159
Ethel Phillips Elementary School	001 Classrooms 18 to 25	C3012	1417768	Interior Wall Finish, any surface, Prep & Paint	10	5	5	12000	SF	\$2.06	\$24,683					\$24,683							\$24,683
Ethel Phillips Elementary School	001 Classrooms 18 to 25	C3024	1417769	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	3500	SF	\$6.86	\$23,998										\$23,998		\$23,998
Ethel Phillips Elementary School	001 Classrooms 18 to 25	C3025	1417771	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	4000	SF	\$10.28	\$41,139					\$41,139							\$41,139
Ethel Phillips Elementary School	001 Classrooms 18 to 25	C3032	1417772	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	20	5	7500	SF	\$4.80	\$35,996					\$35,996							\$35,996
Ethel Phillips Elementary School	001 Classrooms 18 to 25	D2018	1417777	Drinking Fountain, Outside/Site Style, Replace	15	10	5	1	EA	\$4,936.64	\$4,937					\$4,937							\$4,937
Ethel Phillips Elementary School	001 Classrooms 18 to 25	D2029	1417778	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	30	10	8009	SF	\$15.08	\$120,809										\$120,809		\$120,809
Ethel Phillips Elementary School	001 Classrooms 18 to 25	D3032	1392224	Condensing Unit/Heat Pump, 4 TON, Replace	15	12	3	1	EA	\$7,130.71	\$7,131				\$7,131								\$7,131
Ethel Phillips Elementary School	001 Classrooms 18 to 25	D3032	1392270	Condensing Unit/Heat Pump, 4 TON, Replace	15	12	3	1	EA	\$7,130.71	\$7,131				\$7,131								\$7,131
Ethel Phillips Elementary School	001 Classrooms 18 to 25	D3032	1392299	Condensing Unit/Heat Pump, 4 TON, Replace	15	12	3	1	EA	\$7,130.71	\$7,131				\$7,131								\$7,131
Ethel Phillips Elementary School	001 Classrooms 18 to 25	D3032	1392328	Condensing Unit/Heat Pump, 4 TON, Replace	15	12	3	1	EA	\$7,130.71	\$7,131				\$7,131								\$7,131
Ethel Phillips Elementary School	001 Classrooms 18 to 25	D3032	1392220	Condensing Unit/Heat Pump, 4 TON, Replace	15	12	3	1	EA	\$7,130.71	\$7,131				\$7,131								\$7,131
Ethel Phillips Elementary School	001 Classrooms 18 to 25	D3032	1392279	Condensing Unit/Heat Pump, 4 TON, Replace	15	12	3	1	EA	\$7,130.71	\$7,131				\$7,131								\$7,131
Ethel Phillips Elementary School	001 Classrooms 18 to 25	D3042	1392253	Exhaust Fan, 50 - 500 CFM, Replace	20	10	10	1	EA	\$1,645.55	\$1,646										\$1,646		\$1,646
Ethel Phillips Elementary School	001 Classrooms 18 to 25	D3051	1392336	Furnace, 80 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	001 Classrooms 18 to 25	D3051	1392289	Furnace, 80 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	001 Classrooms 18 to 25	D3051	1392262	Furnace, 80 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	001 Classrooms 18 to 25	D3051	1392306	Furnace, 80 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	001 Classrooms 18 to 25	D3051	1392243	Furnace, 80 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	001 Classrooms 18 to 25	D3051	1392264	Furnace, 80 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	001 Classrooms 18 to 25	D3068	1417780	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	15	14	1	8009	SF	\$3.43	\$27,457		\$27,457										\$27,457
Ethel Phillips Elementary School	001 Classrooms 18 to 25	D5012	1392217	Main Distribution Panel, 400 AMP, Replace	30	20	10	1	EA	\$8,227.74	\$8,228										\$8,228		\$8,228
Ethel Phillips Elementary School	001 Classrooms 18 to 25	D5019	1417781	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	30	10	8009	SF	\$24.68	\$197,688										\$197,688		\$197,688
Ethel Phillips Elementary School	001 Classrooms 18 to 25	D5022	1417782	Light Fixture, any type w/ LED Replacement, 100 W, Replace	20	10	10	5	EA	\$260.55	\$1,303										\$1,303		\$1,303
Ethel Phillips Elementary School	001 Classrooms 18 to 25	D5037	1417784	Fire Alarm System, Standard Addressable, Install	20	15	5	8009	SF	\$5.49	\$43,931					\$43,931							\$43,931
Ethel Phillips Elementary School	002 Classrooms 9 to 17	B2011	1417785	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	12800	SF	\$4.11	\$52,658					\$52,658							\$52,658
Ethel Phillips Elementary School	002 Classrooms 9 to 17	B2021	1417786	Window, Aluminum Single-Glazed 24 SF, 1-2 Stories, Replace	30	27	3	82	EA	\$1,302.73	\$106,823				\$106,823								\$106,823
Ethel Phillips Elementary School	002 Classrooms 9 to 17	B3011	1392230	Roof, Modified Bituminous, Replace	20	19	1	12900	SF	\$13.71	\$176,896		\$176,896										\$176,896
Ethel Phillips Elementary School	002 Classrooms 9 to 17	B3011	1392245	Roof, Asphalt Shingle 20-Year, Replace	20	15	5	3900	SF	\$5.21	\$20,323					\$20,323							\$20,323
Ethel Phillips Elementary School	002 Classrooms 9 to 17	B3016	1392269	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	860	LF	\$12.34	\$10,614					\$10,614							\$10,614
Ethel Phillips Elementary School	002 Classrooms 9 to 17	C1031	1417789	Toilet Partitions, Metal, Replace	20	15	5	14	EA	\$1,165.60	\$16,318					\$16,318							\$16,318
Ethel Phillips Elementary School	002 Classrooms 9 to 17	C3012	1417791	Interior Wall Finish, any surface, Prep & Paint	10	5	5	15400	SF	\$2.06	\$31,677					\$31,677							\$31,677
Ethel Phillips Elementary School	002 Classrooms 9 to 17	C3012	1417790	Interior Wall Finish, Ceramic Tile, Replace	40	30	10	400	SF	\$24.68	\$9,873										\$9,873		\$9,873
Ethel Phillips Elementary School	002 Classrooms 9 to 17	C3024	1417793	Interior Floor Finish, Ceramic Tile, Replace	40	30	10	1100	SF	\$24.68	\$27,152										\$27,152		\$27,152
Ethel Phillips Elementary School	002 Classrooms 9 to 17	C3024	1417792	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	1800	SF	\$6.86	\$12,342										\$12,342		\$12,342
Ethel Phillips Elementary School	002 Classrooms 9 to 17	C3025	1417794	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	6900	SF	\$10.28	\$70,964					\$70,964							\$70,964

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	QuantityUnit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
Ethel Phillips Elementary School	002 Classrooms 9 to 17	C3032	1417795	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	20	5	8700SF	\$4.80	\$41,756						\$41,756						\$41,756
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D2018	1417800	Drinking Fountain, Outside/Site Style, Replace	15	10	5	1EA	\$4,936.64	\$4,937						\$4,937						\$4,937
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D2029	1417801	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	30	10	10298SF	\$15.08	\$155,337											\$155,337	\$155,337
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D3032	1392252	Condensing Unit/Heat Pump, 4 TON, Replace	15	12	3	1EA	\$7,130.71	\$7,131				\$7,131								\$7,131
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D3032	1392333	Condensing Unit/Heat Pump, 4 TON, Replace	15	12	3	1EA	\$7,130.71	\$7,131				\$7,131								\$7,131
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D3032	1392249	Condensing Unit/Heat Pump, 4 TON, Replace	15	12	3	1EA	\$7,130.71	\$7,131				\$7,131								\$7,131
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D3032	1392211	Condensing Unit/Heat Pump, 4 TON, Replace	15	12	3	1EA	\$7,130.71	\$7,131				\$7,131								\$7,131
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D3032	1392210	Condensing Unit/Heat Pump, 4 TON, Replace	15	12	3	1EA	\$7,130.71	\$7,131				\$7,131								\$7,131
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D3032	1392316	Condensing Unit/Heat Pump, 4 TON, Replace	15	12	3	1EA	\$7,130.71	\$7,131				\$7,131								\$7,131
