



A Bureau Veritas Group Company

FACILITY CONDITION ASSESSMENT

Sacramento City Unified School District
5735 47th Avenue
Sacramento, California 95824

DLR Group
1050 20th Street, Suite 250
Sacramento, California 95867



G.W. CARVER SCHOOL OF ARTS AND SCIENCE
10101 Systems Parkway
Sacramento, California 95827

PREPARED BY:

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EMG PROJECT #:

136988.19R000-058.322

DATE OF REPORT:

June 15, 2020

ONSITE DATE:

August 8, 2019



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Solutions

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1. Executive Summary

Portfolio Overview and Assessment Details

General Information	
Property Type/s	High-School
Main Address	10101 Systems Parkway, Sacramento, California 95827
Building Construction Dates	Administration/Gymnasium (A): 2007 Classrooms 200s (B): 2007 Classrooms 300s (C): 2007 Classrooms 400s (D): 2007 Classrooms 500s (E): 2007 Library and Classrooms 800s (F): 2007 Toilets (J): 2007 Toilets (K): 2007
Number of Buildings	Eight
Current Occupants	G. W. Carver School of Arts and Science
Date(s) of Visit	August 8, 2019
Management Point of Contact	Dean Boldner, District Facilities Operations Specialist 916.529.8116 phone (not provided) email
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Deborah Whitham
Reviewed By	Allen Manning, Technical Report Reviewer for Matthew Anderson, Program Manager mfanderson@emgcorp.com 800.733.0660 x7613

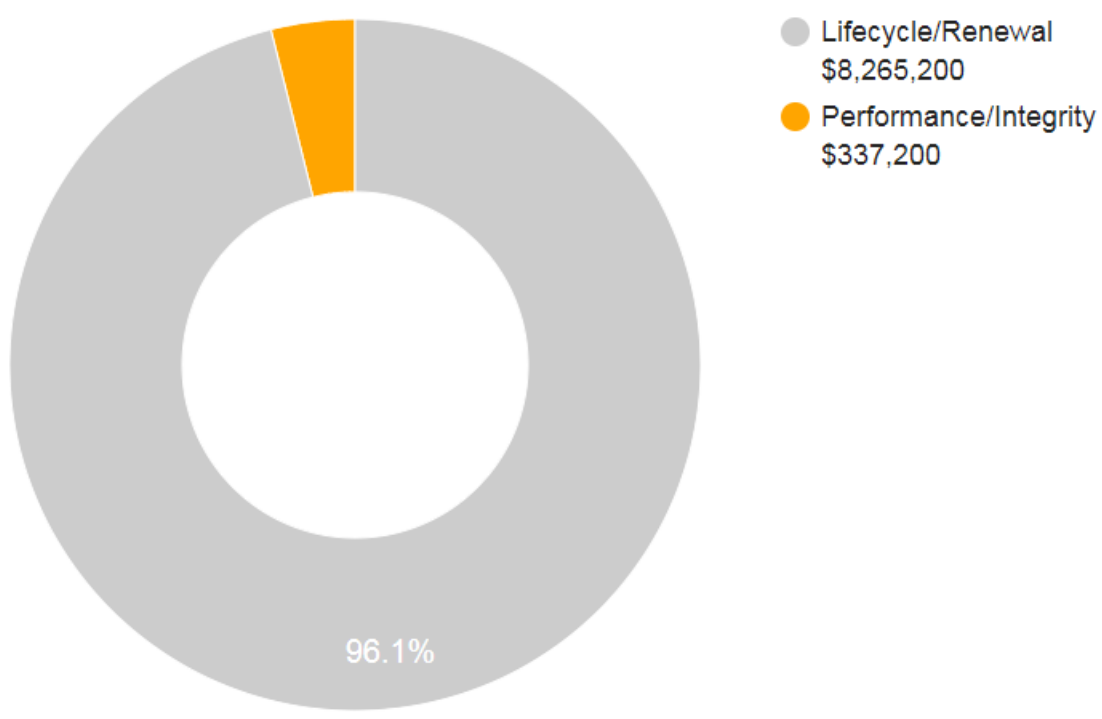
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$8,602,400

Portfolio-Level Findings and Deficiencies

Historical Summary

The high school campus was originally constructed in 2007 for the G. W. Carver School of Arts and Sciences.

