



FACILITY CONDITION ASSESSMENT

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

DLR GROUP
1050 20th Street, Suite 250
Sacramento, California 95852



FATHER KEITH B. KENNY SCHOOL
3525 Martin L. King Jr. Boulevard
Sacramento, California 95817

PREPARED BY:

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1. Executive Summary

Portfolio Overview and Assessment Details

General Information	
Property Type	Elementary School
Main Address	3525 Martin L. King Jr. Boulevard, Sacramento, California 95817
Building Construction Dates	Building 001: 1993 Building 002: 1993 Building 003: 1993 Building 004: 1993 Building 005: 1993 Building 006: 1993 Building 007: 1993 P01: 1999 P02: 1999 P03: 1999
Number of Buildings	10
Current Occupants	Father Keith B. Kenny School
Date(s) of Visit	September 23-24, 2019
Management Point of Contact	DLR Group, Mark Covington 916.446.0206 phone mcovington@dlrgroup.com email
On-site Point of Contact (POC)	Peter Yarmola
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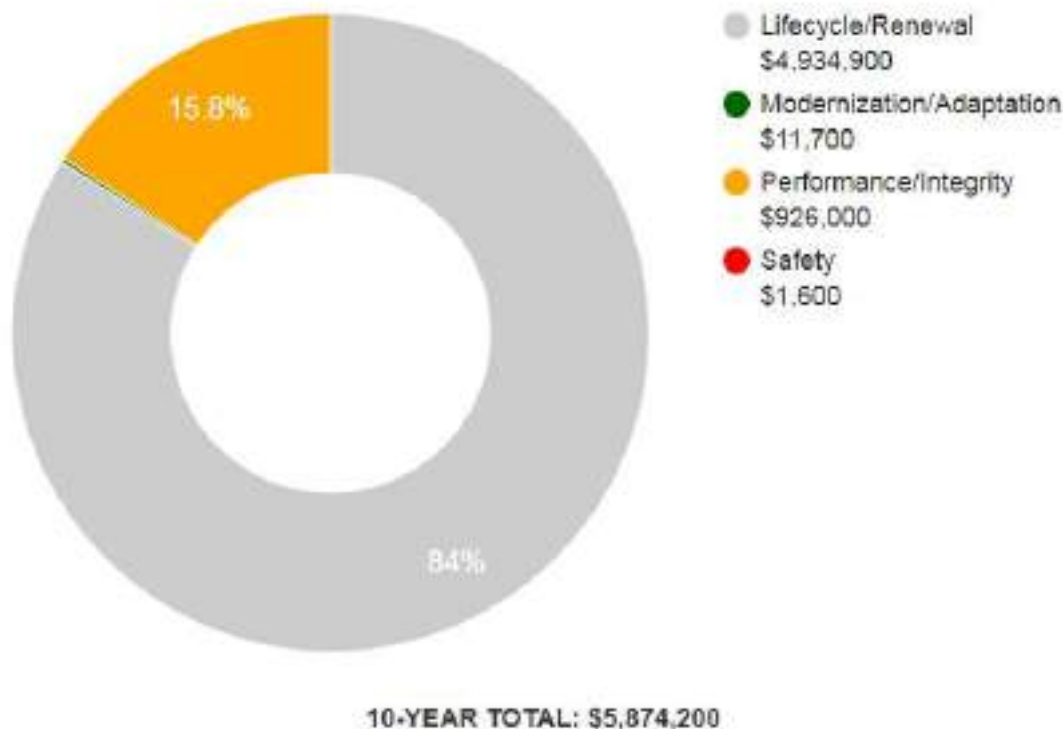
Plan Types

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)



Portfolio-Level Findings and Deficiencies

Historical Summary

Buildings 001 through 007 were constructed in 1993 and portable buildings P01, P02, and P03 were constructed in 1999. All of the buildings are single story with no basement and are occupied by Father Keith B. Kenny School. No major renovations have taken place since the time of construction.

Architectural

Buildings 001 through 007 consist of a wood-framed structure supported by a concrete slab. Portable buildings P01, P02, and P03 also consist of wood-framed structures. The exterior façade for buildings 001-007 are painted stucco with aluminum windows. The exterior façade for the portable buildings are painted wood siding with aluminum windows. All windows are single-pane and should be replaced for energy efficiency modernization. Entrances for all buildings consist of metal doors. Building 001 has a flat modified bitumen roof and an inward hip roof with asphalt shingles. The roofs of buildings 002, 003, and 004 are flat single-ply TPO/PVC membrane and an inward hip construction with asphalt shingles. The roofing on building 005 consists of a pyramid construction with asphalt shingles and flat modified bitumen roofing. Portable buildings P01, P02, and P03 are low slope metal finish. Roof drainage across all buildings consists of internal drains, gutters, and downspouts. All the roofing is original and active roof leaks were reported by the plant manager on buildings 001 through 007. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Building 001 is heated and cooled by three packaged units and an air handler, all of which were replaced in 2019. Buildings 002, 003, and 004 are heated and cooled by 25 packaged units located on the roofs each serving a classroom and the pod areas in buildings 003 and 004. Most of the units were replaced in 2019. Teachers reported issues regarding thermostats not working and heating/cooling not affecting some of the classrooms in building 003. Building 005 is heated and cooled by four packaged units and a furnace and evaporative cooler all on the roof. Portable buildings P01, P02, and P03 are heated and cooled by, one each for P01 and P02 and two for P03, wall-mounted heat pumps original to their construction in 1999.

The plumbing systems are adequate for the facility and no major piping issues were found. Domestic hot water to building 001 is provided by an electric water heater located in custodial closet M001. A gas-fired water heater in the clothes closet provides hot water to building 002. Domestic hot water to building 005 is provided by a gas-fired water heater located in the Plant Manager's office. Buildings 006 and 007 are each served by a gas-fired water heater located in the utility closet in the rear of each building. All of the water heaters are original to construction in 1993. There was no evidence suggesting any problems with the general plumbing and sewage systems.

The buildings are served by a main switchboard located on the south side of the near the kitchen. Interior lighting mainly consists of T-8 linear fluorescent fixtures. Electrical service equipment and systems are anticipated for lifecycle replacement.

The buildings are protected by a fire alarm system. A fire suppression sprinkler system exists only in the stage portion of building 005. The portable buildings lack emergency exit signs.

Site

The site consists of the school buildings, concrete sidewalks/walkways, paved play areas with sports fixtures and play structures, and asphalt parking lots. There are two tripping hazards in the concrete walkways due to cracked and spalled concrete—one is in between buildings 002 and 006 and the other is near building 004 towards the courtyard. Site lighting consists of building mounted CFL fixtures, HPS pole fixtures, and a few LED pole fixtures.

Recommended Additional Studies

The HVAC system in parts of building 003 is in faulty condition. Teachers reported issues regarding thermostats not working and heating/cooling not affecting some of the classrooms. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables.

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
Father Keith B. Kenny School / 001 Administration, Library	\$750	6,680	\$5,010,000	9.0%	10.1%	14.3%	20.3%
Father Keith B. Kenny School / 002 Kindergarten, Preschool	\$750	6,678	\$5,008,500	1.6%	2.5%	6.6%	12.3%
Father Keith B. Kenny School / 003 Classrooms C1-6, D1-6	\$750	12,364	\$9,273,000	1.7%	2.7%	6.5%	12.9%
Father Keith B. Kenny School / 004 Classrooms 1-6	\$750	6,679	\$5,009,250	1.6%	2.6%	6.9%	13.8%
Father Keith B. Kenny School / 005 Multipurpose, Kitchen	\$750	9,783	\$7,337,250	1.6%	5.4%	8.3%	15.8%
Father Keith B. Kenny School / 006 Restrooms	\$750	560	\$420,000	1.4%	2.3%	8.6%	13.3%
Father Keith B. Kenny School / 007 Restrooms	\$750	560	\$420,000	1.4%	2.3%	9.9%	14.6%
Father Keith B. Kenny School / P01 Portable A	\$450	960	\$432,000	0.0%	2.3%	13.9%	20.9%
Father Keith B. Kenny School / P02 Portable B	\$450	960	\$432,000	0.0%	2.3%	13.9%	20.9%
Father Keith B. Kenny School / P03 Portable Healthy Start	\$450	1,440	\$648,000	0.0%	2.4%	11.8%	20.1%

Immediate Needs

Facility/Building	Total Items	Total Cost
Father Keith B. Kenny School	2	\$8,502
Total	2	\$8,502

Father Keith B. Kenny School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1440252	Father Keith B. Kenny School / Site	Site	G2031	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	Failed	Safety	\$1,646
1447819	Father Keith B. Kenny School / 003 Classrooms C1-6, D1-6	Throughout building	P000X	Engineer HVAC, HVAC System, Controls Re-Balance, Evaluate/Report	Poor	Performance/Integrity	\$6,856
Total (2 items)							\$8,502

Key Findings



Pedestrian Pavement in Failed condition.

Sidewalk, Concrete Sections/Small Areas Site

Uniformat Code: G2031
Recommendation: **Replace in 2019**

Priority Score: **95.0**

Plan Type: Safety

Cost Estimate: \$1,600

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Tripping hazard due to cracked and spalled concrete on the walkway from building 002 to 006 and near building 004 towards the courtyard. - AssetCALC ID: 1440252



Roof in Poor condition.

Asphalt Shingle 30-Year
005 Multipurpose, Kitchen Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$44,100

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Active roof leaks reported and roof is weathered and deteriorating. - AssetCALC ID: 1437124

**Roof in Poor condition.**

Asphalt Shingle 30-Year
006 Restrooms Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,500

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Active roof leaks reported. - AssetCALC ID: 1437051

**Roof in Poor condition.**

Modified Bituminous
001 Administration, Library Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$27,400

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Active roof leaks reported. - AssetCALC ID: 1440255

**Roof in Poor condition.**

Asphalt Shingle 30-Year
003 Classrooms C1-6, D1-6 Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$86,700

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Active roof leaks reported. - AssetCALC ID: 1437074

**Roof in Poor condition.**

Modified Bituminous
003 Classrooms C1-6, D1-6 Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$26,100

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Active roof leaks reported. - AssetCALC ID: 1437029

**Roof in Poor condition.**

Single-Ply TPO/PVC Membrane
003 Classrooms C1-6, D1-6 Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$37,300

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Active roof leaks reported. - AssetCALC ID: 1437095

**Roof in Poor condition.**

Modified Bituminous
004 Classrooms 1-6 Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$16,500

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Active roof leaks reported. - AssetCALC ID: 1447417

**Roof in Poor condition.**

Modified Bituminous
005 Multipurpose, Kitchen Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$72,700

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Active roof leaks reported. - AssetCALC ID: 1437102

**Roof in Poor condition.**

Asphalt Shingle 30-Year
007 Restrooms Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,500

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Active roof leaks reported. - AssetCALC ID: 1437073

**Roof in Poor condition.**

Asphalt Shingle 30-Year
002 Kindergarten, Preschool Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$46,000

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Active roof leaks reported. - AssetCALC ID: 1437080

**Roof in Poor condition.**

Single-Ply TPO/PVC Membrane
002 Kindergarten, Preschool Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$18,600

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Active roof leaks reported. - AssetCALC ID: 1437044

**Roof in Poor condition.**

Asphalt Shingle 30-Year
001 Administration, Library Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$46,000

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Active roof leaks reported. - AssetCALC ID: 1440232

**Roof in Poor condition.**

Single-Ply TPO/PVC Membrane
004 Classrooms 1-6 Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$18,600

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Active roof leaks reported. - AssetCALC ID: 1440223

**Roof in Poor condition.**

Modified Bituminous
002 Kindergarten, Preschool Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$16,500

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Active roof leaks reported. - AssetCALC ID: 1447490

2. 001 Administration, Library



001 Administration, Library: Systems Summary

Address	3525 Martin L. King Jr. Boulevard; Sacramento, California	
Constructed	1993	
Building Size	6,680 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Hip construction with asphalt shingles	Poor
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, unfinished Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric water heater Toilets and sinks in all restrooms	Fair
HVAC	Packaged units, air handler	Excellent

001 Administration, Library: Systems Summary

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

001 Administration, Library: Systems Expenditure Forecast

System Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$87,600	\$20,700	\$50,300	\$158,600
Roofing	-	\$81,200	-	-	-	\$81,200
Interiors	-	\$48,700	\$50,600	\$39,500	\$186,700	\$325,500
Plumbing	-	\$4,200	\$16,400	\$1,400	\$75,800	\$97,800
Fire Suppression	-	-	-	\$1,500	\$2,000	\$3,600
HVAC	-	\$369,400	\$41,200	-	\$770,400	\$1,201,000
Electrical	-	-	\$17,400	\$108,700	\$36,000	\$162,200
Fire Alarm & Comm	-	-	-	\$128,600	-	\$128,600
Equipment/Special	-	-	-	\$11,900	-	\$11,900
TOTALS	-	\$523,600	\$213,200	\$312,300	\$1,121,200	\$2,170,400

3. Kindergarten, Preschool



002 Kindergarten, Preschool: Systems Summary

Address	3525 Martin L. King Jr. Boulevard; Sacramento, California	
Constructed	1993	
Building Size	6,678 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Hip construction with asphalt shingles	Poor
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, unfinished Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting Gas water heater Toilets and sinks in all restrooms	Fair
HVAC	Packaged units	Good

002 Kindergarten, Preschool: Systems Summary

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

002 Kindergarten, Preschool: Systems Expenditure Forecast

System Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$71,300	\$20,700	\$42,800	\$134,900
Roofing	-	\$89,100	-	-	-	\$89,100
Interiors	-	\$38,400	\$53,100	\$39,900	\$182,600	\$314,000
Plumbing	-	\$1,900	\$30,100	-	\$99,000	\$131,100
Fire Suppression	-	-	-	\$1,000	\$1,400	\$2,400
HVAC	-	-	\$41,200	\$18,600	\$97,800	\$157,600
Electrical	-	-	\$17,100	\$109,700	\$37,400	\$164,200
Fire Alarm & Comm	-	-	-	\$103,300	-	\$103,300
TOTALS	-	\$129,400	\$212,800	\$293,200	\$461,000	\$1,096,600

4. 003 Classrooms C1-6, D1-6



003 Classrooms C1-6, D1-6: Systems Summary

Address	3525 Martin L. King Jr. Boulevard; Sacramento, California	
Constructed	1993	
Building Size	12,364 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Hip construction with asphalt shingles	Poor
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting No hot water Sinks in all classrooms	Fair
HVAC	Packaged units	Good

003 Classrooms C1-6, D1-6: Systems Summary

Fire Suppression	Hydrants and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire sprinkler system, active roof leaks reported, thermostat/HVAC problems with some of the classrooms	

003 Classrooms C1-6, D1-6: Systems Expenditure Forecast

System Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$155,400	\$31,900	\$62,700	\$250,000
Roofing	-	\$163,100	-	-	-	\$163,100
Interiors	-	\$85,000	\$95,700	\$73,100	\$292,200	\$546,000
Plumbing	-	-	\$20,400	-	\$128,200	\$148,600
Fire Suppression	-	-	-	\$1,000	\$1,400	\$2,400
HVAC	-	-	\$76,300	\$35,100	\$315,900	\$427,300
Electrical	-	-	\$20,600	\$201,400	\$71,600	\$293,600
Fire Alarm & Comm	-	-	-	\$191,300	-	\$191,300
Equipment/Special	-	-	-	\$71,400	-	\$71,400
Follow-up Studies	\$6,900	-	-	-	-	\$6,900
TOTALS	\$6,900	\$248,100	\$368,400	\$605,200	\$872,000	\$2,100,600

5. 004 Classrooms 1-6



004 Classrooms 1-6: Systems Summary

Address	3525 Martin L. King Jr. Boulevard; Sacramento, California	
Constructed	1993	
Building Size	6,679 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Hip construction with asphalt shingles	Poor
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting No hot water Sinks in all classrooms	Fair
HVAC	Packaged units	Good

004 Classrooms 1-6: Systems Summary

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

004 Classrooms 1-6: Systems Expenditure Forecast

System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$100,900	\$20,700	\$37,800	\$159,500
Roofing	-	\$89,100	-	-	-	\$89,100
Interiors	-	\$43,000	\$52,600	\$37,500	\$153,700	\$288,800
Plumbing	-	-	\$10,200	-	\$69,300	\$79,500
Fire Suppression	-	-	-	\$500	\$700	\$1,200
HVAC	-	-	\$41,200	\$50,800	\$102,200	\$194,200
Electrical	-	-	\$17,800	\$108,700	\$38,400	\$164,900
Fire Alarm & Comm	-	-	-	\$103,300	-	\$103,300
Equipment/Special	-	-	-	\$35,700	-	\$35,700
TOTALS	-	\$132,100	\$222,700	\$357,200	\$402,100	\$1,114,200

6. Multipurpose, Kitchen



005 Multipurpose, Kitchen: Systems Summary

Address	3525 Martin L. King Jr. Boulevard; Sacramento, California	
Constructed	1993	
Building Size	9,783 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Pyramid construction with asphalt shingles	Poor
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, coated concrete, ceramic tile, unfinished Ceilings: Painted gypsum board, ACT, hard tile ceiling	Fair
Elevators	Wheelchair lift at stage	Fair
Plumbing	Copper supply and cast iron waste & venting Gas-fired water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Packaged units, furnace	Good