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D3032	1392342	Condensing Unit/Heat Pump, 4 TON, Replace	15	5	10	1EA	\$7,130.71	\$7,131											\$7,131	\$7,131
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D3032	1392324	Condensing Unit/Heat Pump, 4 TON, Replace	15	5	10	1EA	\$7,130.71	\$7,131											\$7,131	\$7,131
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D3042	1392281	Exhaust Fan, 50 - 500 CFM, Replace	20	11	9	2EA	\$1,645.55	\$3,291										\$3,291		\$3,291
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D3042	1392254	Exhaust Fan, 50 - 500 CFM, Replace	20	11	9	2EA	\$1,645.55	\$3,291										\$3,291		\$3,291
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D3051	1392268	Furnace, 80 MBH, Replace	20	17	3	1EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D3051	1392246	Furnace, 80 MBH, Replace	20	17	3	1EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D3051	1392234	Furnace, 80 MBH, Replace	20	17	3	1EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D3051	1392199	Furnace, 80 MBH, Replace	20	17	3	1EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D3051	1392277	Furnace, 80 MBH, Replace	20	17	3	1EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D3051	1392267	Furnace, 80 MBH, Replace	20	17	3	1EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D3051	1392302	Furnace, 80 MBH, Replace	20	17	3	1EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D3051	1392288	Furnace, 80 MBH, Replace	20	17	3	1EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D3068	1417803	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	15	14	1	10298SF	\$3.43	\$35,304		\$35,304										\$35,304
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D5012	1392305	Main Distribution Panel, 400 AMP, Replace	30	20	10	1EA	\$8,227.74	\$8,228											\$8,228	\$8,228
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D5019	1417804	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	30	10	10298SF	\$24.68	\$254,188											\$254,188	\$254,188
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D5022	1417805	Light Fixture, any type w/ LED Replacement, 100 W, Replace	20	10	10	6EA	\$260.55	\$1,563											\$1,563	\$1,563
Ethel Phillips Elementary School	002 Classrooms 9 to 17	D5037	1417807	Fire Alarm System, Standard Addressable, Install	20	15	5	10298SF	\$5.49	\$56,486						\$56,486						\$56,486
Ethel Phillips Elementary School	003 Classrooms 3 to 8	B2011	1417808	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	2800SF	\$4.11	\$11,519						\$11,519						\$11,519
Ethel Phillips Elementary School	003 Classrooms 3 to 8	B2021	1417809	Window, Aluminum Single-Glazed 24 SF, 1-2 Stories, Replace	30	27	3	127EA	\$1,302.73	\$165,446				\$165,446								\$165,446
Ethel Phillips Elementary School	003 Classrooms 3 to 8	B3011	1392214	Roof, Modified Bituminous, Replace	20	19	1	9000SF	\$13.71	\$123,416		\$123,416										\$123,416
Ethel Phillips Elementary School	003 Classrooms 3 to 8	B3011	1392206	Roof, Asphalt Shingle 20-Year, Replace	20	15	5	1180SF	\$5.21	\$6,149						\$6,149						\$6,149
Ethel Phillips Elementary School	003 Classrooms 3 to 8	B3016	1392315	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	624LF	\$12.34	\$7,701						\$7,701						\$7,701
Ethel Phillips Elementary School	003 Classrooms 3 to 8	C1031	1417812	Toilet Partitions, Metal, Replace	20	15	5	4EA	\$1,165.60	\$4,662						\$4,662						\$4,662
Ethel Phillips Elementary School	003 Classrooms 3 to 8	C3012	1417814	Interior Wall Finish, any surface, Prep & Paint	10	5	5	9700SF	\$2.06	\$19,952						\$19,952						\$19,952
Ethel Phillips Elementary School	003 Classrooms 3 to 8	C3012	1417813	Interior Wall Finish, Ceramic Tile, Replace	40	30	10	600SF	\$24.68	\$14,810											\$14,810	\$14,810
Ethel Phillips Elementary School	003 Classrooms 3 to 8	C3024	1417815	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	1500SF	\$6.86	\$10,285											\$10,285	\$10,285
Ethel Phillips Elementary School	003 Classrooms 3 to 8	C3025	1417817	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	3900SF	\$10.28	\$40,110						\$40,110						\$40,110
Ethel Phillips Elementary School	003 Classrooms 3 to 8	C3032	1417818	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	20	5	4875SF	\$4.80	\$23,398						\$23,398						\$23,398
Ethel Phillips Elementary School	003 Classrooms 3 to 8	D2018	1417823	Drinking Fountain, Outside/Site Style, Replace	15	10	5	1EA	\$4,936.64	\$4,937						\$4,937						\$4,937
Ethel Phillips Elementary School	003 Classrooms 3 to 8	D2029	1417824	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	30	10	6487SF	\$15.08	\$97,851											\$97,851	\$97,851
Ethel Phillips Elementary School	003 Classrooms 3 to 8	D3032	1392231	Condensing Unit/Heat Pump, 4 TON, Replace	15	12	3	1EA	\$7,130.71	\$7,131				\$7,131								\$7,131
Ethel Phillips Elementary School	003 Classrooms 3 to 8	D3032	1392197	Condensing Unit/Heat Pump, 4 TON, Replace	15	12	3	1EA	\$7,130.71	\$7,131				\$7,131								\$7,131
Ethel Phillips Elementary School	003 Classrooms 3 to 8	D3032	1392308	Condensing Unit/Heat Pump, 4 TON, Replace	15	12	3	1EA	\$7,130.71	\$7,131				\$7,131								\$7,131
Ethel Phillips Elementary School	003 Classrooms 3 to 8	D3032	1392273	Condensing Unit/Heat Pump, 4 TON, Replace	15	12	3	1EA	\$7,130.71	\$7,131				\$7,131								\$7,131
Ethel Phillips Elementary School	003 Classrooms 3 to 8	D3032	1392237	Condensing Unit/Heat Pump, 4 TON, Replace	15	11	4	1EA	\$7,130.71	\$7,131					\$7,131							\$7,131
Ethel Phillips Elementary School	003 Classrooms 3 to 8	D3032	1392196	Condensing Unit/Heat Pump, 4 TON, Replace	15	11	4	1EA	\$7,130.71	\$7,131					\$7,131							\$7,131
Ethel Phillips Elementary School	003 Classrooms 3 to 8	D3042	1392222	Exhaust Fan, 50 - 500 CFM, Replace	20	10	10	2EA	\$1,645.55	\$3,291											\$3,291	\$3,291
Ethel Phillips Elementary School	003 Classrooms 3 to 8	D3051	1392301	Furnace, 80 MBH, Replace	20	17	3	1EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	003 Classrooms 3 to 8	D3051	1392257	Furnace, 80 MBH, Replace	20	17	3	1EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	003 Classrooms 3 to 8	D3051	1392203	Furnace, 80 MBH, Replace	20	17	3	1EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	003 Classrooms 3 to 8	D3051	1392198	Furnace, 80 MBH, Replace	20	17	3	1EA	\$5,759.42	\$5,759				\$5,759								\$5,759

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
Ethel Phillips Elementary School	003 Classrooms 3 to 8	D3051	1392218	Furnace, 80 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	003 Classrooms 3 to 8	D3051	1392239	Furnace, 80 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	003 Classrooms 3 to 8	D3068	1417826	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	15	14	1	6487	SF	\$3.43	\$22,239		\$22,239										\$22,239
Ethel Phillips Elementary School	003 Classrooms 3 to 8	D5019	1417827	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	30	10	6487	SF	\$24.68	\$160,120										\$160,120		\$160,120
Ethel Phillips Elementary School	003 Classrooms 3 to 8	D5022	1417828	Light Fixture, any type w/ LED Replacement, 100 W, Replace	20	10	10	7	EA	\$260.55	\$1,824										\$1,824		\$1,824
Ethel Phillips Elementary School	003 Classrooms 3 to 8	D5037	1417830	Fire Alarm System, Standard Addressable, Install	20	15	5	6487	SF	\$5.49	\$35,582					\$35,582							\$35,582
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	B2011	1417670	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	4000	SF	\$4.11	\$16,455					\$16,455							\$16,455