Architectural

The single-story wood framed buildings consist of slab on grade foundations and wood framed roofs. The stucco and brick façades, dual pane aluminum windows, curtain wall and storefront glazing, and roofing are original. The roofs are a combination of flat, single-ply and curved metal with metal awnings throughout. The interior finishes appear to be original. Lifecycle replacement of the interior finishes and exterior paint and roofing is anticipated. The exterior metal doors and metal awnings require painting to prevent rust and deterioration.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the MEPF systems and components are original to the 2007 construction. Heating and cooling are provided by rooftop packaged units. Domestic hot water is provided by local domestic water heaters. A main switchboard located within the Admin/Gym building distributes power to local transformers and main distribution panels located in each building. Buildings are protected by both fire alarm and fire sprinkler systems. Lifecycle replacement of the majority of the MEPF is anticipated.

Site

In general, the site has been well maintained. The majority of the site contains moderate to heavy landscaping, which is served by in-ground irrigation systems. The asphalt paved parking areas and drive aisles are well maintained. The site lighting has been upgraded to LED.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
G.W. Carver School of Arts and Science / Admin/Gym (A)	\$750	16,500	\$12,375,000	0.0%	4.0%	4.1%	13.8%
G.W. Carver School of Arts and Science / Classrooms 200s (B)	\$750	5,800	\$4,350,000	0.1%	2.2%	2.2%	9.0%
G.W. Carver School of Arts and Science / Classrooms 300s (C)	\$750	5,800	\$4,350,000	0.1%	1.8%	1.8%	8.8%
G.W. Carver School of Arts and Science / Classrooms 400s (D)	\$750	5,800	\$4,350,000	0.1%	1.8%	1.8%	9.4%
G.W. Carver School of Arts and Science / Classrooms 500s (E)	\$750	5,800	\$4,350,000	0.1%	2.6%	2.6%	8.9%
G.W. Carver School of Arts and Science / Library and Classrooms 800s (F)	\$750	10,500	\$7,875,000	0.1%	2.4%	2.7%	9.6%
G.W. Carver School of Arts and Science / Toilets (J)	\$750	1,000	\$750,000	0.1%	4.2%	4.2%	11.8%
G.W. Carver School of Arts and Science / Toilets (K)	\$750	1,000	\$750,000	0.1%	4.1%	4.1%	12.2%

Immediate Needs

Facility/Building	Total Items	Total Cost
G.W. Carver School of Arts and Science	8	\$7,542
Total	8	\$7,542

G.W. Carver School of Arts and Science

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1374010	G.W. Carver School of Arts and Science / Toilets (K)	Throughout	B2032	Exterior Door, Steel, Refinish	Poor	Performance/Integrity	\$823
1374012	G.W. Carver School of Arts and Science / Toilets (J)	Throughout	B2032	Exterior Door, Steel, Refinish	Poor	Performance/Integrity	\$823
1358187	G.W. Carver School of Arts and Science / Library and Classrooms 800s (F)	Building exterior	B2032	Exterior Door, Steel, Refinish	Poor	Performance/Integrity	\$1,234
1355906	G.W. Carver School of Arts and Science / Classrooms 500s (E)	Throughout	B2032	Exterior Door, Steel, Refinish	Poor	Performance/Integrity	\$823
1355895	G.W. Carver School of Arts and Science / Classrooms 400s (D)	Throughout	B2032	Exterior Door, Steel, Refinish	Poor	Performance/Integrity	\$823
1355884	G.W. Carver School of Arts and Science / Classrooms 300s (C)	Throughout	B2032	Exterior Door, Steel, Refinish	Poor	Performance/Integrity	\$823
1355029	G.W. Carver School of Arts and Science / Classrooms 200s (B)	Throughout	B2032	Exterior Door, Steel, Refinish	Poor	Performance/Integrity	\$823
1370304	G.W. Carver School of Arts and Science / Admin/Gym (A)	Building exterior	B2032	Exterior Door, Steel, Refinish	Poor	Performance/Integrity	\$1,371
Total (8 items)							\$7,542

Key Findings



Awning in Poor condition.