005 Multipurpose, Kitchen: Systems Summary

Fire Suppression	Wet-pipe sprinkler system (limited); hydrants, fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: UPS	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Most of building lacks fire sprinkler system, active roof leaks reported, expired permit for wheelchair lift	

005 Multipurpose, Kitchen: Systems Expenditure Forecast

System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$11,000	\$24,800	\$68,200	\$104,000
Roofing	-	\$125,800	-	-	-	\$125,800
Interiors	-	\$42,400	\$4,500	\$177,000	\$349,200	\$573,000
Elevators	-	\$27,600	-	-	-	\$27,600
Plumbing	-	\$35,800	\$79,700	\$1,400	\$227,600	\$344,600
Fire Suppression	-	-	\$3,000	\$16,500	\$4,100	\$23,600
HVAC	-	\$23,200	\$60,400	-	\$172,100	\$255,700
Electrical	-	-	\$54,800	\$160,100	\$99,800	\$314,600
Fire Alarm & Comm	-	-	-	\$151,400	-	\$151,400
Equipment/Special	-	\$150,800	\$5,700	\$46,000	\$186,500	\$389,000
TOTALS	-	\$405,800	\$219,100	\$577,200	\$1,107,500	\$2,309,300

7. 006 Restrooms



006 Restrooms: Systems Summary

Address	3525 Martin L. King Jr. Boulevard; Sacramento, California	
Constructed	1993	
Building Size	560 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Pyramid construction with asphalt shingles Secondary: Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Ceramic tile, unfinished Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting Gas-fired water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	None	--

006 Restrooms: Systems Summary

Fire Suppression	None	--
Electrical	Source & Distribution: Fed from site with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, and strobes	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire sprinkler system, active roof leaks reported	

006 Restrooms: Systems Expenditure Forecast

System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$5,100	\$11,800	\$16,800
Roofing	-	\$6,100	-	-	-	\$6,100
Interiors	-	\$2,000	\$6,000	\$1,900	\$37,900	\$47,800
Plumbing	-	\$1,900	\$21,000	-	\$15,800	\$38,700
Electrical	-	-	-	\$6,500	\$2,900	\$9,400
Fire Alarm & Comm.	-	-	-	\$7,000	-	\$7,000
TOTALS:	-	\$10,000	\$27,000	\$20,500	\$68,400	\$125,800

8. 007 Restrooms



007 Restrooms: Systems Summary

Address	3525 Martin L. King Jr. Boulevard; Sacramento, California	
Constructed	1993	
Building Size	560 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Pyramid construction with asphalt shingles Secondary: Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Ceramic tile, unfinished Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting Gas-fired water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	None	--

007 Restrooms: Systems Summary

Fire Suppression	None	--
Electrical	Source & Distribution: Fed from site with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, and strobes	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire sprinkler system, active roof leaks reported	

007 Restrooms: Systems Expenditure Forecast

System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$5,100	\$11,800	\$16,800
Roofing	-	\$6,100	-	-	-	\$6,100
Interiors	-	\$2,000	\$8,000	\$1,900	\$37,900	\$47,800
Plumbing	-	\$1,900	\$26,700	-	\$24,700	\$53,400
Electrical	-	-	-	\$6,500	\$2,900	\$9,400
Fire Alarm & Comm	-	-	-	\$7,000	-	\$7,000
TOTALS	-	\$10,000	\$32,700	\$20,500	\$77,300	\$140,500

9. P01 Portable A



P01 Portable A: Systems Summary

Address	3525 Martin L. King Jr. Boulevard; Sacramento, California	
Constructed	1999	
Building Size	960 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Painted fiberglass panel Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting No hot water	Fair
HVAC	Wall-mounted heat pump	Fair

P01 Portable A: Systems Summary

Fire Suppression	Hydrants and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire sprinkler system, no exit signs in building	

P01 Portable A: Systems Expenditure Forecast

System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$8,100	\$3,500	\$12,400	\$24,000
Roofing	-	-	-	\$2,400	\$30,900	\$33,300
Interiors	-	\$10,500	\$9,400	-	\$19,600	\$39,500
Plumbing	-	-	-	\$2,200	\$2,400	\$4,600
Fire Suppression	-	-	-	\$7,700	\$700	\$8,400
HVAC	-	-	\$8,700	\$3,500	-	\$12,300
Electrical	-	-	\$12,200	-	\$6,300	\$18,600
Fire Alarm & Comm	-	-	\$2,500	\$11,900	-	\$14,400
Equipment/Special	-	-	\$10,300	-	\$1,200	\$11,600
TOTALS	-	\$10,500	\$51,200	\$31,200	\$73,500	\$166,700

10. P02 Portable B



P02 Portable B: Systems Summary

Address	3525 Martin L. King Jr. Boulevard; Sacramento, California	
Constructed	1999	
Building Size	960 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Painted fiberglass panel Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting No hot water	Fair
HVAC	Wall-mounted heat pump	Fair
Fire Suppression	Hydrants and fire extinguishers	Fair

P02 Portable B: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire sprinkler system, no exit signs in building	

P02 Portable B: Systems Expenditure Forecast

System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$8,100	\$3,500	\$12,400	\$24,000
Roofing	-	-	-	\$2,400	\$30,900	\$33,300
Interiors	-	\$10,500	\$9,400	-	\$19,600	\$39,500
Plumbing	-	-	-	\$2,200	\$2,400	\$4,600
Fire Suppression	-	-	-	\$7,700	\$700	\$8,400
HVAC	-	-	\$8,700	\$3,500	-	\$12,300
Electrical	-	-	\$12,200	-	\$6,300	\$18,600
Fire Alarm & Comm	-	-	\$2,500	\$11,900	-	\$14,400
Equipment/Special	-	-	\$10,300	-	\$1,200	\$11,600
TOTALS	-	\$10,500	\$51,200	\$31,200	\$73,500	\$166,700

11. P03 Portable Healthy Start



P03 Portable Healthy Start: Systems Summary

Address	3525 Martin L. King Jr. Boulevard; Sacramento, California	
Constructed	1999	
Building Size	1,440 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Painted fiberglass panel Floors: Carpet, VCT, vinyl sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting No hot water Toilet and sink in restroom	Fair
HVAC	Wall-mounted heat pumps	Fair

P03 Portable Healthy Start: Systems Summary

Fire Suppression	Hydrants and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire sprinkler system, no exit signs in building	

P03 Portable Healthy Start: Systems Expenditure Forecast

System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$9,100	\$7,000	\$13,700	\$29,700
Roofing	-	-	-	\$2,700	\$46,400	\$49,000
Interiors	-	\$15,900	\$12,800	-	\$29,700	\$58,400
Plumbing	-	-	-	\$7,400	\$17,800	\$25,200
Fire Suppression	-	-	-	\$14,900	\$700	\$15,600
HVAC	-	-	\$14,000	\$5,300	-	\$19,300
Electrical	-	-	\$18,300	-	\$9,700	\$28,000
Fire Alarm & Comm	-	-	\$3,800	\$17,900	-	\$21,700
Equipment/Special	-	-	\$5,200	-	\$600	\$5,800
TOTALS	-	\$15,900	\$63,200	\$55,200	\$118,600	\$252,700

12. Site Summary



Site Information

Lot Size	5.77 acres (estimated)	
Parking Spaces	102 total spaces all in open lots; 5 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt parking lots and concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage, chain link and iron fencing with gates, Playgrounds and sports courts Limited park benches, trash receptacles	Fair
Landscaping and Topography	Moderate landscaping features Irrigation is present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Building-mounted: CFL, linear fluorescent Pole mounted light fixtures	Fair
Ancillary Structures	Pre-fabricated storage sheds	Good
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Concrete sidewalk tripping hazards	

Site: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	-	\$7,500	\$7,500
Plumbing	-	-	\$26,100	-	-	\$26,100
Electrical	-	-	-	-	\$107,900	\$107,900
Site Lighting	-	-	-	\$176,900	-	\$176,900
Site Development	-	-	-	-	\$791,800	\$791,800
Pavement	\$1,600	\$38,200	-	\$44,200	\$352,000	\$436,000
Landscaping	-	-	-	\$67,700	-	\$67,700
TOTALS	\$1,600	\$38,200	\$26,100	\$288,800	\$1,259,200	\$1,613,900

13. Property Space Use and Observed Areas

Unit Allocation

All 45,944 square feet of the property are occupied by Father Keith B. Kenny School. Building 001 is the main office and library. Building 005 is a multi-purpose room and the kitchen. Buildings 006 and 007 are restrooms. The rest of the spaces are mostly classrooms with supporting restrooms and mechanical and other utility spaces.

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

14. 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 1993. The facility was not subsequently renovated. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior litigation related to existing barriers or previously removed barriers.

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

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

15. 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.

16. 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.

17. Certification

DLR Group (the Client) retained EMG to perform this Facility Condition Assessment in connection with the preparation for an architectural master plan of Father Keith B. Kenny School, 3525 Martin L. King Jr. Boulevard, Sacramento, California 95817, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

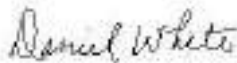
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

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18. Appendices

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

Appendix A: Photographic Record



#1

COVER PHOTO



#2

FRONT ELEVATION



#3

LEFT ELEVATION



#4

REAR ELEVATION



#5

RIGHT ELEVATION



#6

CLASSROOM



#7

LIBRARY



#8

POD AREA



#9

OFFICE



#10

CONFERENCE ROOM



#11

MULTI-PURPOSE ROOM



#12

STAFF LOUNGE



#13	COMPUTER LAB
-----	--------------



#14	002 HALLWAY
-----	-------------



#15	KITCHEN
-----	---------



#16	RESTROOM
-----	----------



#17	PAINTED STUCCO AND ALUMINUM WINDOW FAÇADE
-----	--



#18	EXTERIOR STEEL DOORS
-----	----------------------



#19

SINGLE-PLY TPO/PVC ROOF
MEMBRANE

#20

MODIFIED BITUMINOUS ROOF



#21

WEATHERED ASPHALT
SHINGLES ROOF

#22

ROOF DRAINAGE



#23

ROOF DRAINAGE



#24

BACKFLOW PREVENTER



#25	ELECTRIC WATER HEATER
-----	-----------------------



#26	GAS-FIRED WATER HEATER
-----	------------------------



#27	DOMESTIC PIPING
-----	-----------------



#28	HVAC SYSTEM DUCTWORK
-----	----------------------



#29	ROOFTOP PACKAGED UNIT
-----	-----------------------



#30	AIR HANDLER
-----	-------------



#31	EVAPORATIVE COOLER
-----	--------------------



#32	FURNACE
-----	---------



#33	ROOF MOUNTED EXHAUST FAN
-----	--------------------------



#34	AIR CURTAIN
-----	-------------



#35	MAIN SWITCHBOARD
-----	------------------



#36	MAIN DISTRIBUTION PANEL
-----	-------------------------



#37	SECONDARY TRANSFORMER
-----	-----------------------



#38	UNINTERRUPTIBLE POWER SUPPLY (UPS)
-----	------------------------------------



#39	INTERIOR LIGHTING
-----	-------------------



#40	WHEELCHAIR LIFT (PERMIT EXPIRED)
-----	----------------------------------



#41	FIRE ALARM CONTROL PANEL
-----	--------------------------



#42	FIRE ALARM AND PA SYSTEMS
-----	---------------------------



#43

EXIT SIGN



#44

FIRE EXTINGUISHER



#45

FIRE SPRINKLER SYSTEM



#46

SECURITY/SURVEILLANCE
SYSTEM

#47

EXTERIOR BUILDING MOUNTED
LIGHT

#48

EXTERIOR BUILDING MOUNTED
LIGHT



#49

EXTERIOR BUILDING MOUNTED
LIGHT

#50

SITE POLE LIGHT



#51

PARKING LOT



#52

COURTYARD



#53

OPEN PLAY AREA



#54

PORTABLE BUILDING



#55

CONCRETE SIDEWALK TRIPPING
HAZARD

#56

PLAY STRUCTURE



#57

IRRIGATION SYSTEM



#58

MISSING ADA PARKING/VAN
SIGNS

#59

IRON FENCING



#60

CHAIN LINK FENCING

Appendix B: Site and Floor Plans

FATHER KEITH B. KENNY SCHOOL

EMG PROJECT NO.: 136988.19R000-072.322



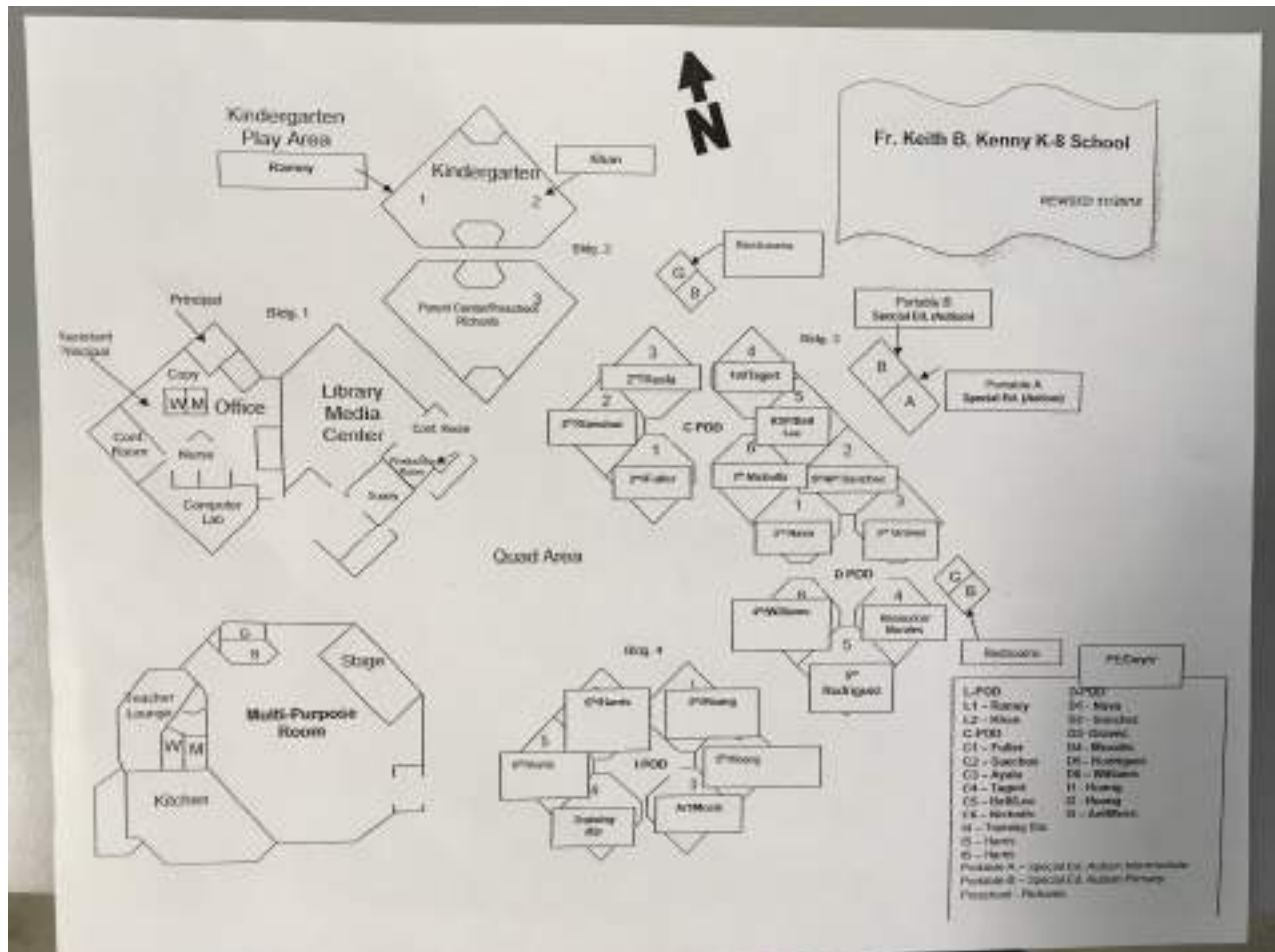
EXISTING SITE DIAGRAM
DECEMBER 2003

SOURCE:
Sacramento Unified School District



ON-SITE DATE:
September 23-24, 2019

Floor Plan



SOURCE:

Father Keith B. Kenny School



ON-SITE DATE:

September 23-24,
2019

Appendix C: EMG Accessibility Checklist

ADA CHECKLIST

Date Completed: September 30, 2019

Property Name: Father Keith B. Kenny School

EMG Project Number: 136988.19R000-072.322

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

ADA CHECKLIST

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

ADA CHECKLIST

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

Appendix D: Component Condition Report

Component Condition Report | Father Keith B. Kenny School

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5038	All buildings	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	45,944 SF	7	1829432

Component Condition Report | Father Keith B. Kenny School / 001 Administration, Library