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	B2021	1417671	Window, Aluminum Single-Glazed 24 SF, 1-2 Stories, Replace	30	27	3	32	EA	\$1,302.73	\$41,687				\$41,687								\$41,687
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	B3011	1392225	Roof, Modified Bituminous, Replace	20	19	1	450	SF	\$13.71	\$6,171		\$6,171										\$6,171
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	B3011	1392219	Roof, Modified Bituminous, Replace	20	19	1	930	SF	\$13.71	\$12,753		\$12,753										\$12,753
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	B3011	1392311	Roof, Asphalt Shingle 20-Year, Replace	20	15	5	12300	SF	\$5.21	\$64,094					\$64,094							\$64,094
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	B3016	1392323	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	480	LF	\$12.34	\$5,924					\$5,924							\$5,924
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	B3021	1392297	Roof Skylight, per unit (9-20 SF), Replace	30	20	10	3	EA	\$1,782.68	\$5,348										\$5,348		\$5,348
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	C1031	1417674	Toilet Partitions, Metal, Replace	20	15	5	5	EA	\$1,165.60	\$5,828					\$5,828							\$5,828
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	C3012	1417676	Interior Wall Finish, any surface, Prep & Paint	10	5	5	13900	SF	\$2.06	\$28,591					\$28,591							\$28,591
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	C3024	1419053	Interior Floor Finish, Wood Strip, Replace	30	20	10	4000	SF	\$20.57	\$82,277										\$82,277		\$82,277
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	C3024	1417677	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	5100	SF	\$6.86	\$34,968										\$34,968		\$34,968
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	C3025	1417679	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	200	SF	\$10.28	\$2,057					\$2,057							\$2,057
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	C3032	1417680	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	20	5	7500	SF	\$4.80	\$35,996					\$35,996							\$35,996
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	D1013	1392255	Wheelchair Lift, 5' Rise, Renovate	25	15	10	1	EA	\$25,231.74	\$25,232										\$25,232		\$25,232
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	D2014	1392341	Commercial Kitchen Sink, Stainless Steel, 3-Bowl, Replace	30	20	10	3	EA	\$3,428.23	\$10,285										\$10,285		\$10,285
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	D2018	1417685	Drinking Fountain, Outside/Site Style, Replace	15	10	5	2	EA	\$4,936.64	\$9,873					\$9,873							\$9,873
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	D2023	1392326	Water Heater, 50 GAL, Replace	15	12	3	1	EA	\$1,782.68	\$1,783				\$1,783								\$1,783
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	D2029	1417686	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	30	10	9978	SF	\$15.08	\$150,510										\$150,510		\$150,510
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	D3032	1392334	Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	\$9,736.16	\$9,736				\$9,736								\$9,736
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	D3032	1392200	Condensing Unit/Heat Pump, 3 TON, Replace	15	12	3	1	EA	\$5,485.16	\$5,485				\$5,485								\$5,485
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	D3032	1392265	Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	\$9,736.16	\$9,736				\$9,736								\$9,736
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	D3032	1392300	Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	\$9,736.16	\$9,736				\$9,736								\$9,736
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	D3042	1392250	Exhaust Fan, 50 - 500 CFM, Replace	20	17	3	1	EA	\$1,645.55	\$1,646				\$1,646								\$1,646
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	D3051	1392327	Furnace, 80 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	D3051	1392242	Furnace, 80 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	D3051	1392216	Furnace, 80 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	D3051	1392209	Furnace, 80 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	D3051	1392271	Furnace, 80 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	D3068	1417688	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	15	14	1	9978	SF	\$3.43	\$34,207		\$34,207										\$34,207
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	D5012	1392226	Building/Main Switchboard, 400 AMP, Replace	40	35	5	1	EA	\$54,851.60	\$54,852					\$54,852							\$54,852
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	D5019	1417689	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	30	10	9978	SF	\$24.68	\$246,289										\$246,289		\$246,289
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	D5022	1417690	Light Fixture, any type w/ LED Replacement, 100 W, Replace	20	10	10	4	EA	\$260.55	\$1,042										\$1,042		\$1,042
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	D5037	1417692	Fire Alarm System, Standard Addressable, Install	20	15	5	9978	SF	\$5.49	\$54,731					\$54,731							\$54,731
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	D5037	1392232	Fire Alarm Control Panel, Addressable, Replace	15	10	5	1	EA	\$20,569.35	\$20,569					\$20,569							\$20,569
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	E1093	1392317	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator, Replace	15	12	3	1	EA	\$6,307.93	\$6,308				\$6,308								\$6,308
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	E1093	1392280	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser, Replace	15	12	3	1	EA	\$8,639.13	\$8,639				\$8,639								\$8,639
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	E1093	1392286	Commercial Kitchen, Freezer, Chest, Replace	15	10	5	1	EA	\$2,468.32	\$2,468					\$2,468							\$2,468
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	E1093	1392251	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	10	5	1	EA	\$6,993.58	\$6,994					\$6,994							\$6,994
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	E1093	1392256	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	10	5	1	EA	\$6,993.58	\$6,994					\$6,994							\$6,994
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	E1093	1392259	Commercial Kitchen, Range/Oven, 6-Burner, Replace	15	10	5	1	EA	\$8,227.74	\$8,228					\$8,228							\$8,228
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	E1093	1392275	Commercial Kitchen, Food Warmer, Replace	15	10	5	1	EA	\$2,331.19	\$2,331					\$2,331							\$2,331
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	E1093	1392283	Commercial Kitchen, Convection Oven, Double, Replace	10	5	5	1	EA	\$13,027.26	\$13,027					\$13,027							\$13,027
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	E1093	1392235	Commercial Kitchen, Freezer, Chest, Replace	15	10	5	1	EA	\$2,468.32	\$2,468					\$2,468							\$2,468
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	E1093	1392295	Commercial Kitchen, Food Warmer, Replace	15	10	5	1	EA	\$2,331.19	\$2,331					\$2,331							\$2,331

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	E1093	1392233	Commercial Kitchen, 8 - 10 LF, Replace	15	10	5	1	EA	\$6,170.81	\$6,171						\$6,171						\$6,171
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	E1093	1392241	Commercial Kitchen, Freezer, Chest, Replace	15	10	5	1	EA	\$2,468.32	\$2,468						\$2,468						\$2,468
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	E1093	1392244	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	10	5	1	EA	\$6,993.58	\$6,994						\$6,994						\$6,994
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	E1093	1392307	Commercial Kitchen, Freezer, Chest, Replace	15	5	10	1	EA	\$2,468.32	\$2,468										\$2,468		\$2,468
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	E1093	1392296	Commercial Kitchen, Freezer, Chest, Replace	15	5	10	1	EA	\$2,468.32	\$2,468										\$2,468		\$2,468
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	E1094	1392248	Residential Appliances, Clothes Dryer, Replace	15	10	5	1	EA	\$891.34	\$891						\$891						\$891
Ethel Phillips Elementary School	004 Multipurpose, Kitchen	E1094	1392337	Residential Appliances, Clothes Washer, Replace	15	10	5	1	EA	\$1,165.60	\$1,166						\$1,166						\$1,166
Ethel Phillips Elementary School	005 Classroom 1	B2011	1417693	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	2300	SF	\$4.11	\$9,462						\$9,462						\$9,462
Ethel Phillips Elementary School	005 Classroom 1	B2021	1417694	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	27	3	8	EA	\$891.34	\$7,131				\$7,131								\$7,131
Ethel Phillips Elementary School	005 Classroom 1	B3011	1392282	Roof, Asphalt Shingle 20-Year, Replace	20	15	5	2300	SF	\$5.21	\$11,985						\$11,985						\$11,985
Ethel Phillips Elementary School	005 Classroom 1	B3016	1392221	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	100	LF	\$12.34	\$1,234						\$1,234						\$1,234
Ethel Phillips Elementary School	005 Classroom 1	C3012	1417699	Interior Wall Finish, any surface, Prep & Paint	10	5	5	2500	SF	\$2.06	\$5,142						\$5,142						\$5,142
Ethel Phillips Elementary School	005 Classroom 1	C3024	1417700	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	1500	SF	\$6.86	\$10,285										\$10,285		\$10,285
Ethel Phillips Elementary School	005 Classroom 1	C3032	1417703	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	20	5	1370	SF	\$4.80	\$6,575						\$6,575						\$6,575
Ethel Phillips Elementary School	005 Classroom 1	D2023	1392330	Water Heater, 5 - 15 GAL, Replace	15	10	5	1	EA	\$754.21	\$754						\$754						\$754
Ethel Phillips Elementary School	005 Classroom 1	D2029	1417709	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	30	10	1582	SF	\$15.08	\$23,863										\$23,863		\$23,863
Ethel Phillips Elementary School	005 Classroom 1	D3032	1392292	Condensing Unit/Heat Pump, 3 TON, Replace	15	12	3	1	EA	\$5,485.16	\$5,485				\$5,485								\$5,485
Ethel Phillips Elementary School	005 Classroom 1	D3032	1392321	Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	\$9,736.16	\$9,736				\$9,736								\$9,736
Ethel Phillips Elementary School	005 Classroom 1	D3051	1392208	Furnace, 51 - 100 MBH, Replace	20	15	5	1	EA	\$5,759.42	\$5,759						\$5,759						\$5,759
Ethel Phillips Elementary School	005 Classroom 1	D3068	1417711	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	15	14	1	1582	SF	\$3.43	\$5,423		\$5,423										\$5,423
Ethel Phillips Elementary School	005 Classroom 1	D5019	1417712	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	30	10	1582	SF	\$24.68	\$39,049										\$39,049		\$39,049
Ethel Phillips Elementary School	005 Classroom 1	D5022	1417713	Light Fixture, any type w/ LED Replacement, 100 W, Replace	20	10	10	2	EA	\$260.55	\$521										\$521		\$521
Ethel Phillips Elementary School	005 Classroom 1	D5037	1417715	Fire Alarm System, Standard Addressable, Install	20	15	5	1582	SF	\$5.49	\$8,678						\$8,678						\$8,678
Ethel Phillips Elementary School	006 Garage/Storage	B2011	1417716	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	2000	SF	\$4.11	\$8,228						\$8,228						\$8,228
Ethel Phillips Elementary School	006 Garage/Storage	B3011	1392313	Roof, Asphalt Shingle 20-Year, Replace	20	15	5	2100	SF	\$5.21	\$10,943						\$10,943						\$10,943
Ethel Phillips Elementary School	006 Garage/Storage	C1031	1417720	Toilet Partitions, Metal, Replace	20	15	5	1	EA	\$1,165.60	\$1,166						\$1,166						\$1,166
Ethel Phillips Elementary School	006 Garage/Storage	C3012	1417722	Interior Wall Finish, any surface, Prep & Paint	10	5	5	2200	SF	\$2.06	\$4,525						\$4,525						\$4,525
Ethel Phillips Elementary School	006 Garage/Storage	C3024	1417723	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	50	SF	\$6.86	\$343										\$343		\$343
Ethel Phillips Elementary School	006 Garage/Storage	D2023	1392202	Water Heater, 6 GAL, Replace	15	12	3	1	EA	\$754.21	\$754				\$754								\$754
Ethel Phillips Elementary School	006 Garage/Storage	D2029	1417732	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	30	10	1500	SF	\$15.08	\$22,626										\$22,626		\$22,626
Ethel Phillips Elementary School	006 Garage/Storage	D5012	1392304	Main Distribution Panel, 200 AMP, Replace	30	20	10	1	EA	\$2,742.58	\$2,743										\$2,743		\$2,743
Ethel Phillips Elementary School	006 Garage/Storage	D5019	1417735	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	30	10	1500	SF	\$24.68	\$37,025										\$37,025		\$37,025
Ethel Phillips Elementary School	006 Garage/Storage	D5022	1417736	Light Fixture, any type w/ LED Replacement, 100 W, Replace	20	10	10	2	EA	\$260.55	\$521										\$521		\$521
Ethel Phillips Elementary School	006 Garage/Storage	D5029	1417737	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	15	5	1500	SF	\$10.97	\$16,455						\$16,455						\$16,455
Ethel Phillips Elementary School	006 Garage/Storage	D5037	1417738	Fire Alarm System, Standard Addressable, Install	20	15	5	1500	SF	\$5.49	\$8,228						\$8,228						\$8,228
Ethel Phillips Elementary School	007 Classroom 26	B2011	1417739	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1600	SF	\$4.11	\$6,582						\$6,582						\$6,582
Ethel Phillips Elementary School	007 Classroom 26	B2021	1417740	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	27	3	10	EA	\$891.34	\$8,913				\$8,913								\$8,913
Ethel Phillips Elementary School	007 Classroom 26	B3011	1392261	Roof, Asphalt Shingle 20-Year, Replace	20	15	5	1600	SF	\$5.21	\$8,337						\$8,337						\$8,337
Ethel Phillips Elementary School	007 Classroom 26	B3016	1392260	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	100	LF	\$12.34	\$1,234						\$1,234						\$1,234
Ethel Phillips Elementary School	007 Classroom 26	C3012	1417745	Interior Wall Finish, any surface, Prep & Paint	10	5	5	1800	SF	\$2.06	\$3,702						\$3,702						\$3,702
Ethel Phillips Elementary School	007 Classroom 26	C3024	1417746	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	1200	SF	\$6.86	\$8,228										\$8,228		\$8,228
Ethel Phillips Elementary School	007 Classroom 26	C3032	1417749	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	20	5	1200	SF	\$4.80	\$5,759						\$5,759						\$5,759
Ethel Phillips Elementary School	007 Classroom 26	D2023	1392238	Water Heater, 30 GAL, Replace	15	12	3	1	EA	\$1,782.68	\$1,783				\$1,783								\$1,783
Ethel Phillips Elementary School	007 Classroom 26	D2029	1417755	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	30	10	1248	SF	\$15.08	\$18,825										\$18,825		\$18,825
Ethel Phillips Elementary School	007 Classroom 26	D3032	1392325	Condensing Unit/Heat Pump, 2 TON, Replace	15	12	3	1	EA	\$4,662.39	\$4,662				\$4,662								\$4,662
Ethel Phillips Elementary School	007 Classroom 26	D3051	1392309	Furnace, 70 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Ethel Phillips Elementary School	007 Classroom 26	D3068	1417757	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	15	14	1	1248	SF	\$3.43	\$4,278		\$4,278										\$4,278