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,100 SF	7	1447548
B2021	Building Exterior	Fair	Window, 24 SF	18	4	1447560
B2021	Building Exterior	Fair	Window, 12 SF	61	4	1447559
B2032	Building Exterior	Fair	Exterior Door, Steel	18	14	1447547
Roofing						
B3011	Roof	Poor	Roof, Asphalt Shingle 30-Year	6,100 SF	1	1440232
B3011	Roof	Poor	Roof, Modified Bituminous	2,000 SF	1	1440255
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	410 LF	3	1447885
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	20	14	1440210
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	195 SF	14	1447591
C3012	Throughout building	Good	Interior Wall Finish, any surface, Prep & Paint	14,700 SF	7	1447543
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,174 SF	5	1447558
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	130 SF	14	1447580
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	4,333 SF	3	1447551
C3031	Throughout building	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	700 SF	7	1447544
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,980 SF	5	1447557
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	3	4	1447588
D2014	M001, custodial	Fair	Service Sink, Floor	1	9	1440221
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	4	1447589
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	2	4	1440238
D2018	Main office	Fair	Drinking Fountain, Interior [No tag/plate found]	1	3	1440184
D2023	M001, custodial	Fair	Water Heater, 30 GAL [No tag/plate found]	1	3	1440216
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	6,680 SF	14	1447555
Fire Suppression						
D4031	Throughout building	Good	Fire Extinguisher, Wet Chemical/CO2	3	7	1447549
HVAC						
D3032	Roof	Excellent	Condensing Unit/Heat Pump, 5 TON [AC-1]	1	15	1440257
D3041	Z001, server room	Excellent	Air Handler (AHU), CFM [No tag/plate found]	1	25	1440225
D3041	Building Exterior	Fair	HVAC System Ductwork, Medium Density	6,680 SF	4	1447550

Component Condition Report | Father Keith B. Kenny School / 001 Administration, Library

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Roof	Excellent	Packaged Unit (RTU), 12.5 TON [HVAC-3]	1	20	1440208
D3052	Roof	Excellent	Packaged Unit (RTU), 6 TON [HVAC-2]	1	20	1440202
D3052	Roof	Excellent	Packaged Unit (RTU), 8.5 TON [HVAC-1]	1	20	1440262
D3068	Admin, site wide	Poor	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade	45,944 SF	1	1486121
Electrical						
D5012	Utility closet	Fair	Main Distribution Panel, 225 AMP [PANEL H1]	1	4	1440233
D5012	Utility closet	Fair	Secondary Transformer, 45 kVA [T-1]	1	4	1440192
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	6,680 SF	14	1447545
D5022	Building exterior	Fair	Light Fixture, any type w/ LED Replacement, 100 W	31	8	1447891
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	6,680 SF	10	1447552
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	3	5	1447546
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	6,680 SF	10	1447553
D5037	Utility closet	Fair	Fire Alarm Control Panel, Addressable [No tag/plate found]	1	7	1437023
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	6,680 SF	10	1440227
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	6,680 SF	7	1447556
Equipment/Special						
E2012	Main office	Fair	Kitchen Cabinetry, Stock Hardwood	20 LF	10	1437137
E2012	Main office	Fair	Kitchen Counter, Plastic Laminate, Postformed	10 LF	7	1437067

Component Condition Report | Father Keith B. Kenny School / 002 Kindergarten, Preschool

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,100 SF	7	1447484
B2021	Building Exterior	Fair	Window, 12 SF	24	4	1440256
B2021	Building Exterior	Fair	Window, 12 SF	36	4	1440224
B2032	Building Exterior	Fair	Exterior Door, Steel	12	14	1440228
Roofing						
B3011	Roof	Poor	Roof, Modified Bituminous	1,200 SF	1	1447490
B3011	Roof	Poor	Roof, Single-Ply TPO/PVC Membrane	800 SF	1	1437044
B3011	Roof	Poor	Roof, Asphalt Shingle 30-Year	6,100 SF	1	1437080
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	410 LF	3	1447887
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	9	14	1447487
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	450 SF	14	1440260
C3012	Throughout building	Good	Interior Wall Finish, any surface, Prep & Paint	14,000 SF	7	1447481
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,933 SF	5	1447496
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	300 SF	14	1440240

Component Condition Report | Father Keith B. Kenny School / 002 Kindergarten, Preschool

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	3,418 SF	3	1447488
C3031	Throughout building	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	1,325 SF	7	1447482
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,353 SF	5	1447495
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	3	4	1440268
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	4	1440199
D2018	Building Exterior	Fair	Drinking Fountain, Outside/Site Style	3	5	1440204
D2023	Clothes closet	Fair	Water Heater, 30 GAL [No tag/plate found]	1	3	1440188
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	6,678 SF	14	1447493
Fire Suppression						
D4031	Throughout building	Good	Fire Extinguisher, Wet Chemical/CO2	2	7	1440230
HVAC						
D3041	Building Exterior	Fair	HVAC System Ductwork, Medium Density	6,678 SF	4	1447486
D3052	Roof	Excellent	Packaged Unit (RTU), 7.5 TON [HBAC-8]	1	20	1437115
D3052	Roof	Excellent	Packaged Unit (RTU), 7.5 TON [No tag/plate found]	1	20	1437085
D3052	Roof	Good	Packaged Unit (RTU), 5 TON [HVAC-7]	1	15	1437066
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [HVAC-6]	1	7	1437032
Electrical						
D5012	Roof	Fair	Secondary Transformer, 45 kVA [T-2]	1	4	1437047
D5012	Utility closet	Fair	Main Distribution Panel, 225 AMP [PANEL H2]	1	4	1440186
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	6,678 SF	14	1447483
D5022	Building exterior	Fair	Light Fixture, any type w/ LED Replacement, 100 W	34	8	1447892
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	6,678 SF	10	1447489
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	6	5	1440201
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	6,678 SF	10	1447492
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	6,678 SF	10	1447485
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	6,678 SF	7	1447494

Component Condition Report | Father Keith B. Kenny School / 003 Classrooms C1-6, D1-6

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	6,300 SF	7	1440212
B2021	Building Exterior	Fair	Window, 24 SF	54	4	1437054
B2021	Building Exterior	Fair	Window, 12 SF	76	4	1437042
B2032	Building Exterior	Fair	Exterior Door, Steel	16	14	1437025
Roofing						
B3011	Roof	Poor	Roof, Single-Ply TPO/PVC Membrane	1,600 SF	1	1437095

Component Condition Report | Father Keith B. Kenny School / 003 Classrooms C1-6, D1-6

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3011	Roof	Poor	Roof, Modified Bituminous	1,900 SF	1	1437029
B3011	Roof	Poor	Roof, Asphalt Shingle 30-Year	11,500 SF	1	1437074
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	630 LF	3	1447886
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	14	14	1437033
C3012	Throughout building	Good	Interior Wall Finish, any surface, Prep & Paint	26,200 SF	7	1440217
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	4,801 SF	5	1437037
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	7,563 SF	3	1437064
C3031	Throughout building	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	2,016 SF	7	1437053
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	10,348 SF	5	1437034
Plumbing						
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	12	4	1437114
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	12,364 SF	14	1437086
Fire Suppression						
D4031	Throughout building	Good	Fire Extinguisher, Wet Chemical/CO2	2	7	1437083
HVAC						
D3041	Building Exterior	Fair	HVAC System Ductwork, Medium Density	12,364 SF	4	1437135
D3052	Roof	Excellent	Packaged Unit (RTU), 4 TON [HVAC-9C]	1	20	1437041
D3052	Roof	Excellent	Packaged Unit (RTU), 5 TON [HVAC-10A]	1	20	1437099
D3052	Roof	Excellent	Packaged Unit (RTU), 4 TON [HVAC-9A]	1	20	1437130
D3052	Roof	Excellent	Packaged Unit (RTU), 4 TON [HVAC-9C]	1	20	1437071
D3052	Roof	Excellent	Packaged Unit (RTU), 5 TON [HVAC-10B]	1	20	1437091
D3052	Roof	Good	Packaged Unit (RTU), 5 TON [HVAC-10C]	1	16	1437087
D3052	Roof	Excellent	Packaged Unit (RTU), 6 TON [HVAC-11]	1	20	1437112
D3052	Roof	Good	Packaged Unit (RTU), 5 TON [HVAC-10B]	1	16	1437126
D3052	Roof	Excellent	Packaged Unit (RTU), 4 TON [HVAC-9B]	1	20	1437046
D3052	Roof	Excellent	Packaged Unit (RTU), 6 TON [HVAC-10D]	1	20	1437068
D3052	Roof	Excellent	Packaged Unit (RTU), 4 TON [HVAC-9A]	1	20	1437038
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [HVAC-10A]	1	7	1437082
D3052	Roof	Excellent	Packaged Unit (RTU), 5 TON [HVAC-10C]	1	20	1437079
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [HVAC-9B]	1	10	1437131
Electrical						
D5012	F001, pod area	Fair	Main Distribution Panel, 225 AMP [PANEL H3B]	1	4	1437058
D5012	Roof	Fair	Secondary Transformer, 30 kVA [T-3]	1	4	1437030
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	12,364 SF	14	1437101
D5022	Building exterior	Fair	Light Fixture, any type w/ LED Replacement, 100 W	58	8	1447893
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	12,364 SF	10	1437107
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	16	5	1437111

Component Condition Report | Father Keith B. Kenny School / 003 Classrooms C1-6, D1-6

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	12,364 SF	10	1447329
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	12,364 SF	10	1437057
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	12,364 SF	7	1447327
Equipment/Special						
E2012	Classrooms	Fair	Kitchen Cabinetry, Stock Hardwood	120 LF	10	1437103
E2012	Classrooms	Fair	Kitchen Counter, Plastic Laminate, Postformed	60 LF	7	1437083
Follow-up Studies						
P000X	Throughout building	Poor	Engineer HVAC, HVAC System, Controls Re-Balance, Evaluate/Report	1	0	1447819

Component Condition Report | Father Keith B. Kenny School / 004 Classrooms 1-6

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,100 SF	7	1447408
B2021	Building Exterior	Fair	Window, 12 SF	48	4	1447425
B2021	Building Exterior	Fair	Window, 24 SF	36	4	1447426
B2032	Building Exterior	Fair	Exterior Door, Steel	8	14	1447407
Roofing						
B3011	Roof	Poor	Roof, Single-Ply TPO/PVC Membrane	800 SF	1	1440223
B3011	Roof	Poor	Roof, Modified Bituminous	1,200 SF	1	1447417
B3011	Roof	Poor	Roof, Asphalt Shingle 30-Year	6,100 SF	1	1440189
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	410 LF	3	1447888
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	7	14	1447412
C3012	Throughout building	Good	Interior Wall Finish, any surface, Prep & Paint	13,100 SF	7	1440244
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,857 SF	5	1447424
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	3,822 SF	3	1447413
C3031	Throughout building	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	1,303 SF	7	1447404
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,376 SF	5	1447423
Plumbing						
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	6	4	1447422
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	6,679 SF	14	1447420
Fire Suppression						
D4031	Throughout building	Good	Fire Extinguisher, Wet Chemical/CO2	1	7	1447410
HVAC						
D3041	Building Exterior	Fair	HVAC System Ductwork, Medium Density	6,679 SF	4	1447411
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [HVAC-10C]	1	6	1440266
D3052	Roof	Excellent	Packaged Unit (RTU), 6 TON [HVAC-11]	1	20	1440243

Component Condition Report | Father Keith B. Kenny School / 004 Classrooms 1-6

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Roof	Good	Packaged Unit (RTU), 5 TON [HVAC-10A]	1	15	1440190
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [HVAC-9B]	1	6	1440226
D3052	Roof	Excellent	Packaged Unit (RTU), 4 TON [HVAC-9C]	1	20	1440229
D3052	Roof	Good	Packaged Unit (RTU), 4 TON [HVAC-9A]	1	15	1440275
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [HVAC-10B]	1	6	1440269
Electrical						
D5012	Building 004 - I1-I6	Fair	Secondary Transformer, 30 kVA [T-4]	1	4	1440258
D5012	F001, pod area	Fair	Main Distribution Panel, 225 AMP [PANEL H4]	1	4	1437043
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	6,679 SF	14	1447405
D5022	Building exterior	Fair	Light Fixture, any type w/ LED Replacement, 100 W	31	8	1447894
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	6,679 SF	10	1447416
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	8	5	1447406
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	6,679 SF	10	1447418
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	6,679 SF	10	1447409
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	6,679 SF	7	1447421
Equipment/Special						
E2012	Classrooms	Fair	Kitchen Cabinetry, Stock Hardwood	60 LF	10	1447414
E2012	Classrooms	Fair	Kitchen Counter, Plastic Laminate, Postformed	30 LF	7	1447415

Component Condition Report | Father Keith B. Kenny School / 005 Multipurpose, Kitchen

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,900 SF	7	1440206
B2021	Building Exterior	Fair	Window, 12 SF	11	4	1440239
B2032	Building Exterior	Fair	Exterior Door, Steel	28	14	1440207
Roofing						
B3011	Roof	Poor	Roof, Modified Bituminous	5,300 SF	1	1437102
B3011	Roof	Poor	Roof, Asphalt Shingle 30-Year	5,850 SF	1	1437124
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	410 LF	3	1437133
Interiors						
C1021	Throughout building	Fair	Interior Door, Steel w/ Extensive Glazing	4	14	1437098
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	21	14	1437070
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	10	10	1437104
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	950 SF	14	1437110
C3012	Throughout building	Good	Interior Wall Finish, any surface, Prep & Paint	16,600 SF	7	1437036
C3021	K001, Kitchen	Fair	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	1,146 SF	6	1437076
C3021	Throughout building	Good	Interior Floor Finish, any surface w/ Elastomeric Coating, Prep & Paint	5,523 SF	7	1437072

Component Condition Report | Father Keith B. Kenny School / 005 Multipurpose, Kitchen

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3024	Stage	Fair	Interior Floor Finish, Wood Strip	557 SF	12	1437048
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	635 SF	14	1437119
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	1,063 SF	3	1447826
C3031	Throughout building	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	4,400 SF	7	1437050
C3032	Multipurpose room	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	5,800 SF	3	1437132
C3032	I001, Staff lounge	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	800 SF	5	1447827
Elevators						
D1013	S002, stage storage	Fair	Wheelchair Lift, 5' Rise, Renovate [No tag/plate found]	1	3	1437045
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	12	4	1437125
D2012	Restrooms	Fair	Urinal, Standard	3	4	1437105
D2014	J001, custodial	Fair	Service Sink, Floor	1	9	1437134
D2014	K001, Kitchen	Fair	Commercial Kitchen Sink, 2.2 GPM	1	4	1437136
D2014	K001, Kitchen	Fair	Commercial Kitchen Sink, 2.2 GPM	3	4	1437078
D2014	I001, staff lounge	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	4	1437117
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	4	1437120
D2018	Stage	Fair	Drinking Fountain, Interior [No tag/plate found]	1	3	1437129
D2023	Plant Manager's Office	Fair	Water Heater, 100 GAL [No tag/plate found]	1	3	1437127
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	9,783 SF	14	1437026
D2034	Site	Fair	Grease Trap/Interceptor, Underground [Inaccessible]	1	5	1440205
Fire Suppression						
D4031	Throughout building	Good	Fire Extinguisher, Wet Chemical/CO2	6	7	1437081
D4091	K001, Kitchen	Fair	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace [No tag/plate found]	20 LF	7	1437055
D4099	K001, Kitchen	Fair	Fire Shutter, Motor-Operated, 144 SF	1	4	1437122
HVAC						
D3031	Roof	Fair	Evaporative Cooler, 2600 CFM [EC-1]	1	3	1437075
D3041	Roof	Fair	HVAC System Ductwork, Medium Density	9,783 SF	4	1437100
D3042	Roof	Fair	Exhaust Fan, CFM [SF-1]	1	3	1437039
D3042	Roof	Fair	Exhaust Fan, CFM [EF-4]	1	3	1437024
D3042	Roof	Fair	Exhaust Fan, CFM [No tag/plate found]	3	3	1437113
D3051	Roof	Fair	Furnace, 89 MBH [F-1]	1	3	1437028
D3052	Roof	Excellent	Packaged Unit (RTU), 3 TON [HVAC-4]	1	20	1437031
D3052	Roof	Excellent	Packaged Unit (RTU), 10 TON [HVAC-12B]	1	20	1437090
D3052	Roof	Excellent	Packaged Unit (RTU), 10 TON [HVAC-12A]	1	20	1437049
D3052	Roof	Excellent	Packaged Unit (RTU), 10 TON [HVAC-12C]	1	20	1437089
D3094	K001, Kitchen	Fair	Air Curtain, CFM [No tag/plate found]	1	3	1437121
Electrical						
D5012	Utility closet	Fair	Main Distribution Panel, 225 AMP [PANEL H5]	1	4	1440198

Component Condition Report | Father Keith B. Kenny School / 005 Multipurpose, Kitchen