Ethel Phillips Elementary School	007 Classroom 26	D5019	1417758	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	30	10	1248	SF	\$24.68	\$30,805										\$30,805		\$30,805
Ethel Phillips Elementary School	007 Classroom 26	D5022	1417759	Light Fixture, any type w/ LED Replacement, 100 W, Replace	20	10	10	2	EA	\$260.55	\$521										\$521		\$521
Ethel Phillips Elementary School	007 Classroom 26	D5037	1417761	Fire Alarm System, Standard Addressable, Install	20	15	5	1248	SF	\$5.49	\$6,845						\$6,845						\$6,845

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Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate	
Ethel Phillips Elementary School	P04 Portable P1, P2, P3	D5022	1417877	Light Fixture, any type w/ LED Replacement, 100 W, Replace	20	10	10	1	EA	\$260.55	\$261											\$261	\$261	
Ethel Phillips Elementary School	P04 Portable P1, P2, P3	D5037	1417889	Fire Alarm System, Standard Addressable, Install	20	15	5	1920	SF	\$5.49	\$10,532						\$10,532						\$10,532	
Ethel Phillips Elementary School	P05 Portable 30	B2011	1417893	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1400	SF	\$4.11	\$5,759						\$5,759						\$5,759	
Ethel Phillips Elementary School	P05 Portable 30	B2021	1417895	Window, Aluminum Single-Glazed 24 SF, 1-2 Stories, Replace	30	27	3	4	EA	\$1,302.73	\$5,211				\$5,211								\$5,211	
Ethel Phillips Elementary School	P05 Portable 30	B3011	1392274	Roof, Single-Ply TPO/PVC Membrane, Replace	20	15	5	1200	SF	\$23.31	\$27,974						\$27,974						\$27,974	
Ethel Phillips Elementary School	P05 Portable 30	C3012	1417898	Interior Wall Finish, any surface, Prep & Paint	10	5	5	1400	SF	\$2.06	\$2,880						\$2,880						\$2,880	
Ethel Phillips Elementary School	P05 Portable 30	C3024	1417903	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	100	SF	\$6.86	\$686										\$686		\$686	
Ethel Phillips Elementary School	P05 Portable 30	C3025	1417897	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	860	SF	\$10.28	\$8,845						\$8,845						\$8,845	
Ethel Phillips Elementary School	P05 Portable 30	D2029	1417896	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	30	10	960	SF	\$15.08	\$14,481										\$14,481		\$14,481	
Ethel Phillips Elementary School	P05 Portable 30	D3052	1392247	Heat Pump, 3.5 TON, Replace	20	15	5	1	EA	\$7,542.10	\$7,542						\$7,542						\$7,542	
Ethel Phillips Elementary School	P05 Portable 30	D3068	1417905	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	15	14	1	960	SF	\$3.43	\$3,291		\$3,291										\$3,291	
Ethel Phillips Elementary School	P05 Portable 30	D5012	1392298	Main Distribution Panel, 125 AMP, Replace	30	20	10	1	EA	\$3,428.23	\$3,428										\$3,428		\$3,428	
Ethel Phillips Elementary School	P05 Portable 30	D5019	1417899	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	30	10	960	SF	\$24.68	\$23,696										\$23,696		\$23,696	
Ethel Phillips Elementary School	P05 Portable 30	D5022	1417892	Light Fixture, any type w/ LED Replacement, 100 W, Replace	20	10	10	1	EA	\$260.55	\$261										\$261		\$261	
Ethel Phillips Elementary School	P05 Portable 30	D5037	1417904	Fire Alarm System, Standard Addressable, Install	20	15	5	960	SF	\$5.49	\$5,266						\$5,266						\$5,266	
Ethel Phillips Elementary School	P06 Portable 31	B2011	1417908	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1400	SF	\$4.11	\$5,759						\$5,759						\$5,759	
Ethel Phillips Elementary School	P06 Portable 31	B2021	1417910	Window, Aluminum Single-Glazed 24 SF, 1-2 Stories, Replace	30	27	3	4	EA	\$1,302.73	\$5,211				\$5,211								\$5,211	
Ethel Phillips Elementary School	P06 Portable 31	B3011	1392266	Roof, Single-Ply TPO/PVC Membrane, Replace	20	15	5	1200	SF	\$23.31	\$27,974						\$27,974						\$27,974	
Ethel Phillips Elementary School	P06 Portable 31	C3012	1417913	Interior Wall Finish, any surface, Prep & Paint	10	5	5	1400	SF	\$2.06	\$2,880						\$2,880						\$2,880	
Ethel Phillips Elementary School	P06 Portable 31	C3024	1417918	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	100	SF	\$6.86	\$686										\$686		\$686	
Ethel Phillips Elementary School	P06 Portable 31	C3025	1417912	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	860	SF	\$10.28	\$8,845						\$8,845						\$8,845	
Ethel Phillips Elementary School	P06 Portable 31	D2029	1417911	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	30	10	960	SF	\$15.08	\$14,481										\$14,481		\$14,481	
Ethel Phillips Elementary School	P06 Portable 31	D3052	1392212	Heat Pump, 3.5 TON, Replace	20	15	5	1	EA	\$7,542.10	\$7,542						\$7,542						\$7,542	
Ethel Phillips Elementary School	P06 Portable 31	D3068	1417920	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	15	14	1	960	SF	\$3.43	\$3,291		\$3,291										\$3,291	
Ethel Phillips Elementary School	P06 Portable 31	D5012	1392205	Main Distribution Panel, 125 AMP, Replace	30	20	10	1	EA	\$3,428.23	\$3,428										\$3,428		\$3,428	
Ethel Phillips Elementary School	P06 Portable 31	D5019	1417914	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	30	10	960	SF	\$24.68	\$23,696										\$23,696		\$23,696	
Ethel Phillips Elementary School	P06 Portable 31	D5022	1417907	Light Fixture, any type w/ LED Replacement, 100 W, Replace	20	10	10	1	EA	\$260.55	\$261										\$261		\$261	
Ethel Phillips Elementary School	P06 Portable 31	D5037	1417919	Fire Alarm System, Standard Addressable, Install	20	15	5	960	SF	\$5.49	\$5,266						\$5,266						\$5,266	
Ethel Phillips Elementary School	P07 Portable - Parker Family	B2011	1417923	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	2300	SF	\$4.11	\$9,462						\$9,462						\$9,462	
Ethel Phillips Elementary School	P07 Portable - Parker Family	B2034	1417925	Overhead/Dock Door, any type, Refinish	10	5	5	4	EA	\$617.08	\$2,468						\$2,468						\$2,468	
Ethel Phillips Elementary School	P07 Portable - Parker Family	B3011	1392340	Roof, Single-Ply TPO/PVC Membrane, Replace	20	17	3	1600	SF	\$23.31	\$37,299				\$37,299								\$37,299	
Ethel Phillips Elementary School	P07 Portable - Parker Family	C3012	1417928	Interior Wall Finish, any surface, Prep & Paint	10	5	5	2300	SF	\$2.06	\$4,731						\$4,731						\$4,731	
Ethel Phillips Elementary School	P07 Portable - Parker Family	C3025	1417927	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	1200	SF	\$10.28	\$12,342						\$12,342						\$12,342	
Ethel Phillips Elementary School	P07 Portable - Parker Family	C3025	1417933	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	1200	SF	\$10.28	\$12,342						\$12,342						\$12,342	
Ethel Phillips Elementary School	P07 Portable - Parker Family	D2029	1417926	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	30	10	1440	SF	\$15.08	\$21,721										\$21,721		\$21,721	
Ethel Phillips Elementary School	P07 Portable - Parker Family	D3052	1392314	Heat Pump, 4 TON, Replace	20	17	3	1	EA	\$7,542.10	\$7,542				\$7,542								\$7,542	
Ethel Phillips Elementary School	P07 Portable - Parker Family	D3068	1417935	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	15	14	1	1440	SF	\$3.43	\$4,937		\$4,937										\$4,937	
Ethel Phillips Elementary School	P07 Portable - Parker Family	D5019	1417929	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	30	10	1440	SF	\$24.68	\$35,544										\$35,544		\$35,544	
Ethel Phillips Elementary School	P07 Portable - Parker Family	D5019	1392329	Load Center, 125 AMP, Replace	30	20	10	1	EA	\$7,816.35	\$7,816										\$7,816		\$7,816	
Ethel Phillips Elementary School	P07 Portable - Parker Family	D5022	1417922	Light Fixture, any type w/ LED Replacement, 100 W, Replace	20	10	10	2	EA	\$260.55	\$521										\$521		\$521	
Ethel Phillips Elementary School	P07 Portable - Parker Family	D5037	1392318	Fire Alarm Control Panel, Addressable, Replace	15	10	5	1	EA	\$20,569.35	\$20,569						\$20,569						\$20,569	
Ethel Phillips Elementary School	P07 Portable - Parker Family	D5037	1417934	Fire Alarm System, Standard Addressable, Install	20	15	5	1440	SF	\$5.49	\$7,899						\$7,899						\$7,899	
Ethel Phillips Elementary School	Site	B3011	1417944	Roof, Modified Bituminous, Replace	20	19	1	12828	SF	\$13.71	\$175,909		\$175,909										\$175,909	
Ethel Phillips Elementary School	Site	D2021	1392228	Backflow Preventer, 4 INCH, Replace	30	20	10	1	EA	\$9,050.51	\$9,051										\$9,051		\$9,051	
Ethel Phillips Elementary School	Site	D2023	1392258	Domestic Circulation/Booster Pump, 7.5 HP, Replace	25	20	5	1	EA	\$8,364.87	\$8,365						\$8,365						\$8,365	
Ethel Phillips Elementary School	Site	D5038	1417945	Security/Surveillance System, Cameras and CCTV, Upgrade	15	10	5	47262	SF	\$6.86	\$324,050						\$324,050						\$324,050	
Ethel Phillips Elementary School	Site	G2022	1417940	Parking Lots, Asphalt Pavement, Seal & Stripe	5	2	3	32300	SF	\$0.62	\$19,932				\$19,932					\$19,932				\$39,863
Ethel Phillips Elementary School	Site	G2022	1417937	Parking Lots, Asphalt Pavement, Mill & Overlay	25	20	5	40000	SF	\$4.80	\$191,981						\$191,981							\$191,981
Ethel Phillips Elementary School	Site	G2041	1417943	Fences & Gates, Chain Link, 6' High, Replace	40	30	10	1900	LF	\$28.80	\$54,714										\$54,714		\$54,714	
Ethel Phillips Elementary School	Site	G2047	1417942	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	25	20	5	22000	SF	\$4.80	\$105,589						\$105,589							\$105,589

Building	Subfolder	Unifomat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
Ethel Phillips Elementary School	Site	G2047	1417941	Play Structure, Medium, Replace	20	10	10	3	EA	\$27,425.80	\$82,277											\$82,277	\$82,277
Ethel Phillips Elementary School	Site	G2057	1417939	Irrigation System, , Replace	25	20	5	105000	SF	\$4.80	\$503,949						\$503,949						\$503,949
Totals, Unescalated												\$0	\$743,904	\$0	\$1,018,025	\$14,261	\$2,605,836	\$0	\$319,804	\$19,932	\$6,582	\$2,582,202	\$7,310,547
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$766,221	\$0	\$1,112,424	\$16,051	\$3,020,878	\$0	\$393,319	\$25,249	\$8,588	\$3,470,264	\$8,812,994

Appendix F: Equipment Inventory List

D10 CONVEYING											
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Qty
1	1392255	D1013	Wheelchair Lift		Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Multipurpose Room U001	Porch-Lift	No tag/plate found	No tag/plate found		00255645
D20 PLUMBING											
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Qty
1	1392228	D2021	Backflow Preventer	4 INCH	Ethel Phillips Elementary School / Site	Site	Ames	4000 SS	3KM0983		00256984
2	1392258	D2023	Domestic Circulation/Booster Pump	7.5 HP	Ethel Phillips Elementary School / Site	Site	Berkeley	B2TPMS	I02566		00256985
3	1392238	D2023	Water Heater	30 GAL	Ethel Phillips Elementary School / 007 Classroom 26	Mechanical M003	Rheem	21V30-6N	RHLN 0101231442	2001	00255697
4	1392330	D2023	Water Heater	5 - 15 GAL	Ethel Phillips Elementary School / 005 Classroom 1	Mechanical M005	No tag/plate found	No tag/plate found	No tag/plate found		00255642
5	1392326	D2023	Water Heater	50 GAL	Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Janitor - J037	Rheem	42VR50-40F	RHLN0806V17897	2006	00256983
6	1392202	D2023	Water Heater	6 GAL	Ethel Phillips Elementary School / 006 Garage/Storage	Toilet	A. O. Smith	Inaccessible	Inaccessible	1989	00031211
D30 HVAC											
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Qty
1	1392252	D3032	Condensing Unit/Heat Pump [CU-1D]	4 TON	Ethel Phillips Elementary School / 002 Classrooms 9 to 17	Roof 02D	Carrier	38TRA048330	2099E02985	1999	00257009
2	1392273	D3032	Condensing Unit/Heat Pump [CU-1F]	4 TON	Ethel Phillips Elementary School / 003 Classrooms 3 to 8	Roof 03F	Carrier	38TRA048330	0899E00887	1999	00256691
3	1392231	D3032	Condensing Unit/Heat Pump [CU-1G]	4 TON	Ethel Phillips Elementary School / 003 Classrooms 3 to 8	Roof 03G	Carrier	38TRA048330	3098E01452	1998	00257661
4	1392334	D3032	Condensing Unit/Heat Pump [CU-1H]	5 TON	Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Roof	Carrier	38TRA060330	2199E03629	1999	00255584
5	1392249	D3032	Condensing Unit/Heat Pump [CU-2D]	4 TON	Ethel Phillips Elementary School / 002 Classrooms 9 to 17	Roof 02D	Carrier	38TRA048330	1399E02505	1999	00257010
6	1392265	D3032	Condensing Unit/Heat Pump [CU-2H]	5 TON	Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Roof	Carrier	38TRA060330	2199E03630	1999	00255583
7	1392210	D3032	Condensing Unit/Heat Pump [CU-3D]	4 TON	Ethel Phillips Elementary School / 002 Classrooms 9 to 17	Roof 02D	Carrier	38TRA048330	2099E03040	1999	00257005
8	1392321	D3032	Condensing Unit/Heat Pump [CU-3H]	5 TON	Ethel Phillips Elementary School / 005 Classroom 1	Building exterior	Carrier	38TRA060330	2199E03579	1999	00255744
9	1392316	D3032	Condensing Unit/Heat Pump [CU-4D]	4 TON	Ethel Phillips Elementary School / 002 Classrooms 9 to 17	Roof 02D	Carrier	38TRA048330	2099E03011	1999	00257004
10	1392197	D3032	Condensing Unit/Heat Pump [CU-4F]	4 TON	Ethel Phillips Elementary School / 003 Classrooms 3 to 8	Roof 03F	Carrier	38TRA048330	1699E04780	1999	00257663
11	1392308	D3032	Condensing Unit/Heat Pump [CU-5F]	4 TON	Ethel Phillips Elementary School / 003 Classrooms 3 to 8	Roof 03F	Carrier	38TRA048330	1599E03982	1999	00257662
12	1392325	D3032	Condensing Unit/Heat Pump	2 TON	Ethel Phillips Elementary School / 007 Classroom 26	Roof	Inaccessible	Inaccessible	Inaccessible		
13	1392292	D3032	Condensing Unit/Heat Pump	3 TON	Ethel Phillips Elementary School / 005 Classroom 1	Building exterior	Rheem	RAKA-036JAS	4955 F4093 8913	1993	00255640
14	1392200	D3032	Condensing Unit/Heat Pump	3 TON	Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Roof	Carrier	38TRA036330	1899E02809	1999	00255711
15	1392237	D3032	Condensing Unit/Heat Pump	4 TON	Ethel Phillips Elementary School / 003 Classrooms 3 to 8	Roof 03F	Carrier	24ABR348A320	1408E02212	2008	00257664
16	1392333	D3032	Condensing Unit/Heat Pump	4 TON	Ethel Phillips Elementary School / 002 Classrooms 9 to 17	Building exterior 02E	Carrier	38TRA048330	2099E03605	1999	00031193
17	1392224	D3032	Condensing Unit/Heat Pump	4 TON	Ethel Phillips Elementary School / 001 Classrooms 18 to 25	Building Exterior	Carrier	38TRA048330	2099E02992	1999	00255974
18	1392270	D3032	Condensing Unit/Heat Pump	4 TON	Ethel Phillips Elementary School / 001 Classrooms 18 to 25	Building Exterior	Carrier	38TRA048330	2099E02995	1999	00031189
19	1392196	D3032	Condensing Unit/Heat Pump	4 TON	Ethel Phillips Elementary School / 003 Classrooms 3 to 8	Roof 03F	Carrier	24ABR348A320	0108E11108	2008	00257665
20	1392299	D3032	Condensing Unit/Heat Pump	4 TON	Ethel Phillips Elementary School / 001 Classrooms 18 to 25	Building Exterior	Carrier	38TRA048330	2099E02999	1999	00255975
21	1392342	D3032	Condensing Unit/Heat Pump	4 TON	Ethel Phillips Elementary School / 002 Classrooms 9 to 17	Building exterior 02E	CAC/BDP	PA13NR048-J	0514X63910	2014	00255638
22	1392328	D3032	Condensing Unit/Heat Pump	4 TON	Ethel Phillips Elementary School / 001 Classrooms 18 to 25	Building Exterior	Carrier	38TRA048330	2099E02989	1999	00255973