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Utility closet	Fair	Secondary Transformer, 112.5 kVA [T-5]	1	4	1440271
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	9,783 SF	14	1447821
D5022	Building exterior	Fair	Light Fixture, any type w/ LED Replacement, 100 W	22	8	1447896
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	9,783 SF	10	1437027
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	8	5	1437096
D5092	Utility closet	Fair	Uninterruptible Power Supply (UPS), 3 kVA [EM]	1	5	1440250
D5092	Utility closet	Good	Uninterruptible Power Supply (UPS), Battery	12	4	1440263
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	9,783 SF	10	1447823
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	9,783 SF	10	1437116
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	9,783 SF	7	1437118
Equipment/Special						
E1093	K001, Kitchen	Fair	Commercial Kitchen, Food Warmer [No tag/plate found]	1	7	1437052
E1093	K001, Kitchen	Fair	Commercial Kitchen, Dishwasher [No tag/plate found]	1	3	1437088
E1093	K001, Kitchen	Fair	Commercial Kitchen, Convection Oven, Double [No tag/plate found]	1	6	1437093
E1093	K001, Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator [No tag/plate found]	1	3	1437061
E1093	K001, Kitchen	Fair	Commercial Kitchen, Walk-In Freezer [No tag/plate found]	1	3	1437128
E1093	K001, Kitchen	Fair	Commercial Kitchen, Range/Oven, 4-Burner [No tag/plate found]	1	3	1437138
E1093	K001, Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	3	1437035
E1093	K001, Kitchen	Fair	Commercial Kitchen, 10 LF [No tag/plate found]	2	3	1437056
E1093	K001, Kitchen	Fair	Commercial Kitchen, Convection Oven, Double [No tag/plate found]	1	6	1437106
E1093	K001, Kitchen	Fair	Commercial Kitchen, Range/Oven, 6-Burner [No tag/plate found]	1	3	1437040
E1093	K001, Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator [No tag/plate found]	1	3	1437082
E1093	Roof	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser [No tag/plate found]	1	3	1437085
E1093	K001, Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator [No tag/plate found]	1	2	1437092
E1093	K001, Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells [No tag/plate found]	1	5	1437089
E1093	K001, Kitchen	Fair	Commercial Kitchen, Food Warmer [No tag/plate found]	1	7	1437109
E2012	I001, staff lounge	Fair	Kitchen Cabinetry, Stock Hardwood	15 LF	10	1437077
E2012	I001, staff lounge	Fair	Kitchen Counter, Plastic Laminate, Postformed	10 LF	7	1437123

Component Condition Report | Father Keith B. Kenny School / 006 Restrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,000 SF	7	1447621
B2032	Building Exterior	Fair	Exterior Door, Steel	4	14	1440249
Roofing						
B3011	Roof	Poor	Roof, Modified Bituminous	100 SF	1	1447622
B3011	Roof	Poor	Roof, Asphalt Shingle 30-Year	600 SF	1	1437061

Component Condition Report | Father Keith B. Kenny School / 006 Restrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	5	5	1440246
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	550 SF	14	1440235
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	900 SF	3	1447616
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	324 SF	14	1440203
C3031	Throughout building	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	560 SF	7	1440187
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	5	4	1440193
D2012	Restrooms	Fair	Urinal, Standard	1	4	1440211
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	4	1440222
D2023	Utility closet	Fair	Water Heater, 30 GAL [No tag/plate found]	1	3	1440241
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	560 SF	14	1447619
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	560 SF	14	1447617
D5022	Building exterior	Fair	Light Fixture, any type w/ LED Replacement, 100 W	1	8	1447669
D5029	Throughout building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	560 SF	10	1440245
Fire Alarm & Comm						
D5037	Restrooms	Fair	Fire Alarm System, Standard Addressable, Upgrade	560 SF	10	1440265
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	560 SF	7	1447620

Component Condition Report | Father Keith B. Kenny School / 007 Restrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,000 SF	7	1447630
B2032	Building Exterior	Fair	Exterior Door, Steel	4	14	1447627
Roofing						
B3011	Roof	Poor	Roof, Asphalt Shingle 30-Year	600 SF	1	1437073
B3011	Roof	Poor	Roof, Modified Bituminous	100 SF	1	1447632
Interiors						
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	5	5	1447637
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	550 SF	14	1447625
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	900 SF	3	1447633
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	324 SF	14	1447624
C3031	Throughout building	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	560 SF	7	1447623
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	5	4	1447638
D2012	Restrooms	Fair	Urinal, Standard	1	4	1447639
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	4	1447636

Component Condition Report | Father Keith B. Kenny School / 007 Restrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	5	1440209
D2023	Utility closet	Fair	Water Heater, 30 GAL [No tag/plate found]	1	3	1440248
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	560 SF	14	1447634
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	560 SF	14	1447626
D5022	Building exterior	Fair	Light Fixture, any type w/ LED Replacement, 100 W	1	8	1447890
D5029	Throughout building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	560 SF	10	1447629
Fire Alarm & Comm						
D5037	Restrooms	Fair	Fire Alarm System, Standard Addressable, Upgrade	560 SF	10	1447628
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	560 SF	7	1447635

Component Condition Report | Father Keith B. Kenny School / P01 Portable A

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,700 SF	5	1440197
B2021	Building Exterior	Fair	Window, 24 SF	2	10	1440200
B2032	Building Exterior	Fair	Exterior Door, Steel	1	20	1440242
Roofing						
B3011	Roof	Fair	Roof, Metal	960 SF	20	1437060
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	145 LF	10	1440220
Interiors						
C3012	P01 - Portable A	Fair	Interior Wall Finish, any surface, Prep & Paint	1,700 SF	5	1440185
C3024	P01 - Portable A	Fair	Interior Floor Finish, Vinyl Tile (VCT)	90 SF	3	1440253
C3025	P01 - Portable A	Fair	Interior Floor Finish, Carpet Commercial Standard	870 SF	3	1440194
C3032	P01 - Portable A	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	5	1440264
Plumbing						
D2014	P01 - Portable A	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	1440261
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	960 SF	20	1440274
Fire Suppression						
D4031	P01 - Portable A	Good	Fire Extinguisher, Wet Chemical/CO2	1	7	1440270
D4099	Building Exterior	Fair	Fire Shutter, Motor-Operated, 36 SF	2	10	1440237
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	960 SF	10	1447830
D3052	Building exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	5	1440257
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	960 SF	20	1440254
D5022	Building Exterior	Good	Light Fixture, 100 WATT	1	15	1440236
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	5	1440213

Component Condition Report | Father Keith B. Kenny School / P01 Portable A

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	960 SF	5	1440231
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	960 SF	10	1440272
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	960 SF	7	1447828
Equipment/Special						
E2012	P01 - Portable A	Fair	Kitchen Cabinetry, Stock Hardwood	20 LF	5	1440247
E2012	P01 - Portable A	Fair	Kitchen Counter, Plastic Laminate, Postformed	10 LF	5	1440251

Component Condition Report | Father Keith B. Kenny School / P02 Portable B

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,700 SF	5	1447834
B2021	Building Exterior	Fair	Window, 24 SF	2	10	1447852
B2032	Building Exterior	Fair	Exterior Door, Steel	1	20	1447833
Roofing						
B3011	Roof	Fair	Roof, Metal	960 SF	20	1437084
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	145 LF	10	1447837
Interiors						
C3012	P02 - Portable B	Fair	Interior Wall Finish, any surface, Prep & Paint	1,700 SF	5	1447831
C3024	P02 - Portable B	Fair	Interior Floor Finish, Vinyl Tile (VCT)	90 SF	3	1447851
C3025	P02 - Portable B	Fair	Interior Floor Finish, Carpet Commercial Standard	870 SF	3	1447838
C3032	P02 - Portable B	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	5	1447850
Plumbing						
D2014	P02 - Portable B	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	1447849
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	960 SF	20	1447846
Fire Suppression						
D4031	P02 - Portable B	Good	Fire Extinguisher, Wet Chemical/CO2	1	7	1447836
D4099	Building Exterior	Fair	Fire Shutter, Motor-Operated, 36 SF	2	10	1447845
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	960 SF	10	1447843
D3052	Building exterior	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	5	1440195
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	960 SF	20	1447832
D5022	Building Exterior	Good	Light Fixture, 100 WATT	1	15	1447841
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	5	1447842
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	960 SF	5	1447847
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	960 SF	10	1447835

Component Condition Report | Father Keith B. Kenny School / P02 Portable B

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	960 SF	7	1447848
Equipment/Special						
E2012	P02 - Portable B	Fair	Kitchen Cabinetry, Stock Hardwood	20 LF	5	1447839
E2012	P02 - Portable B	Fair	Kitchen Counter, Plastic Laminate, Postformed	10 LF	5	1447840

Component Condition Report | Father Keith B. Kenny School / P03 Portable Healthy Start

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,900 SF	5	1447870
B2021	Building Exterior	Fair	Window, 24 SF	4	10	1447854
B2032	Building Exterior	Fair	Exterior Door, Steel	1	20	1440234
Roofing						
B3011	Roof	Fair	Roof, Metal	1,440 SF	20	1437059
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	160 LF	10	1447867
Interiors						
C1021	Restroom	Fair	Interior Door, Wood Solid-Core	1	20	1440259
C3012	P03 - Healthy Start	Fair	Interior Wall Finish, any surface, Prep & Paint	2,000 SF	5	1447872
C3024	Restroom	Fair	Interior Floor Finish, Vinyl Sheeting	50 SF	3	1440196
C3024	P03 - Healthy Start	Fair	Interior Floor Finish, Vinyl Tile (VCT)	60 SF	3	1447873
C3025	P03 - Healthy Start	Fair	Interior Floor Finish, Carpet Commercial Standard	1,330 SF	3	1447866
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,440 SF	5	1447855
Plumbing						
D2011	Restroom	Fair	Toilet, Commercial Water Closet	1	10	1440214
D2014	P03 - Healthy Start	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	1447856
D2014	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	10	1440273
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	1,440 SF	20	1447859
Fire Suppression						
D4031	P03 - Healthy Start	Good	Fire Extinguisher, Wet Chemical/CO2	1	7	1447868
D4099	Building Exterior	Fair	Fire Shutter, Motor-Operated, 36 SF	4	10	1447880
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	1,440 SF	10	1447881
D3052	Building exterior	Fair	Heat Pump, 3 TON [No tag/plate found]	1	5	1440215
D3052	Building exterior	Fair	Heat Pump, 3 TON [No tag/plate found]	1	5	1440191
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	1,440 SF	20	1447871
D5022	Building Exterior	Good	Light Fixture, 100 WATT	2	15	1440218
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	1,440 SF	5	1447863
Fire Alarm & Comm						

Component Condition Report | Father Keith B. Kenny School / P03 Portable Healthy Start

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	1,440 SF	5	1447858
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	1,440 SF	10	1447869
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	1,440 SF	7	1447857
Equipment/Special						
E2012	P03 - Healthy Start	Fair	Kitchen Counter, Plastic Laminate, Postformed	5 LF	5	1447864
E2012	P03 - Healthy Start	Fair	Kitchen Cabinetry, Stock Hardwood	10 LF	5	1447865

Component Condition Report | Father Keith B. Kenny School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2032	Site Fence	Fair	Exterior Door, Steel	6	14	1447227
Plumbing						
D2021	Site	Fair	Backflow Preventer, 6 INCH [No tag/plate found]	1	4	1447237
D2021	Site	Fair	Backflow Preventer, 2 INCH [No tag/plate found]	1	4	1437108
D2021	Site	Fair	Backflow Preventer, 6 INCH [No tag/plate found]	1	4	1447232
Electrical						
D5012	Site	Fair	Building/Main Switchboard, 1200 AMP [MSB]	1	14	1437094
Pavement						
G2022	Parking lots	Fair	Parking Lots, Asphalt Pavement, Overlay	56,600 SF	15	1447226
G2022	Parking lots	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	56,600 SF	3	1447231
G2031	Site	Failed	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas	60 SF	0	1440262
Site Development						
G2041	Site	Fair	Fences & Gates, Metal Tube, 6' High	1,800 LF	14	1447225
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	1,500 LF	14	1447229
G2044	Building mounted	Good	Signage, Message Board	1	15	1486307
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	52,200 SF	15	1447230
G2047	Site	Fair	Play Structure, Medium	2	12	1447234
G2049	Site - Near Building 002	Good	Shed, Wooden Framed, Asphalt Shingles	120 SF	20	1447235
G2049	Site - Near Building 2	Fair	Prefabricated/Ancillary Building or Structure, All Components	290 SF	15	1447238
Landscaping						
G2057	Site	Fair	Irrigation System	10,500 SF	10	1437097
Site Lighting						
G4021	Site	Fair	Site Pole Light	24	10	1440219

Appendix E: Replacement Reserves

Replacement Reserves Report

6/11/2020

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
Father Keith B. Kenny School		D5038	1829432	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	15	8	7	45944	SF	\$4.46	\$204,758								\$204,758				\$204,758
Father Keith B. Kenny School	001 Administration, Library	B2011	1447548	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	4100	SF	\$4.11	\$16,867								\$16,867				\$16,867
Father Keith B. Kenny School	001 Administration, Library	B2021	1447560	Window, 24 SF, Replace	30	26	4	18	EA	\$1,302.73	\$23,449					\$23,449							\$23,449
Father Keith B. Kenny School	001 Administration, Library	B2021	1447559	Window, 12 SF, Replace	30	26	4	61	EA	\$891.34	\$54,372					\$54,372							\$54,372
Father Keith B. Kenny School	001 Administration, Library	B3011	1440232	Roof, Asphalt Shingle 30-Year, Replace	30	29	1	6100	SF	\$7.54	\$46,007		\$46,007										\$46,007
Father Keith B. Kenny School	001 Administration, Library	B3011	1440255	Roof, Modified Bituminous, Replace	20	19	1	2000	SF	\$13.71	\$27,426		\$27,426										\$27,426
Father Keith B. Kenny School	001 Administration, Library	B3016	1447885	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	410	LF	\$12.34	\$5,060				\$5,060								\$5,060
Father Keith B. Kenny School	001 Administration, Library	C3012	1447543	Interior Wall Finish, any surface, Prep & Paint	10	3	7	14700	SF	\$2.06	\$30,237								\$30,237				\$30,237
Father Keith B. Kenny School	001 Administration, Library	C3024	1447558	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	2174	SF	\$6.86	\$14,906						\$14,906						\$14,906
Father Keith B. Kenny School	001 Administration, Library	C3025	1447551	Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	4333	SF	\$10.28	\$44,563				\$44,563								\$44,563
Father Keith B. Kenny School	001 Administration, Library	C3031	1447544	Interior Ceiling Finish, any flat surface, Prep & Paint	10	3	7	700	SF	\$2.74	\$1,920								\$1,920				\$1,920
Father Keith B. Kenny School	001 Administration, Library	C3032	1447557	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	20	5	5980	SF	\$4.80	\$28,701						\$28,701						\$28,701
Father Keith B. Kenny School	001 Administration, Library	D2011	1447588	Toilet, Commercial Water Closet, Replace	30	26	4	3	EA	\$1,782.68	\$5,348					\$5,348							\$5,348
Father Keith B. Kenny School	001 Administration, Library	D2014	1447589	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	26	4	3	EA	\$2,056.94	\$6,171					\$6,171							\$6,171
Father Keith B. Kenny School	001 Administration, Library	D2014	1440238	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	26	4	2	EA	\$1,508.42	\$3,017					\$3,017							\$3,017
Father Keith B. Kenny School	001 Administration, Library	D2014	1440221	Service Sink, Floor, Replace	35	26	9	1	EA	\$1,097.03	\$1,097										\$1,097		\$1,097
Father Keith B. Kenny School	001 Administration, Library	D2018	1440184	Drinking Fountain, Interior, Replace	15	12	3	1	EA	\$2,605.45	\$2,605				\$2,605								\$2,605
Father Keith B. Kenny School	001 Administration, Library	D2023	1440216	Water Heater, 30 GAL., Replace	15	12	3	1	EA	\$1,234.16	\$1,234				\$1,234								\$1,234
Father Keith B. Kenny School	001 Administration, Library	D3041	1447550	HVAC System Ductwork, Medium Density, Replace	30	26	4	6680	SF	\$5.49	\$36,641					\$36,641							\$36,641
Father Keith B. Kenny School	001 Administration, Library	D3068	1486121	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade	15	14	1	45944	SF	\$8.23	\$378,015		\$378,015										\$378,015
Father Keith B. Kenny School	001 Administration, Library	D4031	1447549	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	3	EA	\$411.39	\$1,234								\$1,234				\$1,234
Father Keith B. Kenny School	001 Administration, Library	D5012	1440233	Main Distribution Panel, 225 AMP, Replace	30	26	4	1	EA	\$4,113.87	\$4,114					\$4,114							\$4,114
Father Keith B. Kenny School	001 Administration, Library	D5012	1440192	Secondary Transformer, 45 kVA, Replace	30	26	4	1	EA	\$10,421.80	\$10,422					\$10,422							\$10,422
Father Keith B. Kenny School	001 Administration, Library	D5022	1447891	Light Fixture, any type w/ LED Replacement, 100 W, Replace	20	12	8	31	EA	\$260.55	\$8,077									\$8,077			\$8,077
Father Keith B. Kenny School	001 Administration, Library	D5029	1447552	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	6680	SF	\$10.97	\$73,282											\$73,282	\$73,282
Father Keith B. Kenny School	001 Administration, Library	D5031	1447553	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	6680	SF	\$2.26	\$15,114											\$15,114	\$15,114
Father Keith B. Kenny School	001 Administration, Library	D5037	1437023	Fire Alarm Control Panel, Addressable, Replace	15	8	7	1	EA	\$20,569.35	\$20,569								\$20,569				\$20,569
Father Keith B. Kenny School	001 Administration, Library	D5037	1440227	Fire Alarm System, Standard Addressable, Upgrade	20	10	10	6680	SF	\$5.49	\$36,641											\$36,641	\$36,641
Father Keith B. Kenny School	001 Administration, Library	D5038	1447556	Security/Surveillance System, Cameras and CCTV, Replace	15	8	7	6680	SF	\$4.11	\$27,481								\$27,481				\$27,481
Father Keith B. Kenny School	001 Administration, Library	D5092	1447546	Exit Sign Light Fixture, LED, Replace	10	5	5	3	EA	\$301.68	\$905						\$905						\$905
Father Keith B. Kenny School	001 Administration, Library	E2012	1437067	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	8	7	10	LF	\$68.56	\$686								\$686				\$686
Father Keith B. Kenny School	001 Administration, Library	E2012	1437137	Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	20	LF	\$411.39	\$8,228											\$8,228	\$8,228
Father Keith B. Kenny School	002 Kindergarten, Preschool	B2011	1447484	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	4100	SF	\$4.11	\$16,867								\$16,867				\$16,867
Father Keith B. Kenny School	002 Kindergarten, Preschool	B2021	1440256	Window, 12 SF, Replace	30	26	4	24	EA	\$1,302.73	\$31,265					\$31,265							\$31,265
Father Keith B. Kenny School	002 Kindergarten, Preschool	B2021	1440224	Window, 12 SF, Replace	30	26	4	36	EA	\$891.34	\$32,088					\$32,088							\$32,088
Father Keith B. Kenny School	002 Kindergarten, Preschool	B3011	1447490	Roof, Modified Bituminous, Replace	20	19	1	1200	SF	\$13.71	\$16,455		\$16,455										\$16,455
Father Keith B. Kenny School	002 Kindergarten, Preschool	B3011	1437044	Roof, Single-Ply TPO/PVC Membrane, Replace	20	19	1	800	SF	\$23.31	\$18,650		\$18,650										\$18,650
Father Keith B. Kenny School	002 Kindergarten, Preschool	B3011	1437080	Roof, Asphalt Shingle 30-Year, Replace	30	29	1	6100	SF	\$7.54	\$46,007		\$46,007										\$46,007
Father Keith B. Kenny School	002 Kindergarten, Preschool	B3016	1447887	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	410	LF	\$12.34	\$5,060				\$5,060								\$5,060
Father Keith B. Kenny School	002 Kindergarten, Preschool	C3012	1447481	Interior Wall Finish, any surface, Prep & Paint	10	3	7	14000	SF	\$2.06	\$28,797								\$28,797				\$28,797
Father Keith B. Kenny School	002 Kindergarten, Preschool	C3024	1447496	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	2933	SF	\$6.86	\$20,110						\$20,110						\$20,110
Father Keith B. Kenny School	002 Kindergarten, Preschool	C3025	1447488	Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	3418	SF	\$10.28	\$35,153				\$35,153								\$35,153
Father Keith B. Kenny School	002 Kindergarten, Preschool	C3031	1447482	Interior Ceiling Finish, any flat surface, Prep & Paint	10	3	7	1325	SF	\$2.74	\$3,634								\$3,634				\$3,634
Father Keith B. Kenny School	002 Kindergarten, Preschool	C3032	1447495	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	20	5	5353	SF	\$4.80	\$25,692						\$25,692						\$25,692
Father Keith B. Kenny School	002 Kindergarten, Preschool	D2011	1440268	Toilet, Commercial Water Closet, Replace	30	26	4	3	EA	\$1,782.68	\$5,348					\$5,348							\$5,348
Father Keith B. Kenny School	002 Kindergarten, Preschool	D2014	1440199	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	26	4	3	EA	\$2,056.94	\$6,171					\$6,171							\$6,171
Father Keith B. Kenny School	002 Kindergarten, Preschool	D2018	1440204	Drinking Fountain, Outside/Site Style, Replace	15	10	5	3	EA	\$4,936.64	\$14,810						\$14,810						\$14,810
Father Keith B. Kenny School	002 Kindergarten, Preschool	D2023	1440188	Water Heater, 30 GAL., Replace	15	12	3	1	EA	\$1,782.68	\$1,783				\$1,783								\$1,783
Father Keith B. Kenny School	002 Kindergarten, Preschool	D3041	1447486	HVAC System Ductwork, Medium Density, Replace	30	26	4	6678	SF	\$5.49	\$36,630					\$36,630							\$36,630
Father Keith B. Kenny School	002 Kindergarten, Preschool	D3052	1437032	Packaged Unit (RTU), 5 TON, Replace	20	13	7	1	EA	\$15,084.19	\$15,084								\$15,084				\$15,084
Father Keith B. Kenny School	002 Kindergarten, Preschool	D4031	1440230	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	2	EA	\$411.39	\$823								\$823				\$823

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
Father Keith B. Kenny School	002 Kindergarten, Preschool	D5012	1437047	Secondary Transformer, 45 kVA, Replace	30	26	4	1	EA	\$9,187.64	\$9,188					\$9,188							\$9,188
Father Keith B. Kenny School	002 Kindergarten, Preschool	D5012	1440186	Main Distribution Panel, 225 AMP, Replace	30	26	4	1	EA	\$4,113.87	\$4,114					\$4,114							\$4,114
Father Keith B. Kenny School	002 Kindergarten, Preschool	D5022	1447892	Light Fixture, any type w/ LED Replacement, 100 W, Replace	20	12	8	34	EA	\$260.55	\$8,859									\$8,859			\$8,859
Father Keith B. Kenny School	002 Kindergarten, Preschool	D5029	1447489	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	6678	SF	\$10.97	\$73,260										\$73,260		\$73,260
Father Keith B. Kenny School	002 Kindergarten, Preschool	D5031	1447492	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	6678	SF	\$2.26	\$15,110										\$15,110		\$15,110
Father Keith B. Kenny School	002 Kindergarten, Preschool	D5037	1447485	Fire Alarm System, Standard Addressable, Upgrade	20	10	10	6678	SF	\$5.49	\$36,630										\$36,630		\$36,630
Father Keith B. Kenny School	002 Kindergarten, Preschool	D5038	1447494	Security/Surveillance System, Cameras and CCTV, Replace	15	8	7	6678	SF	\$4.11	\$27,472							\$27,472					\$27,472
Father Keith B. Kenny School	002 Kindergarten, Preschool	D5092	1440201	Exit Sign Light Fixture, LED, Replace	10	5	5	6	EA	\$301.68	\$1,810						\$1,810						\$1,810
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	B2011	1440212	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	6300	SF	\$4.11	\$25,917								\$25,917				\$25,917
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	B2021	1437054	Window, 24 SF, Replace	30	26	4	54	EA	\$1,302.73	\$70,347					\$70,347							\$70,347
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	B2021	1437042	Window, 12 SF, Replace	30	26	4	76	EA	\$891.34	\$67,742					\$67,742							\$67,742
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	B3011	1437095	Roof, Single-Ply TPO/PVC Membrane, Replace	20	19	1	1600	SF	\$23.31	\$37,299		\$37,299										\$37,299
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	B3011	1437029	Roof, Modified Bituminous, Replace	20	19	1	1900	SF	\$13.71	\$26,055		\$26,055										\$26,055
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	B3011	1437074	Roof, Asphalt Shingle 30-Year, Replace	30	29	1	11500	SF	\$7.54	\$86,734		\$86,734										\$86,734
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	B3016	1447886	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	630	LF	\$12.34	\$7,775				\$7,775								\$7,775
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	C3012	1440217	Interior Wall Finish, any surface, Prep & Paint	10	3	7	26200	SF	\$2.06	\$53,892								\$53,892				\$53,892
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	C3024	1437037	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	4801	SF	\$6.86	\$32,918						\$32,918						\$32,918
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	C3025	1437064	Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	7563	SF	\$10.28	\$77,783				\$77,783								\$77,783
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	C3031	1437053	Interior Ceiling Finish, any flat surface, Prep & Paint	10	3	7	2016	SF	\$2.74	\$5,529								\$5,529				\$5,529
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	C3032	1437034	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	20	5	10348	SF	\$4.80	\$49,665						\$49,665						\$49,665
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	D2014	1437114	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	26	4	12	EA	\$1,508.42	\$18,101					\$18,101							\$18,101
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	D3041	1437135	HVAC System Ductwork, Medium Density, Replace	30	26	4	12364	SF	\$5.49	\$67,819					\$67,819							\$67,819
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	D3052	1437082	Packaged Unit (RTU), 5 TON, Replace	20	13	7	1	EA	\$15,084.19	\$15,084								\$15,084				\$15,084
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	D3052	1437131	Packaged Unit (RTU), 4 TON, Replace	20	10	10	1	EA	\$12,341.61	\$12,342										\$12,342		\$12,342
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	D4031	1437083	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	2	EA	\$411.39	\$823								\$823				\$823
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	D5012	1437058	Main Distribution Panel, 225 AMP, Replace	30	26	4	1	EA	\$4,113.87	\$4,114					\$4,114							\$4,114
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	D5012	1437030	Secondary Transformer, 30 kVA, Replace	30	26	4	1	EA	\$9,187.64	\$9,188					\$9,188							\$9,188
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	D5022	1447893	Light Fixture, any type w/ LED Replacement, 100 W, Replace	20	12	8	58	EA	\$260.55	\$15,112									\$15,112			\$15,112
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	D5029	1437107	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	12364	SF	\$10.97	\$135,637										\$135,637		\$135,637
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	D5031	1447329	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	12364	SF	\$2.26	\$27,975										\$27,975		\$27,975
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	D5037	1437057	Fire Alarm System, Standard Addressable, Upgrade	20	10	10	12364	SF	\$5.49	\$67,819										\$67,819		\$67,819
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	D5038	1447327	Security/Surveillance System, Cameras and CCTV, Replace	15	8	7	12364	SF	\$4.11	\$50,864								\$50,864				\$50,864
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	D5092	1437111	Exit Sign Light Fixture, LED, Replace	10	5	5	16	EA	\$301.68	\$4,827						\$4,827						\$4,827
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	E2012	1437063	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	8	7	60	LF	\$68.56	\$4,114								\$4,114				\$4,114
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	E2012	1437103	Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	120	LF	\$411.39	\$49,366										\$49,366		\$49,366
Father Keith B. Kenny School	003 Classrooms C1-6, D1-6	P000X	1447819	Engineer HVAC, HVAC System, Controls Re-Balance, Evaluate/Report	0	0	0	1	EA	\$6,856.45	\$6,856	\$6,856											\$6,856
Father Keith B. Kenny School	004 Classrooms 1-6	B2011	1447408	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	4100	SF	\$4.11	\$16,867								\$16,867				\$16,867
Father Keith B. Kenny School	004 Classrooms 1-6	B2021	1447425	Window, 12 SF, Replace	30	26	4	48	EA	\$891.34	\$42,784					\$42,784							\$42,784
Father Keith B. Kenny School	004 Classrooms 1-6	B2021	1447426	Window, 24 SF, Replace	30	26	4	36	EA	\$1,302.73	\$46,898					\$46,898							\$46,898
Father Keith B. Kenny School	004 Classrooms 1-6	B3011	1440223	Roof, Single-Ply TPO/PVC Membrane, Replace	20	19	1	800	SF	\$23.31	\$18,650		\$18,650										\$18,650
Father Keith B. Kenny School	004 Classrooms 1-6	B3011	1447417	Roof, Modified Bituminous, Replace	20	19	1	1200	SF	\$13.71	\$16,455		\$16,455										\$16,455
Father Keith B. Kenny School	004 Classrooms 1-6	B3011	1440189	Roof, Asphalt Shingle 30-Year, Replace	30	29	1	6100	SF	\$7.54	\$46,007		\$46,007										\$46,007
Father Keith B. Kenny School	004 Classrooms 1-6	B3016	1447888	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	410	LF	\$12.34	\$5,060				\$5,060								\$5,060
Father Keith B. Kenny School	004 Classrooms 1-6	C3012	1440244	Interior Wall Finish, any surface, Prep & Paint	10	3	7	13100	SF	\$2.06	\$26,946								\$26,946				\$26,946
Father Keith B. Kenny School	004 Classrooms 1-6	C3024	1447424	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	2857	SF	\$6.86	\$19,589						\$19,589						\$19,589
Father Keith B. Kenny School	004 Classrooms 1-6	C3025	1447413	Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	3822	SF	\$10.28	\$39,308				\$39,308								\$39,308
Father Keith B. Kenny School	004 Classrooms 1-6	C3031	1447404	Interior Ceiling Finish, any flat surface, Prep & Paint	10	3	7	1303	SF	\$2.74	\$3,574								\$3,574				\$3,574
Father Keith B. Kenny School	004 Classrooms 1-6	C3032	1447423	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	20	5	5376	SF	\$4.80	\$25,802						\$25,802						\$25,802
Father Keith B. Kenny School	004 Classrooms 1-6	D2014	1447422	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	26	4	6	EA	\$1,508.42	\$9,051					\$9,051							\$9,051
Father Keith B. Kenny School	004 Classrooms 1-6	D3041	1447411	HVAC System Ductwork, Medium Density, Replace	30	26	4	6679	SF	\$5.49	\$36,635					\$36,635							\$36,635
Father Keith B. Kenny School	004 Classrooms 1-6	D3052	1440266	Packaged Unit (RTU), 5 TON, Replace	20	14	6	1	EA	\$15,084.19	\$15,084							\$15,084					\$15,084
Father Keith B. Kenny School	004 Classrooms 1-6	D3052	1440226	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$12,341.61	\$12,342							\$12,342					\$12,342
Father Keith B. Kenny School	004 Classrooms 1-6	D3052	1440269	Packaged Unit (RTU), 5 TON, Replace	20	14	6	1	EA	\$15,084.19	\$15,084							\$15,084					\$15,084
Father Keith B. Kenny School	004 Classrooms 1-6	D4031	1447410	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	1	EA	\$411.39	\$411								\$411				\$411
Father Keith B. Kenny School	004 Classrooms 1-6	D5012	1440258	Secondary Transformer, 30 kVA, Replace	30	26	4	1	EA	\$9,187.64	\$9,188					\$9,188							\$9,188
Father Keith B. Kenny School	004 Classrooms 1-6	D5012	1437043	Main Distribution Panel, 225 AMP, Replace	30	26	4	1	EA	\$4,113.87	\$4,114					\$4,114							\$4,114