23	1392324	D3032	Condensing Unit/Heat Pump	4 TON	Ethel Phillips Elementary School / 002 Classrooms 9 to 17	Building exterior 02E	CAC/BDP	PA13NR048-J	0514X63841	2014	00031200
24	1392211	D3032	Condensing Unit/Heat Pump	4 TON	Ethel Phillips Elementary School / 002 Classrooms 9 to 17	Building exterior 02E	Carrier	38TRA048330	2099E02967	1999	00031195
25	1392220	D3032	Condensing Unit/Heat Pump	4 TON	Ethel Phillips Elementary School / 001 Classrooms 18 to 25	Building Exterior	Carrier	38TRA048330	2099E02955	1999	00031202
26	1392279	D3032	Condensing Unit/Heat Pump	4 TON	Ethel Phillips Elementary School / 001 Classrooms 18 to 25	Building Exterior	Carrier	38TRA048330	2099E02990	1999	00031186
27	1392300	D3032	Condensing Unit/Heat Pump	5 TON	Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Roof	Carrier	38TRA060330	1699E04715	1999	00255712
28	1392253	D3042	Exhaust Fan	No tag/plate found	Ethel Phillips Elementary School / 001 Classrooms 18 to 25	Roof -01A	No tag/plate found	No tag/plate found	No tag/plate found		00255572*
29	1392281	D3042	Exhaust Fan	50 - 500 CFM	Ethel Phillips Elementary School / 002 Classrooms 9 to 17	Roof 02D	Penn Ventilation	DX06B	Illegible	2008	2
30	1392222	D3042	Exhaust Fan	Inaccessible	Ethel Phillips Elementary School / 003 Classrooms 3 to 8	Roof 03F	Inaccessible	Inaccessible	Inaccessible		2
31	1392254	D3042	Exhaust Fan	50 - 500 CFM	Ethel Phillips Elementary School / 002 Classrooms 9 to 17	Roof 02E	PennBarry	DX11B	A08AN27048	2008	00255585
32	1392250	D3042	Exhaust Fan	50 - 500 CFM	Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Roof	No tag/plate found	No tag/plate found	No tag/plate found		00255583*
33	1392262	D3051	Furnace [F-1B]	80 MBH	Ethel Phillips Elementary School / 001 Classrooms 18 to 25	Mechanical Room	Carrier	58MXA080-20	1399A01258	1999	00031191
34	1392246	D3051	Furnace [F-1D]	80 MBH	Ethel Phillips Elementary School / 002 Classrooms 9 to 17	Mechanical Room M009	Carrier	58MXA080-20	1699A01691	1999	00255636
35	1392302	D3051	Furnace [F-1E]	80 MBH	Ethel Phillips Elementary School / 002 Classrooms 9 to 17	Mechanical Room 02E	Carrier	58MXA080-20	1399A01256	1999	00255632
36	1392239	D3051	Furnace [F-1F]	80 MBH	Ethel Phillips Elementary School / 003 Classrooms 3 to 8	Building exterior 03F	Carrier	58MXA080-20	2399A01256	1999	00255639
37	1392218	D3051	Furnace [F-1G]	80 MBH	Ethel Phillips Elementary School / 003 Classrooms 3 to 8	Building exterior 03G	Carrier	58MXA080-20	1399A01251	1999	00257002
38	1392242	D3051	Furnace [F-1H]	80 MBH	Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Mechanical M020	Carrier	58MXA080-20	1399A91255	1999	00255643
39	1392243	D3051	Furnace [F-2B]	80 MBH	Ethel Phillips Elementary School / 001 Classrooms 18 to 25	Mechanical Room M002	Carrier	58MXA080-20	1699A01699	1999	00031190
40	1392234	D3051	Furnace [F-2D]	80 MBH	Ethel Phillips Elementary School / 002 Classrooms 9 to 17	Furnace Room 02D	Carrier	58MXA080-20	1399A01249	1999	00255635
41	1392277	D3051	Furnace [F-2E]	80 MBH	Ethel Phillips Elementary School / 002 Classrooms 9 to 17	Mechanical Room 02E	Carrier	58MXA080-20	1399A01242	1999	00255633
42	1392257	D3051	Furnace [F-2F]	80 MBH	Ethel Phillips Elementary School / 003 Classrooms 3 to 8	Building exterior 03F	Carrier	58MXA080-20	1399A01252	1999	00257008
43	1392271	D3051	Furnace [F-2H]	80 MBH	Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Mechanical M021	Carrier	58MXA080-20	Illegible	1999	00256981
44	1392336	D3051	Furnace [F-3B]	80 MBH	Ethel Phillips Elementary School / 001 Classrooms 18 to 25	Mechanical Room M003	Carrier	58MXA080-20	1699A01693	1999	00031188
45	1392288	D3051	Furnace [F-3D]	80 MBH	Ethel Phillips Elementary School / 002 Classrooms 9 to 17	Furnace Room 02D	Carrier	58MXA080-20	1099A01152	1999	00255575
46	1392268	D3051	Furnace [F-3E]	80 MBH	Ethel Phillips Elementary School / 002 Classrooms 9 to 17	Mechanical Room 02E	Carrier	58MXA080-20	1999A00938	1999	00031196
47	1392301	D3051	Furnace [F-3F]	80 MBH	Ethel Phillips Elementary School / 003 Classrooms 3 to 8	Building exterior 03F	Carrier	58MXA080-20	1399A01253	1999	00257007
48	1392209	D3051	Furnace [F-3H]	80 MBH	Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Mechanical M017	Carrier	58MXA080-20	2399A01237	1999	00031215
49	1392306	D3051	Furnace [F-4B]	80 MBH	Ethel Phillips Elementary School / 001 Classrooms 18 to 25	Mechanical Room M004	Carrier	58MXA080-20	1399A01248	1999	00031187
50	1392267	D3051	Furnace [F-4D]	80 MBH	Ethel Phillips Elementary School / 002 Classrooms 9 to 17	Furnace Room 02D	Carrier	58MXA080-20	1399A01257	1999	00255634
51	1392199	D3051	Furnace [F-4E]	80 MBH	Ethel Phillips Elementary School / 002 Classrooms 9 to 17	Mechanical Room 02E	Carrier	58MXA080-20	1699A01697	1999	00031197
52	1392198	D3051	Furnace [F-4F]	80 MBH	Ethel Phillips Elementary School / 003 Classrooms 3 to 8	Building exterior 03F	Carrier	58MXA080-20	1899A01469	1999	00257003

53	1392216	D3051	Furnace [F-4H]	80 MBH	Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Mechanical M016	Carrier	58MXA080-20	1699401698	1999	00031203
54	1392289	D3051	Furnace [F-5B]	80 MBH	Ethel Phillips Elementary School / 001 Classrooms 18 to 25	Mechanical Room M025	Carrier	58MXA080-20	1699A01696	1999	00256694
55	1392203	D3051	Furnace [F-5F]	80 MBH	Ethel Phillips Elementary School / 003 Classrooms 3 to 8	Building exterior 03F	Carrier	58MXA080-20	1699401692	1999	00257006
56	1392327	D3051	Furnace [F-5H]	80 MBH	Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Mechanical M012	Carrier	58MXA080-20	2299402286	1999	00255475
57	1392264	D3051	Furnace [F-6B]	80 MBH	Ethel Phillips Elementary School / 001 Classrooms 18 to 25	Mechanical Room M024	Carrier	58MXA080-20	1099A01155	1999	00256695
58	1392208	D3051	Furnace	51 - 100 MBH	Ethel Phillips Elementary School / 005 Classroom 1	Mechanical M005	Rheem	Inaccessible	Inaccessible		00255641
59	1392309	D3051	Furnace	70 MBH	Ethel Phillips Elementary School / 007 Classroom 26	Mechanical M003	Carrier	58PAV070-12	4600A66918	2000	00255691
60	1392247	D3052	Heat Pump	3.5 TON	Ethel Phillips Elementary School / P05 Portable 30	Building exterior	No tag/plate found	No tag/plate found	No tag/plate found		00256693
61	1392212	D3052	Heat Pump	3.5 TON	Ethel Phillips Elementary School / P06 Portable 31	Building exterior	No tag/plate found	No tag/plate found	No tag/plate found		00256692
62	1392240	D3052	Heat Pump	4 TON	Ethel Phillips Elementary School / P04 Portable P1, P2, P3	Building exterior	Bard	WH482-A05VX4	Illegible		00255748
63	1392285	D3052	Heat Pump	4 TON	Ethel Phillips Elementary School / P01 Portable 27	Building exterior	Bard	No tag/plate found	No tag/plate found		00255715
64	1392236	D3052	Heat Pump	4 TON	Ethel Phillips Elementary School / P02 Portable 28	Building exterior	Bard	Illegible	Illegible		00255714
65	1392314	D3052	Heat Pump	4 TON	Ethel Phillips Elementary School / P07 Portable - Parker Family	P07	Bard	WH482-A05VX4	1499011579131-01	1999	00031213
66	1392331	D3052	Heat Pump	4 TON	Ethel Phillips Elementary School / P04 Portable P1, P2, P3	Building exterior	Bard	WH482-A05VX4	No tag/plate found		00255747
67	1392332	D3052	Heat Pump	4 TON	Ethel Phillips Elementary School / P03 Portable 29	Building exterior	Bard	No tag/plate found	No tag/plate found		00255716
68	1392291	D3052	Heat Pump	4 TON	Ethel Phillips Elementary School / P04 Portable P1, P2, P3	Building exterior	Bard	WH482-A05VX4	Inaccessible		00255746