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
Father Keith B. Kenny School	004 Classrooms 1-6	D5022	1447894	Light Fixture, any type w/ LED Replacement, 100 W, Replace	20	12	8	31	EA	\$260.55	\$8,077									\$8,077			\$8,077
Father Keith B. Kenny School	004 Classrooms 1-6	D5029	1447416	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	6679	SF	\$10.97	\$73,271											\$73,271	\$73,271
Father Keith B. Kenny School	004 Classrooms 1-6	D5031	1447418	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	6679	SF	\$2.26	\$15,112											\$15,112	\$15,112
Father Keith B. Kenny School	004 Classrooms 1-6	D5037	1447409	Fire Alarm System, Standard Addressable, Upgrade	20	10	10	6679	SF	\$5.49	\$36,635											\$36,635	\$36,635
Father Keith B. Kenny School	004 Classrooms 1-6	D5038	1447421	Security/Surveillance System, Cameras and CCTV, Replace	15	8	7	6679	SF	\$4.11	\$27,477							\$27,477					\$27,477
Father Keith B. Kenny School	004 Classrooms 1-6	D5092	1447406	Exit Sign Light Fixture, LED, Replace	10	5	5	8	EA	\$301.68	\$2,413						\$2,413						\$2,413
Father Keith B. Kenny School	004 Classrooms 1-6	E2012	1447415	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	8	7	30	LF	\$68.56	\$2,057								\$2,057				\$2,057
Father Keith B. Kenny School	004 Classrooms 1-6	E2012	1447414	Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	60	LF	\$411.39	\$24,683											\$24,683	\$24,683
Father Keith B. Kenny School	005 Multipurpose, Kitchen	B2011	1440206	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	4900	SF	\$4.11	\$20,158								\$20,158				\$20,158
Father Keith B. Kenny School	005 Multipurpose, Kitchen	B2021	1440239	Window, 12 SF, Replace	30	26	4	11	EA	\$891.34	\$9,805					\$9,805							\$9,805
Father Keith B. Kenny School	005 Multipurpose, Kitchen	B3011	1437102	Roof, Modified Bituminous, Replace	20	19	1	5300	SF	\$13.71	\$72,678		\$72,678										\$72,678
Father Keith B. Kenny School	005 Multipurpose, Kitchen	B3011	1437124	Roof, Asphalt Shingle 30-Year, Replace	30	29	1	5850	SF	\$7.54	\$44,121		\$44,121										\$44,121
Father Keith B. Kenny School	005 Multipurpose, Kitchen	B3016	1437133	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	410	LF	\$12.34	\$5,060				\$5,060								\$5,060
Father Keith B. Kenny School	005 Multipurpose, Kitchen	C1031	1437104	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	10	EA	\$1,028.47	\$10,285											\$10,285	\$10,285
Father Keith B. Kenny School	005 Multipurpose, Kitchen	C3012	1437036	Interior Wall Finish, any surface, Prep & Paint	10	3	7	16600	SF	\$2.06	\$34,145								\$34,145				\$34,145
Father Keith B. Kenny School	005 Multipurpose, Kitchen	C3021	1437076	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	10	4	6	1146	SF	\$16.46	\$18,858							\$18,858					\$18,858
Father Keith B. Kenny School	005 Multipurpose, Kitchen	C3021	1437072	Interior Floor Finish, any surface w/ Elastomeric Coating, Prep & Paint	10	3	7	5523	SF	\$12.34	\$68,163									\$68,163			\$68,163
Father Keith B. Kenny School	005 Multipurpose, Kitchen	C3025	1447826	Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	1063	SF	\$10.28	\$10,933				\$10,933								\$10,933
Father Keith B. Kenny School	005 Multipurpose, Kitchen	C3031	1437050	Interior Ceiling Finish, any flat surface, Prep & Paint	10	3	7	4400	SF	\$2.74	\$12,067									\$12,067			\$12,067
Father Keith B. Kenny School	005 Multipurpose, Kitchen	C3032	1437132	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	22	3	5800	SF	\$4.80	\$27,837				\$27,837								\$27,837
Father Keith B. Kenny School	005 Multipurpose, Kitchen	C3032	1447827	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	20	5	800	SF	\$4.80	\$3,840						\$3,840						\$3,840
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D1013	1437045	Wheelchair Lift, 5' Rise, Renovate	25	22	3	1	EA	\$25,231.74	\$25,232				\$25,232								\$25,232
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D2011	1437125	Toilet, Commercial Water Closet, Replace	30	26	4	12	EA	\$1,782.68	\$21,392					\$21,392							\$21,392
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D2012	1437105	Urinal, Standard, Replace	30	26	4	3	EA	\$1,508.42	\$4,525					\$4,525							\$4,525
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D2014	1437136	Commercial Kitchen Sink, 2.2 GPM, Replace	30	26	4	1	EA	\$3,428.23	\$3,428					\$3,428							\$3,428
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D2014	1437078	Commercial Kitchen Sink, 2.2 GPM, Replace	30	26	4	3	EA	\$2,194.06	\$6,582					\$6,582							\$6,582
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D2014	1437117	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	26	4	1	EA	\$1,508.42	\$1,508					\$1,508							\$1,508
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D2014	1437120	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	26	4	8	EA	\$2,056.94	\$16,455					\$16,455							\$16,455
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D2014	1437134	Service Sink, Floor, Replace	35	26	9	1	EA	\$1,097.03	\$1,097										\$1,097		\$1,097
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D2018	1437129	Drinking Fountain, Interior, Replace	15	12	3	1	EA	\$2,605.45	\$2,605				\$2,605								\$2,605
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D2023	1437127	Water Heater, 100 GAL, Replace	20	17	3	1	EA	\$30,168.38	\$30,168				\$30,168								\$30,168
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D2034	1440205	Grease Trap/Interceptor, Underground, Replace	20	15	5	1	EA	\$16,455.48	\$16,455						\$16,455						\$16,455
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D3031	1437075	Evaporative Cooler, 2600 CFM, Replace	15	12	3	1	EA	\$2,879.71	\$2,880				\$2,880								\$2,880
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D3041	1437100	HVAC System Ductwork, Medium Density, Replace	30	26	4	9783	SF	\$5.49	\$53,661					\$53,661							\$53,661
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D3042	1437039	Exhaust Fan, CFM, Replace	20	17	3	1	EA	\$3,291.10	\$3,291				\$3,291								\$3,291
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D3042	1437024	Exhaust Fan, CFM, Replace	20	17	3	1	EA	\$1,919.81	\$1,920				\$1,920								\$1,920
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D3042	1437113	Exhaust Fan, CFM, Replace	20	17	3	3	EA	\$1,645.55	\$4,937				\$4,937								\$4,937
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D3051	1437028	Furnace, 89 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759				\$5,759								\$5,759
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D3094	1437121	Air Curtain, CFM, Replace	20	17	3	1	EA	\$2,468.32	\$2,468				\$2,468								\$2,468
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D4031	1437081	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	6	EA	\$411.39	\$2,468								\$2,468				\$2,468
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D4091	1437055	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	20	13	7	20	LF	\$548.52	\$10,970								\$10,970				\$10,970
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D4099	1437122	Fire Shutter, Motor-Operated, 144 SF, Replace	30	26	4	1	EA	\$2,674.02	\$2,674					\$2,674							\$2,674
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D5012	1440198	Main Distribution Panel, 225 AMP, Replace	30	26	4	1	EA	\$4,113.87	\$4,114					\$4,114							\$4,114
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D5012	1440271	Secondary Transformer, 112.5 kVA, Replace	30	26	4	1	EA	\$21,940.64	\$21,941					\$21,941							\$21,941
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D5022	1447895	Light Fixture, any type w/ LED Replacement, 100 W, Replace	20	12	8	22	EA	\$260.55	\$5,732									\$5,732			\$5,732
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D5029	1437027	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	9783	SF	\$10.97	\$107,323											\$107,323	\$107,323
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D5031	1447823	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	9783	SF	\$2.26	\$22,135											\$22,135	\$22,135
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D5037	1437116	Fire Alarm System, Standard Addressable, Upgrade	20	10	10	9783	SF	\$5.49	\$53,661											\$53,661	\$53,661
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D5038	1437118	Security/Surveillance System, Cameras and CCTV, Replace	15	8	7	9783	SF	\$4.11	\$40,246								\$40,246				\$40,246
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D5092	1440263	Uninterruptible Power Supply (UPS), Battery, Replace	5	1	4	12	EA	\$548.52	\$6,582					\$6,582				\$6,582			\$13,164
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D5092	1437096	Exit Sign Light Fixture, LED, Replace	10	5	5	8	EA	\$301.68	\$2,413						\$2,413						\$2,413
Father Keith B. Kenny School	005 Multipurpose, Kitchen	D5092	1440250	Uninterruptible Power Supply (UPS), 3 kVA, Replace	15	10	5	1	EA	\$13,164.38	\$13,164						\$13,164						\$13,164
Father Keith B. Kenny School	005 Multipurpose, Kitchen	E1093	1437092	Commercial Kitchen, Walk-In Refrigerator, Replace	20	18	2	1	EA	\$20,569.35	\$20,569			\$20,569									\$20,569
Father Keith B. Kenny School	005 Multipurpose, Kitchen	E1093	1437088	Commercial Kitchen, Dishwasher, Replace	10	7	3	1	EA	\$29,482.74	\$29,483				\$29,483								\$29,483
Father Keith B. Kenny School	005 Multipurpose, Kitchen	E1093	1437061	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator, Replace	15	12	3	1	EA	\$6,307.93	\$6,308				\$6,308								\$6,308
Father Keith B. Kenny School	005 Multipurpose, Kitchen	E1093	1437128	Commercial Kitchen, Walk-In Freezer, Replace	20	17	3	1	EA	\$34,282.25	\$34,282					\$34,282							\$34,282

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
Father Keith B. Kenny School	005 Multipurpose, Kitchen	E1093	1437138	Commercial Kitchen, Range/Oven, 4-Burner, Replace	15	12	3	1	EA	\$6,170.81	\$6,171				\$6,171								\$6,171
Father Keith B. Kenny School	005 Multipurpose, Kitchen	E1093	1437035	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	\$6,307.93	\$6,308				\$6,308								\$6,308
Father Keith B. Kenny School	005 Multipurpose, Kitchen	E1093	1437056	Commercial Kitchen, 10 LF, Replace	15	12	3	2	EA	\$6,170.81	\$12,342				\$12,342								\$12,342
Father Keith B. Kenny School	005 Multipurpose, Kitchen	E1093	1437040	Commercial Kitchen, Range/Oven, 6-Burner, Replace	15	12	3	1	EA	\$8,227.74	\$8,228				\$8,228								\$8,228
Father Keith B. Kenny School	005 Multipurpose, Kitchen	E1093	1437062	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator, Replace	15	12	3	1	EA	\$6,307.93	\$6,308				\$6,308								\$6,308
Father Keith B. Kenny School	005 Multipurpose, Kitchen	E1093	1437065	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser, Replace	15	12	3	1	EA	\$8,639.13	\$8,639				\$8,639								\$8,639
Father Keith B. Kenny School	005 Multipurpose, Kitchen	E1093	1437069	Commercial Kitchen, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$4,936.64	\$4,937						\$4,937						\$4,937
Father Keith B. Kenny School	005 Multipurpose, Kitchen	E1093	1437093	Commercial Kitchen, Convection Oven, Double, Replace	10	4	6	1	EA	\$13,027.26	\$13,027							\$13,027					\$13,027
Father Keith B. Kenny School	005 Multipurpose, Kitchen	E1093	1437106	Commercial Kitchen, Convection Oven, Double, Replace	10	4	6	1	EA	\$13,027.26	\$13,027							\$13,027					\$13,027
Father Keith B. Kenny School	005 Multipurpose, Kitchen	E1093	1437052	Commercial Kitchen, Food Warmer, Replace	15	8	7	1	EA	\$2,331.19	\$2,331								\$2,331				\$2,331
Father Keith B. Kenny School	005 Multipurpose, Kitchen	E1093	1437109	Commercial Kitchen, Food Warmer, Replace	15	8	7	1	EA	\$2,331.19	\$2,331								\$2,331				\$2,331
Father Keith B. Kenny School	005 Multipurpose, Kitchen	E2012	1437123	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	8	7	10	LF	\$68.56	\$686								\$686				\$686
Father Keith B. Kenny School	005 Multipurpose, Kitchen	E2012	1437077	Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	15	LF	\$411.39	\$6,171										\$6,171		\$6,171
Father Keith B. Kenny School	006 Restrooms	B2011	1447621	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1000	SF	\$4.11	\$4,114								\$4,114				\$4,114
Father Keith B. Kenny School	006 Restrooms	B3011	1447622	Roof, Modified Bituminous, Replace	20	19	1	100	SF	\$13.71	\$1,371		\$1,371										\$1,371
Father Keith B. Kenny School	006 Restrooms	B3011	1437051	Roof, Asphalt Shingle 30-Year, Replace	30	29	1	600	SF	\$7.54	\$4,525		\$4,525										\$4,525
Father Keith B. Kenny School	006 Restrooms	C1031	1440246	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	5	EA	\$1,028.47	\$5,142						\$5,142						\$5,142
Father Keith B. Kenny School	006 Restrooms	C3012	1447616	Interior Wall Finish, any surface, Prep & Paint	10	7	3	900	SF	\$2.06	\$1,851				\$1,851								\$1,851
Father Keith B. Kenny School	006 Restrooms	C3031	1440187	Interior Ceiling Finish, any flat surface, Prep & Paint	10	3	7	560	SF	\$2.74	\$1,536								\$1,536				\$1,536
Father Keith B. Kenny School	006 Restrooms	D2011	1440193	Toilet, Commercial Water Closet, Replace	30	26	4	5	EA	\$1,782.68	\$8,913					\$8,913							\$8,913
Father Keith B. Kenny School	006 Restrooms	D2012	1440211	Urinal, Standard, Replace	30	26	4	1	EA	\$1,508.42	\$1,508					\$1,508							\$1,508
Father Keith B. Kenny School	006 Restrooms	D2014	1440222	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	26	4	4	EA	\$2,056.94	\$8,228					\$8,228							\$8,228
Father Keith B. Kenny School	006 Restrooms	D2023	1440241	Water Heater, 30 GAL., Replace	15	12	3	1	EA	\$1,782.68	\$1,783				\$1,783								\$1,783
Father Keith B. Kenny School	006 Restrooms	D5022	1447889	Light Fixture, any type w/ LED Replacement, 100 W, Replace	20	12	8	1	EA	\$260.55	\$261									\$261			\$261
Father Keith B. Kenny School	006 Restrooms	D5029	1440245	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	10	10	560	SF	\$8.23	\$4,608										\$4,608		\$4,608
Father Keith B. Kenny School	006 Restrooms	D5037	1440265	Fire Alarm System, Standard Addressable, Upgrade	20	10	10	560	SF	\$5.49	\$3,072										\$3,072		\$3,072
Father Keith B. Kenny School	006 Restrooms	D5038	1447620	Security/Surveillance System, Cameras and CCTV, Replace	15	8	7	560	SF	\$4.11	\$2,304								\$2,304				\$2,304
Father Keith B. Kenny School	007 Restrooms	B2011	1447630	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1000	SF	\$4.11	\$4,114								\$4,114				\$4,114
Father Keith B. Kenny School	007 Restrooms	B3011	1437073	Roof, Asphalt Shingle 30-Year, Replace	30	29	1	600	SF	\$7.54	\$4,525		\$4,525										\$4,525
Father Keith B. Kenny School	007 Restrooms	B3011	1447632	Roof, Modified Bituminous, Replace	20	19	1	100	SF	\$13.71	\$1,371		\$1,371										\$1,371
Father Keith B. Kenny School	007 Restrooms	C1031	1447637	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	5	EA	\$1,028.47	\$5,142						\$5,142						\$5,142
Father Keith B. Kenny School	007 Restrooms	C3012	1447633	Interior Wall Finish, any surface, Prep & Paint	10	7	3	900	SF	\$2.06	\$1,851				\$1,851								\$1,851
Father Keith B. Kenny School	007 Restrooms	C3031	1447623	Interior Ceiling Finish, any flat surface, Prep & Paint	10	3	7	560	SF	\$2.74	\$1,536								\$1,536				\$1,536
Father Keith B. Kenny School	007 Restrooms	D2011	1447638	Toilet, Commercial Water Closet, Replace	30	26	4	5	EA	\$1,782.68	\$8,913					\$8,913							\$8,913
Father Keith B. Kenny School	007 Restrooms	D2012	1447639	Urinal, Standard, Replace	30	26	4	1	EA	\$1,508.42	\$1,508					\$1,508							\$1,508
Father Keith B. Kenny School	007 Restrooms	D2014	1447636	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	26	4	4	EA	\$2,056.94	\$8,228					\$8,228							\$8,228
Father Keith B. Kenny School	007 Restrooms	D2018	1440209	Drinking Fountain, Outside/Site Style, Replace	15	10	5	1	EA	\$4,936.64	\$4,937						\$4,937						\$4,937
Father Keith B. Kenny School	007 Restrooms	D2023	1440248	Water Heater, 30 GAL., Replace	15	12	3	1	EA	\$1,782.68	\$1,783				\$1,783								\$1,783
Father Keith B. Kenny School	007 Restrooms	D5022	1447890	Light Fixture, any type w/ LED Replacement, 100 W, Replace	20	12	8	1	EA	\$260.55	\$261									\$261			\$261
Father Keith B. Kenny School	007 Restrooms	D5029	1447629	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	10	10	560	SF	\$8.23	\$4,608										\$4,608		\$4,608
Father Keith B. Kenny School	007 Restrooms	D5037	1447628	Fire Alarm System, Standard Addressable, Upgrade	20	10	10	560	SF	\$5.49	\$3,072										\$3,072		\$3,072
Father Keith B. Kenny School	007 Restrooms	D5038	1447635	Security/Surveillance System, Cameras and CCTV, Replace	15	8	7	560	SF	\$4.11	\$2,304								\$2,304				\$2,304
Father Keith B. Kenny School	P01 Portable A	B2011	1440197	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1700	SF	\$4.11	\$6,994					\$6,994							\$6,994
Father Keith B. Kenny School	P01 Portable A	B2021	1440200	Window, 24 SF, Replace	30	20	10	2	EA	\$1,302.73	\$2,605										\$2,605		\$2,605
Father Keith B. Kenny School	P01 Portable A	B3016	1440220	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	145	LF	\$12.34	\$1,790										\$1,790		\$1,790
Father Keith B. Kenny School	P01 Portable A	C3012	1440185	Interior Wall Finish, any surface, Prep & Paint	10	5	5	1700	SF	\$2.06	\$3,497						\$3,497						\$3,497
Father Keith B. Kenny School	P01 Portable A	C3024	1440253	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	90	SF	\$6.86	\$617				\$617								\$617
Father Keith B. Kenny School	P01 Portable A	C3025	1440194	Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	870	SF	\$10.28	\$8,948				\$8,948								\$8,948
Father Keith B. Kenny School	P01 Portable A	C3032	1440264	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	20	5	960	SF	\$4.80	\$4,608					\$4,608							\$4,608
Father Keith B. Kenny School	P01 Portable A	D2014	1440261	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	1	EA	\$1,645.55	\$1,646										\$1,646		\$1,646
Father Keith B. Kenny School	P01 Portable A	D3041	1447830	HVAC System Ductwork, Low Density, Replace	30	20	10	960	SF	\$2.74	\$2,633										\$2,633		\$2,633
Father Keith B. Kenny School	P01 Portable A	D3052	1440257	Heat Pump, 3.5 TON, Replace	20	15	5	1	EA	\$7,542.10	\$7,542					\$7,542							\$7,542
Father Keith B. Kenny School	P01 Portable A	D4031	1440270	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	1	EA	\$411.39	\$411								\$411				\$411
Father Keith B. Kenny School	P01 Portable A	D4099	1440237	Fire Shutter, Motor-Operated, 36 SF, Replace	30	20	10	2	EA	\$2,674.02	\$5,348										\$5,348		\$5,348
Father Keith B. Kenny School	P01 Portable A	D5029	1440213	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	15	5	960	SF	\$10.97	\$10,532					\$10,532							\$10,532
Father Keith B. Kenny School	P01 Portable A	D5031	1440231	Public Address/Announcement (PA) System, Facility Wide, Replace	20	15	5	960	SF	\$2.26	\$2,172						\$2,172						\$2,172

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
Father Keith B. Kenny School	P01 Portable A	D5037	1440272	Fire Alarm System, Standard Addressable, Upgrade	20	10	10	960	SF	\$5.49	\$5,266											\$5,266	\$5,266
Father Keith B. Kenny School	P01 Portable A	D5038	1447828	Security/Surveillance System, Cameras and CCTV, Replace	15	8	7	960	SF	\$4.11	\$3,949								\$3,949				\$3,949
Father Keith B. Kenny School	P01 Portable A	E2012	1440247	Kitchen Cabinetry, Stock Hardwood, Replace	20	15	5	20	LF	\$411.39	\$8,228						\$8,228						\$8,228
Father Keith B. Kenny School	P01 Portable A	E2012	1440251	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	10	5	10	LF	\$68.56	\$686						\$686						\$686
Father Keith B. Kenny School	P02 Portable B	B2011	1447834	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1700	SF	\$4.11	\$6,994						\$6,994						\$6,994
Father Keith B. Kenny School	P02 Portable B	B2021	1447852	Window, 24 SF, Replace	30	20	10	2	EA	\$1,302.73	\$2,605											\$2,605	\$2,605
Father Keith B. Kenny School	P02 Portable B	B3016	1447837	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	145	LF	\$12.34	\$1,790											\$1,790	\$1,790
Father Keith B. Kenny School	P02 Portable B	C3012	1447831	Interior Wall Finish, any surface, Prep & Paint	10	5	5	1700	SF	\$2.06	\$3,497						\$3,497						\$3,497
Father Keith B. Kenny School	P02 Portable B	C3024	1447851	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	90	SF	\$6.86	\$617				\$617								\$617
Father Keith B. Kenny School	P02 Portable B	C3025	1447838	Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	870	SF	\$10.28	\$8,948				\$8,948								\$8,948
Father Keith B. Kenny School	P02 Portable B	C3032	1447850	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	20	5	960	SF	\$4.80	\$4,608						\$4,608						\$4,608
Father Keith B. Kenny School	P02 Portable B	D2014	1447849	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	1	EA	\$1,645.55	\$1,646											\$1,646	\$1,646
Father Keith B. Kenny School	P02 Portable B	D3041	1447843	HVAC System Ductwork, Low Density, Replace	30	20	10	960	SF	\$2.74	\$2,633											\$2,633	\$2,633
Father Keith B. Kenny School	P02 Portable B	D3052	1440195	Heat Pump, 3.5 TON, Replace	20	15	5	1	EA	\$7,542.10	\$7,542						\$7,542						\$7,542
Father Keith B. Kenny School	P02 Portable B	D4031	1447836	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	1	EA	\$411.39	\$411								\$411				\$411
Father Keith B. Kenny School	P02 Portable B	D4099	1447845	Fire Shutter, Motor-Operated, 36 SF, Replace	30	20	10	2	EA	\$2,674.02	\$5,348											\$5,348	\$5,348
Father Keith B. Kenny School	P02 Portable B	D5029	1447842	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	15	5	960	SF	\$10.97	\$10,532						\$10,532						\$10,532
Father Keith B. Kenny School	P02 Portable B	D5031	1447847	Public Address/Announcement (PA) System, Facility Wide, Replace	20	15	5	960	SF	\$2.26	\$2,172						\$2,172						\$2,172
Father Keith B. Kenny School	P02 Portable B	D5037	1447835	Fire Alarm System, Standard Addressable, Upgrade	20	10	10	960	SF	\$5.49	\$5,266											\$5,266	\$5,266
Father Keith B. Kenny School	P02 Portable B	D5038	1447848	Security/Surveillance System, Cameras and CCTV, Replace	15	8	7	960	SF	\$4.11	\$3,949								\$3,949				\$3,949
Father Keith B. Kenny School	P02 Portable B	E2012	1447839	Kitchen Cabinetry, Stock Hardwood, Replace	20	15	5	20	LF	\$411.39	\$8,228						\$8,228						\$8,228
Father Keith B. Kenny School	P02 Portable B	E2012	1447840	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	10	5	10	LF	\$68.56	\$686						\$686						\$686
Father Keith B. Kenny School	P03 Portable Healthy Start	B2011	1447870	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1900	SF	\$4.11	\$7,816						\$7,816						\$7,816
Father Keith B. Kenny School	P03 Portable Healthy Start	B2021	1447854	Window, 24 SF, Replace	30	20	10	4	EA	\$1,302.73	\$5,211											\$5,211	\$5,211
Father Keith B. Kenny School	P03 Portable Healthy Start	B3016	1447867	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	160	LF	\$12.34	\$1,975											\$1,975	\$1,975
Father Keith B. Kenny School	P03 Portable Healthy Start	C3012	1447872	Interior Wall Finish, any surface, Prep & Paint	10	5	5	2000	SF	\$2.06	\$4,114						\$4,114						\$4,114
Father Keith B. Kenny School	P03 Portable Healthy Start	C3024	1440196	Interior Floor Finish, Vinyl Sheeting, Replace	15	12	3	50	SF	\$9.60	\$480				\$480								\$480
Father Keith B. Kenny School	P03 Portable Healthy Start	C3024	1447873	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	60	SF	\$6.86	\$411				\$411								\$411
Father Keith B. Kenny School	P03 Portable Healthy Start	C3025	1447866	Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	1330	SF	\$10.28	\$13,679				\$13,679								\$13,679
Father Keith B. Kenny School	P03 Portable Healthy Start	C3032	1447855	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	20	5	1440	SF	\$4.80	\$6,911						\$6,911						\$6,911
Father Keith B. Kenny School	P03 Portable Healthy Start	D2011	1440214	Toilet, Commercial Water Closet, Replace	30	20	10	1	EA	\$1,782.68	\$1,783											\$1,783	\$1,783
Father Keith B. Kenny School	P03 Portable Healthy Start	D2014	1447856	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	1	EA	\$1,645.55	\$1,646											\$1,646	\$1,646
Father Keith B. Kenny School	P03 Portable Healthy Start	D2014	1440273	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	1	EA	\$2,056.94	\$2,057											\$2,057	\$2,057
Father Keith B. Kenny School	P03 Portable Healthy Start	D3041	1447861	HVAC System Ductwork, Low Density, Replace	30	20	10	1440	SF	\$2.74	\$3,949											\$3,949	\$3,949
Father Keith B. Kenny School	P03 Portable Healthy Start	D3052	1440215	Heat Pump, 3 TON, Replace	20	15	5	1	EA	\$6,033.68	\$6,034						\$6,034						\$6,034
Father Keith B. Kenny School	P03 Portable Healthy Start	D3052	1440191	Heat Pump, 3 TON, Replace	20	15	5	1	EA	\$6,033.68	\$6,034						\$6,034						\$6,034
Father Keith B. Kenny School	P03 Portable Healthy Start	D4031	1447868	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	1	EA	\$411.39	\$411								\$411				\$411
Father Keith B. Kenny School	P03 Portable Healthy Start	D4099	1447860	Fire Shutter, Motor-Operated, 36 SF, Replace	30	20	10	4	EA	\$2,674.02	\$10,696											\$10,696	\$10,696
Father Keith B. Kenny School	P03 Portable Healthy Start	D5029	1447863	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	15	5	1440	SF	\$10.97	\$15,797						\$15,797						\$15,797
Father Keith B. Kenny School	P03 Portable Healthy Start	D5031	1447858	Public Address/Announcement (PA) System, Facility Wide, Replace	20	15	5	1440	SF	\$2.26	\$3,258						\$3,258						\$3,258
Father Keith B. Kenny School	P03 Portable Healthy Start	D5037	1447869	Fire Alarm System, Standard Addressable, Upgrade	20	10	10	1440	SF	\$5.49	\$7,899											\$7,899	\$7,899
Father Keith B. Kenny School	P03 Portable Healthy Start	D5038	1447857	Security/Surveillance System, Cameras and CCTV, Replace	15	8	7	1440	SF	\$4.11	\$5,924								\$5,924				\$5,924
Father Keith B. Kenny School	P03 Portable Healthy Start	E2012	1447864	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	10	5	5	LF	\$68.56	\$343						\$343						\$343
Father Keith B. Kenny School	P03 Portable Healthy Start	E2012	1447865	Kitchen Cabinetry, Stock Hardwood, Replace	20	15	5	10	LF	\$411.39	\$4,114						\$4,114						\$4,114
Father Keith B. Kenny School	Site	D2021	1447237	Backflow Preventer, 6 INCH, Replace	30	26	4	1	EA	\$4,388.13	\$4,388					\$4,388							\$4,388
Father Keith B. Kenny School	Site	D2021	1437108	Backflow Preventer, 2 INCH, Replace	30	26	4	1	EA	\$4,388.13	\$4,388					\$4,388							\$4,388
Father Keith B. Kenny School	Site	D2021	1447232	Backflow Preventer, 6 INCH, Replace	30	26	4	1	EA	\$14,398.55	\$14,399					\$14,399							\$14,399
Father Keith B. Kenny School	Site	G2022	1447231	Parking Lots, Asphalt Pavement, Seal & Stripe	5	2	3	56600	SF	\$0.62	\$34,927				\$34,927					\$34,927			\$69,854
Father Keith B. Kenny School	Site	G2031	1440252	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	50	50	0	60	SF	\$27.43	\$1,646	\$1,646											\$1,646
Father Keith B. Kenny School	Site	G2057	1437097	Irrigation System, , Replace	25	15	10	10500	SF	\$4.80	\$50,395											\$50,395	\$50,395
Father Keith B. Kenny School	Site	G4021	1440219	Site Pole Light, , Replace	20	10	10	24	EA	\$5,485.16	\$131,644											\$131,644	\$131,644
Totals, Unescalated												\$8,502	\$892,352	\$20,569	\$542,438	\$867,459	\$441,115	\$87,422	\$854,513	\$81,304	\$8,776	\$1,171,865	\$4,976,315
Totals, Escalated (3.0% inflation, compounded annually)												\$8,502	\$919,122	\$21,822	\$592,736	\$976,333	\$511,373	\$104,387	\$1,050,943	\$102,993	\$11,451	\$1,574,889	\$5,874,551