69	1392213	D3052	Packaged Unit (RTU)	3 TON	Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Roof	Johnson Controls	ZQG04D281AC1A324A2	N1H9153500	2019	00255574
70	1392290	D3052	Packaged Unit (RTU)	4 TON	Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Roof	Johnson Controls	ZQG05D2B1AC1A324A2	N1H9170128	2019	00255573
71	1392204	D3052	Packaged Unit (RTU)	5 TON	Ethel Phillips Elementary School / 001 Classrooms 18 to 25	Roof -01A	Johnson Controls	ZQG06D2B1AC1A324A2	N1H9170112	2019	00255571
72	1392223	D3052	Packaged Unit (RTU)	5 TON	Ethel Phillips Elementary School / 002 Classrooms 9 to 17	Roof 02C	Johnson Controls	ZQG06D2B1AC1A324A2	N1H9170114	2019	00255720
73	1392320	D3052	Packaged Unit (RTU)	5 TON	Ethel Phillips Elementary School / 001 Classrooms 18 to 25	Roof -01A	Johnson Controls	ZQG06D2B1AC1A324A2	N1H9170113	2019	00255572

D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1392263	D5012	Building/Main Switchboard	2000 AMP	Ethel Phillips Elementary School / Site	Site	Cutler-Hammer	No tag/plate found	No tag/plate found	1998	00255719	
2	1392226	D5012	Building/Main Switchboard	400 AMP	Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Plant Manager I009	Square D	No tag/plate found	No tag/plate found		00255580	
3	1392298	D5012	Main Distribution Panel [B1]	125 AMP	Ethel Phillips Elementary School / P05 Portable 30	P06	Crouse Hinds	No tag/plate found	No tag/plate found		00255581	
4	1392205	D5012	Main Distribution Panel [C1]	125 AMP	Ethel Phillips Elementary School / P06 Portable 31	P06	Crouse Hinds	No tag/plate found	No tag/plate found		00257001	
5	1392304	D5012	Main Distribution Panel	200 AMP	Ethel Phillips Elementary School / 006 Garage/Storage	Building exterior	Inaccessible	Inaccessible	Inaccessible		00031212	
6	1392217	D5012	Main Distribution Panel	400 AMP	Ethel Phillips Elementary School / 001 Classrooms 18 to 25	Building Exterior	Inaccessible	Inaccessible	Inaccessible	1999	00031192	
7	1392303	D5012	Main Distribution Panel	200 AMP	Ethel Phillips Elementary School / P04 Portable P1, P2, P3	Building exterior	Square D	Inaccessible	Inaccessible		00255750	
8	1392305	D5012	Main Distribution Panel [PE]	400 AMP	Ethel Phillips Elementary School / 002 Classrooms 9 to 17	Building exterior 02E	Inaccessible	Inaccessible	Inaccessible		00031194	
9	1392329	D5019	Load Center	125 AMP	Ethel Phillips Elementary School / P07 Portable - Parker Family	P07	SquareD	No tag/plate found	No tag/plate found		00255745	
10	1392319	D5019	Load Center	125 AMP	Ethel Phillips Elementary School / P02 Portable 28	Building exterior	Square D	No tag/plate found	No tag/plate found		00255749	
11	1392312	D5019	Load Center	200 AMP	Ethel Phillips Elementary School / P03 Portable 29	Building exterior	Square D	No tag/plate found	No tag/plate found		00031204	
12	1417805	D5022	Light Fixture		Ethel Phillips Elementary School / 002 Classrooms 9 to 17	Exterior wall						6
13	1417832	D5022	Light Fixture		Ethel Phillips Elementary School / P01 Portable 27	Exterior wall						
14	1417759	D5022	Light Fixture		Ethel Phillips Elementary School / 007 Classroom 26	Exterior wall						2
15	1417690	D5022	Light Fixture		Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Exterior wall						4
16	1417862	D5022	Light Fixture		Ethel Phillips Elementary School / P03 Portable 29	Exterior wall						
17	1417713	D5022	Light Fixture		Ethel Phillips Elementary School / 005 Classroom 1	Exterior wall						2
18	1417847	D5022	Light Fixture		Ethel Phillips Elementary School / P02 Portable 28	Exterior wall						
19	1417892	D5022	Light Fixture		Ethel Phillips Elementary School / P05 Portable 30	Exterior wall						
20	1417922	D5022	Light Fixture		Ethel Phillips Elementary School / P07 Portable - Parker Family	Exterior wall						2
21	1417877	D5022	Light Fixture		Ethel Phillips Elementary School / P04 Portable P1, P2, P3	Exterior wall						
22	1417828	D5022	Light Fixture		Ethel Phillips Elementary School / 003 Classrooms 3 to 8	Exterior wall						7
23	1417736	D5022	Light Fixture		Ethel Phillips Elementary School / 006 Garage/Storage	Exterior wall						2
24	1417907	D5022	Light Fixture		Ethel Phillips Elementary School / P06 Portable 31	Exterior wall						
25	1417782	D5022	Light Fixture		Ethel Phillips Elementary School / 001 Classrooms 18 to 25	Exterior wall						5
26	1392318	D5037	Fire Alarm Control Panel		Ethel Phillips Elementary School / P07 Portable - Parker Family	P07	Fire-Lite	MS-9600UDLS	No tag/plate found		00031214	
27	1392232	D5037	Fire Alarm Control Panel		Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Storage - S022	Honeywell Fire-Lite	MS-9600UDLS	No tag/plate found		00256986	

E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1392256	E1093	Commercial Freezer, 2-Door Reach-In [Breakfast Freezer]		Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Multipurpose Room U001	True Manufacturing Co	TS-49F	4906513		00256990	
2	1392233	E1093	Commercial 8 - 10 LF	8 - 10 LF	Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Kitchen K002	No tag/plate found	No tag/plate found	No tag/plate found		00255577	
3	1392283	E1093	Commercial Convection Oven, Double		Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Kitchen K002	Garland	No tag/plate found	No tag/plate found		00031206	
4	1392275	E1093	Commercial Food Warmer		Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Kitchen K002	CresCor	H137UA12D	BB- J268508-574		00031209	
5	1392295	E1093	Commercial Food Warmer		Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Kitchen K002	CresCor	H137UA12D	BB- J268508-576		0031208	
6	1392251	E1093	Commercial Freezer, 2-Door Reach-In		Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Multipurpose Room U001	True Manufacturing Co	TS-49F	8669540		00256989	
7	1392244	E1093	Commercial Freezer, 2-Door Reach-In		Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Kitchen K002	True Manufacturing Co	TS-49F	5128890		00255576	
8	1392286	E1093	Commercial Freezer, Chest		Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Multipurpose Room U001	Beverage-Air	SM58N-W	11802690		00256988	
9	1392307	E1093	Commercial Freezer, Chest		Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Multipurpose Room U001	Beverage-Air	SM58N	7404432		00256991	
10	1392296	E1093	Commercial Freezer, Chest		Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Multipurpose Room U001	Beverage-Air	SMF 49	4813458		00256987	
11	1392235	E1093	Commercial Freezer, Chest		Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Multipurpose Room U001	Beverage-Air	SM58N-W	10405451		00255582	
12	1392241	E1093	Commercial Freezer, Chest		Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Multipurpose Room U001	Beverage-Air	SM58N-W	12511022		00255578	
13	1392259	E1093	Commercial Range/Oven, 6-Burner		Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Kitchen K002	Montague	No tag/plate found	No tag/plate found		00031207	
14	1392280	E1093	Commercial Walk-In Refrigerator/Freezer, Condenser		Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Kitchen K002	Copeland	50W8	No tag/plate found		00255718	
15	1392317	E1093	Commercial Walk-In Refrigerator/Freezer, Evaporator		Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Kitchen K002	Russell	No tag/plate found	No tag/plate found		00256982	

16	1392248	E1094	Residential Clothes Dryer	Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Janitor - J037
17	1392337	E1094	Residential Clothes Washer	Ethel Phillips Elementary School / 004 Multipurpose, Kitchen	Janitor - J037