Appendix F: Equipment Inventory List

D10 CONVEYING												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1437045	D1013	Wheelchair Lift		Father Keith B. Kenny School / 005 Multipurpose, Kitchen	S002, stage storage	Otis	BC-42	19605-I	1993	00256763	
D20 PLUMBING												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1437108	D2021	Backflow Preventer	2 INCH	Father Keith B. Kenny School / Site	Site	Febco	T65-2	AA5757	1993	00256499	
2	1447237	D2021	Backflow Preventer	6 INCH	Father Keith B. Kenny School / Site	Site	No tag/plate found	No tag/plate found	No tag/plate found	1993	00255607	
3	1447232	D2021	Backflow Preventer	6 INCH	Father Keith B. Kenny School / Site	Site	Watts	Illegible	245639	1993	00255608	
4	1437127	D2023	Water Heater	100 GAL	Father Keith B. Kenny School / 005 Multipurpose, Kitchen	Plant Manager's Office	State Industries, Inc.	SBF100 400 NE8 F	M92162570	1993	00256709	
5	1440216	D2023	Water Heater	30 GAL	Father Keith B. Kenny School / 001 Administration, Library	M001, custodial	State Industries, Inc.	PV 30 20RT9 2BF	893688335	1993	00256730	
6	1440188	D2023	Water Heater	30 GAL	Father Keith B. Kenny School / 002 Kindergarten, Preschool	Clothes closet	State Industries, Inc.	PRV 30 NORT8 2F	J92849179	1993	00256726	
7	1440248	D2023	Water Heater	30 GAL	Father Keith B. Kenny School / 007 Restrooms	Utility closet	State Industries, Inc.	PRV 30 NORT8 2F	J92849176	1993	00256729	
8	1440241	D2023	Water Heater	30 GAL	Father Keith B. Kenny School / 006 Restrooms	Utility closet	State Industries, Inc.	PRV 30 NORT8 2CF	O93659081	1993	00256728	
9	1440205	D2034	Grease Trap/Interceptor		Father Keith B. Kenny School / 005 Multipurpose, Kitchen	Site	Inaccessible	Inaccessible	Inaccessible	1993		
D30 HVAC												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1437075	D3031	Evaporative Cooler [EC-1]	2600 CFM	Father Keith B. Kenny School / 005 Multipurpose, Kitchen	Roof	Adobe Air	Illegible	Illegible	1993	00256488	
2	1440267	D3032	Condensing Unit/Heat Pump [AC-1]	5 TON	Father Keith B. Kenny School / 001 Administration, Library	Roof	Johnson Controls	TCD60B41SA	W1F9974468	2019	00256768	
3	1440225	D3041	Air Handler (AHU)	No tag/plate found	Father Keith B. Kenny School / 001 Administration, Library	Z001, server room	Advanced Distributor Products	AM600CT	7119C30558	2019	00256731	
4	1437024	D3042	Exhaust Fan [EF-4]	CFM	Father Keith B. Kenny School / 005 Multipurpose, Kitchen	Roof	Greenheck	CUBE-120-4X	92G06666	1993	00256490	
5	1437113	D3042	Exhaust Fan	CFM	Father Keith B. Kenny School / 005 Multipurpose, Kitchen	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1993		3
6	1437039	D3042	Exhaust Fan [SF-1]	CFM	Father Keith B. Kenny School / 005 Multipurpose, Kitchen	Roof	Greenheck	SWB-10-5X	92L01763	1993	00256487	
7	1437028	D3051	Furnace [F-1]	89 MBH	Father Keith B. Kenny School / 005 Multipurpose, Kitchen	Roof	Reznor	Inaccessible	Inaccessible	1993	00256491	
8	1440215	D3052	Heat Pump	3 TON	Father Keith B. Kenny School / P03 Portable Healthy Start	Building exterior	Bard	WH361-A05XX4XXX	125L981282562-02	1999	00256722	
9	1440191	D3052	Heat Pump	3 TON	Father Keith B. Kenny School / P03 Portable Healthy Start	Building exterior	Bard	WH361-A05XX4XXX	125L981282312-02	1999	00256721	
10	1440257	D3052	Heat Pump	3.5 TON	Father Keith B. Kenny School / P01 Portable A	Building exterior	Bard	WH431-A10CX4XXX	176D991339426-02	1999	00256719	
11	1440195	D3052	Heat Pump	3.5 TON	Father Keith B. Kenny School / P02 Portable B	Building exterior	Bard	WH431-A10CX4XXX	176D991339420-02	1999	00256720	
12	1437115	D3052	Packaged Unit (RTU) [HBAC-8]	7.5 TON	Father Keith B. Kenny School / 002 Kindergarten, Preschool	Roof	Johnson Controls	ZYG08D4B3AC1B324A2	N1F9031970	2019	00256703	
13	1440262	D3052	Packaged Unit (RTU) [HVAC-1]	8.5 TON	Father Keith B. Kenny School / 001 Administration, Library	Roof	Johnson Controls	ZYG09D4B3AC1B324A2	N1F9015638	2019	00256767	
14	1437099	D3052	Packaged Unit (RTU) [HVAC-10A]	5 TON	Father Keith B. Kenny School / 003 Classrooms C1-6, D1-6	Roof	Johnson Controls	ZQG06D4B1AC1A324A2	N1F9015650	2019	00256699	
15	1440190	D3052	Packaged Unit (RTU) [HVAC-10A]	5 TON	Father Keith B. Kenny School / 004 Classrooms 1-6	Roof	Johnson Controls	48TCLA06A2A6A0A0A0	5214C53731	2014	00256713	
16	1437082	D3052	Packaged Unit (RTU) [HVAC-10A]	5 TON	Father Keith B. Kenny School / 003 Classrooms C1-6, D1-6	Roof	Carrier	48HJD006---641--	4506G30410	2006	00256506	
17	1437091	D3052	Packaged Unit (RTU) [HVAC-10B]	5 TON	Father Keith B. Kenny School / 003 Classrooms C1-6, D1-6	Roof	Johnson Controls	ZQG06D4B1AC1A324A2	N1F9015651	2019	00256700	
18	1437126	D3052	Packaged Unit (RTU) [HVAC-10B]	5 TON	Father Keith B. Kenny School / 003 Classrooms C1-6, D1-6	Roof	Carrier	48TCLA06A2A6A0A0A0	0515C56470	2015	00256496	
19	1440269	D3052	Packaged Unit (RTU) [HVAC-10B]	5 TON	Father Keith B. Kenny School / 004 Classrooms 1-6	Roof	Bryant	580FEV060074ABGA	3505G20230	2005	00256717	
20	1440266	D3052	Packaged Unit (RTU) [HVAC-10C]	5 TON	Father Keith B. Kenny School / 004 Classrooms 1-6	Roof	Bryant	580FEV060074ABGA	3505G20231	2005	00256712	
21	1437087	D3052	Packaged Unit (RTU) [HVAC-10C]	5 TON	Father Keith B. Kenny School / 003 Classrooms C1-6, D1-6	Roof	Carrier	48TCLA06A2A6A0A0A0	0815C58291	2015	00256696	
22	1437079	D3052	Packaged Unit (RTU) [HVAC-10C]	5 TON	Father Keith B. Kenny School / 003 Classrooms C1-6, D1-6	Roof	Johnson Controls	ZQG06D4B1AC1A324A2	N1F9015652	2019	00256495	
23	1437068	D3052	Packaged Unit (RTU) [HVAC-10D]	6 TON	Father Keith B. Kenny School / 003 Classrooms C1-6, D1-6	Roof	Johnson Controls	ZXGA7D4C3AC1B324A2	N1F9015632	2019	00256497	
24	1440243	D3052	Packaged Unit (RTU) [HVAC-11]	6 TON	Father Keith B. Kenny School / 004 Classrooms 1-6	Roof	Johnson Controls	ZXGA7D4C3AC1B324A2	N1F9015633	2019	00256711	
25	1437112	D3052	Packaged Unit (RTU) [HVAC-11]	6 TON	Father Keith B. Kenny School / 003 Classrooms C1-6, D1-6	Roof	Johnson Controls	ZXGA7D4C3AC1B324A2	N1F9015630	2019	00256701	
26	1437049	D3052	Packaged Unit (RTU) [HVAC-12A]	10 TON	Father Keith B. Kenny School / 005 Multipurpose, Kitchen	Roof	Johnson Controls	ZYG12D4B3AC1A324A2	N1F9031977	2019	00256489	
27	1437090	D3052	Packaged Unit (RTU) [HVAC-12B]	10 TON	Father Keith B. Kenny School / 005 Multipurpose, Kitchen	Roof	Johnson Controls	ZYG12D4B3AC1A324A2	N1F9015646	2019	00256494	
28	1437089	D3052	Packaged Unit (RTU) [HVAC-12C]	10 TON	Father Keith B. Kenny School / 005 Multipurpose, Kitchen	Roof	Johnson Controls	ZYG12D4B3AC1A324A2	N1F9015645	2019	00256492	
29	1440202	D3052	Packaged Unit (RTU) [HVAC-2]	6 TON	Father Keith B. Kenny School / 001 Administration, Library	Roof	Johnson Controls	ZXGA7D4C3AC1B324A2	N1F9015631	2019	00256769	
30	1440208	D3052	Packaged Unit (RTU) [HVAC-3]	12.5 TON	Father Keith B. Kenny School / 001 Administration, Library	Roof	Johnson Controls	ZXG14D4C3AC1B324A2	N1F9015648	2019	00256770	
31	1437031	D3052	Packaged Unit (RTU) [HVAC-4]	3 TON	Father Keith B. Kenny School / 005 Multipurpose, Kitchen	Roof	Johnson Controls	PCG4A240502X2	W1E9893801	2019	00256493	
32	1437032	D3052	Packaged Unit (RTU) [HVAC-6]	5 TON	Father Keith B. Kenny School / 002 Kindergarten, Preschool	Roof	Bryant	580FEV060074ABGA	2106G20210	2006	00256705	
33	1437066	D3052	Packaged Unit (RTU) [HVAC-7]	5 TON	Father Keith B. Kenny School / 002 Kindergarten, Preschool	Roof	Carrier	48TCLA06A2A6A0A0A0	5114C53518	2014	00256704	
34	1437130	D3052	Packaged Unit (RTU) [HVAC-9A]	4 TON	Father Keith B. Kenny School / 003 Classrooms C1-6, D1-6	Roof	Johnson Controls	ZQG05D4B1AC1A324A2	N1F9031952	2019	00256498	
35	1440275	D3052	Packaged Unit (RTU) [HVAC-9A]	4 TON	Father Keith B. Kenny School / 004 Classrooms 1-6	Roof	Johnson Controls	48TCLA05A2A6A0A0A0	4614C50425	2014	00256715	
36	1437038	D3052	Packaged Unit (RTU) [HVAC-9A]	4 TON	Father Keith B. Kenny School / 003 Classrooms C1-6, D1-6	Roof	Johnson Controls	ZQG05D4B1AC1A324A2	N1F9038957	2019	00256697	
37	1440226	D3052	Packaged Unit (RTU) [HVAC-9B]	4 TON	Father Keith B. Kenny School / 004 Classrooms 1-6	Roof	Bryant	580FEV048074ABGA	4605G40242	2005	00256716	
38	1437046	D3052	Packaged Unit (RTU) [HVAC-9B]	4 TON	Father Keith B. Kenny School / 003 Classrooms C1-6, D1-6	Roof	Johnson Controls	ZQG05D4B1AC1A324A2	N1F9038954	2019	00256514	
39	1437131	D3052	Packaged Unit (RTU) [HVAC-9B]	4 TON	Father Keith B. Kenny School / 003 Classrooms C1-6, D1-6	Roof	Carrier	48TCLA05A2A6A0A0A0	2909G20290	2009	00256757	
40	1437041	D3052	Packaged Unit (RTU) [HVAC-9C]	4 TON	Father Keith B. Kenny School / 003 Classrooms C1-6, D1-6	Roof	Johnson Controls	ZQG05D4B1AC1A324A2	N1F9038959	2019	00256698	
41	1437071	D3052	Packaged Unit (RTU) [HVAC-9C]	4 TON	Father Keith B. Kenny School / 003 Classrooms C1-6, D1-6	Roof	Johnson Controls	ZQG05D4B1AC1A324A2	N1F9031947	2019	00256515	
42	1440229	D3052	Packaged Unit (RTU) [HVAC-9C]	4 TON	Father Keith B. Kenny School / 004 Classrooms 1-6	Roof	Johnson Controls	ZQG05D4B1AC1A324A2	N1F9015625	2019	00256714	
43	1437085	D3052	Packaged Unit (RTU)	7.5 TON	Father Keith B. Kenny School / 002 Kindergarten, Preschool	Roof	Johnson Controls	ZYG08D4B3AB1B124A2	N1A9571413	2019	00256702	
44	1437121	D3094	Air Curtain	CFM	Father Keith B. Kenny School / 005 Multipurpose, Kitchen	K001, Kitchen	Mars	6"6"HV	A9211SF78S-L	1993	00256760	
D40 FIRE PROTECTION												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1440230	D4031	Fire Extinguisher		Father Keith B. Kenny School / 002 Kindergarten, Preschool	Throughout building						2
2	1440270	D4031	Fire Extinguisher		Father Keith B. Kenny School / P01 Portable A	P01 - Portable A						
3	1437081	D4031	Fire Extinguisher		Father Keith B. Kenny School / 005 Multipurpose, Kitchen	Throughout building						6
4	1447410	D4031	Fire Extinguisher		Father Keith B. Kenny School / 004 Classrooms 1-6	Throughout building						
5	1447836	D4031	Fire Extinguisher		Father Keith B. Kenny School / P02 Portable B	P02 - Portable B						
6	1447868	D4031	Fire Extinguisher		Father Keith B. Kenny School / P03 Portable Healthy Start	P03 - Healthy Start						

7	1447549	D4031	Fire Extinguisher		Father Keith B. Kenny School / 001 Administration, Library	Throughout building					3
8	1437083	D4031	Fire Extinguisher		Father Keith B. Kenny School / 003 Classrooms C1-6, D1-6	Throughout building					2
9	1437122	D4099	Fire Shutter	36 SF	Father Keith B. Kenny School / 005 Multipurpose, Kitchen	K001, Kitchen			1993		
10	1440237	D4099	Fire Shutter	36 SF	Father Keith B. Kenny School / P01 Portable A	Building Exterior			1999		2
11	1447860	D4099	Fire Shutter	36 SF	Father Keith B. Kenny School / P03 Portable Healthy Start	Building Exterior			1999		4
12	1447845	D4099	Fire Shutter	36 SF	Father Keith B. Kenny School / P02 Portable B	Building Exterior			1999		2

D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1437094	D5012	Building/Main Switchboard [MSB]	1200 AMP	Father Keith B. Kenny School / Site	Site	Industrial Electric	SWBD	022693-0001	1993	00256707	
2	1440233	D5012	Main Distribution Panel [PANEL H1]	225 AMP	Father Keith B. Kenny School / 001 Administration, Library	Utility closet	General Electric	AEF3422BBX	No tag/plate found	1993	00256764	
3	1440186	D5012	Main Distribution Panel [PANEL H2]	225 AMP	Father Keith B. Kenny School / 002 Kindergarten, Preschool	Utility closet	General Electric	No tag/plate found	No tag/plate found	1993	00256727	
4	1437058	D5012	Main Distribution Panel [PANEL H3B]	225 AMP	Father Keith B. Kenny School / 003 Classrooms C1-6, D1-6	F001, pod area	General Electric	AXS5	AEF3422BBX	1993	00256758	
5	1437043	D5012	Main Distribution Panel [PANEL H4]	225 AMP	Father Keith B. Kenny School / 004 Classrooms 1-6	F001, pod area	General Electric	AXS5	AEF3422BBX	1993	00256759	
6	1440198	D5012	Main Distribution Panel [PANEL H5]	225 AMP	Father Keith B. Kenny School / 005 Multipurpose, Kitchen	Utility closet	General Electric	AEF3362BBX	No tag/plate found	1993	00256724	
7	1440192	D5012	Secondary Transformer [T-1]	45 kVA	Father Keith B. Kenny School / 001 Administration, Library	Utility closet	General Electric	9T23B3873	No tag/plate found	1993	00256765	
8	1437047	D5012	Secondary Transformer [T-2]	45 kVA	Father Keith B. Kenny School / 002 Kindergarten, Preschool	Roof	General Electric	Illegible	Illegible	1993	00256706	
9	1437030	D5012	Secondary Transformer [T-3]	30 kVA	Father Keith B. Kenny School / 003 Classrooms C1-6, D1-6	Roof	Illegible	Illegible	Illegible	1993	00256513	
10	1440258	D5012	Secondary Transformer [T-4]	30 kVA	Father Keith B. Kenny School / 004 Classrooms 1-6	Building 004 - I1-I6	General Electric	Inaccessible	Inaccessible	1993		
11	1440271	D5012	Secondary Transformer [T-5]	112.5 kVA	Father Keith B. Kenny School / 005 Multipurpose, Kitchen	Utility closet	General Electric	9T23B3875	No tag/plate found	1993	00256723	
12	1447891	D5022	Light Fixture		Father Keith B. Kenny School / 001 Administration, Library	Building exterior						31
13	1447889	D5022	Light Fixture		Father Keith B. Kenny School / 006 Restrooms	Building exterior						
14	1447894	D5022	Light Fixture		Father Keith B. Kenny School / 004 Classrooms 1-6	Building exterior						31
15	1447895	D5022	Light Fixture		Father Keith B. Kenny School / 005 Multipurpose, Kitchen	Building exterior						22
16	1447893	D5022	Light Fixture		Father Keith B. Kenny School / 003 Classrooms C1-6, D1-6	Building exterior						58
17	1447890	D5022	Light Fixture		Father Keith B. Kenny School / 007 Restrooms	Building exterior						
18	1447892	D5022	Light Fixture		Father Keith B. Kenny School / 002 Kindergarten, Preschool	Building exterior						34
19	1447841	D5022	Light Fixture	100 WATT	Father Keith B. Kenny School / P02 Portable B	Building Exterior						
20	1440236	D5022	Light Fixture	100 WATT	Father Keith B. Kenny School / P01 Portable A	Building Exterior						
21	1440218	D5022	Light Fixture	100 WATT	Father Keith B. Kenny School / P03 Portable Healthy Start	Building Exterior						2
22	1437023	D5037	Fire Alarm Control Panel		Father Keith B. Kenny School / 001 Administration, Library	Utility closet	Fire-Lite Alarms, Inc.	MS-9600	No tag/plate found		00256766	
23	1447406	D5092	Exit Sign Light Fixture		Father Keith B. Kenny School / 004 Classrooms 1-6	Throughout building						8
24	1437111	D5092	Exit Sign Light Fixture		Father Keith B. Kenny School / 003 Classrooms C1-6, D1-6	Throughout building						16
25	1440201	D5092	Exit Sign Light Fixture		Father Keith B. Kenny School / 002 Kindergarten, Preschool	Throughout building						6
26	1437096	D5092	Exit Sign Light Fixture		Father Keith B. Kenny School / 005 Multipurpose, Kitchen	Throughout building						8
27	1447546	D5092	Exit Sign Light Fixture		Father Keith B. Kenny School / 001 Administration, Library	Throughout building						3
28	1440263	D5092	Uninterruptible Power Supply (UPS)		Father Keith B. Kenny School / 005 Multipurpose, Kitchen	Utility closet				2018		12
29	1440250	D5092	Uninterruptible Power Supply (UPS) [EM]	3 kVA	Father Keith B. Kenny School / 005 Multipurpose, Kitchen	Utility closet	Lithonia	ELV-LC-IPS-3000-277-277-PFM	26074L1-1	1993	00256725	

E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1437056	E1093	Commercial 10 LF	10 LF	Father Keith B. Kenny School / 005 Multipurpose, Kitchen	K001, Kitchen	CaptiveAire	4824R	91G6	1993	00256503	2
2	1437093	E1093	Commercial Convection Oven, Double		Father Keith B. Kenny School / 005 Multipurpose, Kitchen	K001, Kitchen	Southbend	SLGS/22SC	15L28408	2015	00256509	
3	1437106	E1093	Commercial Convection Oven, Double		Father Keith B. Kenny School / 005 Multipurpose, Kitchen	K001, Kitchen	Southbend	SLGS/22SC	15L28315	2015	00256510	
4	1437069	E1093	Commercial Dairy Cooler/Wells		Father Keith B. Kenny School / 005 Multipurpose, Kitchen	K001, Kitchen	Beverage-Air	Illegible	Illegible		00256528	
5	1437088	E1093	Commercial Dishwasher		Father Keith B. Kenny School / 005 Multipurpose, Kitchen	K001, Kitchen	Stero	SDRA	58827-11-92	1993	00256502	
6	1437052	E1093	Commercial Food Warmer		Father Keith B. Kenny School / 005 Multipurpose, Kitchen	K001, Kitchen	CresCor	H137UA12C	HAC-J14083-158		00256504	
7	1437109	E1093	Commercial Food Warmer		Father Keith B. Kenny School / 005 Multipurpose, Kitchen	K001, Kitchen	CresCor	H137UA12D	IBE-J359447-2		00256505	
8	1437138	E1093	Commercial Range/Oven, 4-Burner		Father Keith B. Kenny School / 005 Multipurpose, Kitchen	K001, Kitchen	U.S. Range	836-16C	68529-B93	1993	00256507	
9	1437040	E1093	Commercial Range/Oven, 6-Burner		Father Keith B. Kenny School / 005 Multipurpose, Kitchen	K001, Kitchen	Wolf	CHR-3-29-3	23609-001C96	1996	00256508	
10	1437035	E1093	Commercial Refrigerator, 2-Door Reach-In		Father Keith B. Kenny School / 005 Multipurpose, Kitchen	K001, Kitchen	Traulsen	G20010	V587420H92	1993	00256511	
11	1437128	E1093	Commercial Walk-In Freezer		Father Keith B. Kenny School / 005 Multipurpose, Kitchen	K001, Kitchen	Bally Engineered Structures	36X78-4-A-W-P	DY209183-02	2002	00256762	
12	1437092	E1093	Commercial Walk-In Refrigerator		Father Keith B. Kenny School / 005 Multipurpose, Kitchen	K001, Kitchen	Bally Engineered Structures	36X78-4-WA	DY209188-01	2001	00256761	
13	1437065	E1093	Commercial Walk-In Refrigerator/Freezer, Condenser		Father Keith B. Kenny School / 005 Multipurpose, Kitchen	Roof	Coldzone+Filco	No tag/plate found	No tag/plate found	1993	00256500	
14	1437061	E1093	Commercial Walk-In Refrigerator/Freezer, Evaporator		Father Keith B. Kenny School / 005 Multipurpose, Kitchen	K001, Kitchen	Cold Zone	AE36-120B	A9347621-0301	1993	00256530	
15	1437062	E1093	Commercial Walk-In Refrigerator/Freezer, Evaporator		Father Keith B. Kenny School / 005 Multipurpose, Kitchen	K001, Kitchen	Cold Zone	AA28-106B	A9347621-0701	1993	00256501	

G40 OTHER

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1440219	G4021	Site Pole Light		Father Keith B. Kenny School / Site	Site						24