Metal per SF
Classrooms 500s (E) 500s

Uniformat Code: B3019
Recommendation: **Refinish in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,900

\$\$\$\$

Paint is peeling off metal canopies. Canopies should be repainted to prevent weather deterioration. - AssetCALC ID: 1348820



Awning in Poor condition.

Metal per SF
Library and Classrooms 800s (F) Building exterior

Uniformat Code: B3019
Recommendation: **Refinish in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,800

\$\$\$\$

Paint is peeling off metal canopies. Canopies should be repainted to prevent weather deterioration. - AssetCALC ID: 1370141



Exterior Door in Poor condition.

Steel
Admin/Gym (A) Building exterior

Uniformat Code: B2032
Recommendation: **Refinish in 2019**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,400

\$\$\$\$

Paint is faded and coming off to touch. Doors should be refinished to extend/maintain life. - AssetCALC ID: 1370304



Exterior Door in Poor condition.

Steel
Classrooms 200s (B) Throughout

Uniformat Code: B2032
Recommendation: **Refinish in 2019**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$800

\$\$\$\$

Paint is fading and in need of refinishing. - AssetCALC ID: 1355029



Exterior Door in Poor condition.

Steel
Classrooms 300s (C) Throughout

Uniformat Code: B2032
Recommendation: **Refinish in 2019**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$800

\$\$\$\$

Paint is fading and in need of refinishing. - AssetCALC ID: 1355884



Exterior Door in Poor condition.

Steel
Classrooms 400s (D) Throughout

Uniformat Code: B2032
Recommendation: **Refinish in 2019**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$800

\$\$\$\$

Paint is fading and in need of refinishing. - AssetCALC ID: 1355895



Exterior Door in Poor condition.

Steel
Classrooms 500s (E) Throughout

Uniformat Code: B2032
Recommendation: **Refinish in 2019**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$800

\$\$\$\$

Paint is fading and in need of refinishing. - AssetCALC ID: 1355906

2. Admin/Gym (A)



Admin/Gym (A) Systems Summary

Address	10101 Systems Parkway, Sacramento, California 95827	
Constructed/ Renovated	2007	
Building Size	16,500 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab Masonry bearing walls and steel frame roof (Gym)	Good
Façade	Stucco with aluminum windows Brick veneer accent	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Curved construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile, wood panel, ACT Floors: Carpet, VCT, ceramic tile, quarry tile, sheet vinyl Ceilings: Painted gypsum board, ACT, painted exposed	Fair
Elevators	None	--
Plumbing	Copper supply and ABS waste and venting Gas domestic water heaters Toilets, urinals, and sinks in all restrooms	Fair

Admin/Gym (A) Systems Summary

HVAC	Individual package units Supplemental components: ductless split-system	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers, kitchen hood system	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8, LED Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

Admin/Gym (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	\$1,400	\$75,500	-	\$1,800	\$293,800	\$372,500
Roofing	-	-	-	\$443,000	\$45,500	\$488,500
Interiors	-	\$138,900	\$18,700	\$60,100	\$579,500	\$797,200
Plumbing	-	\$5,700	-	\$57,700	\$160,100	\$223,500
Fire Suppression	-	-	-	\$6,900	\$49,800	\$56,800
HVAC	-	\$69,000	-	\$254,000	\$261,600	\$584,500
Electrical	-	-	-	\$229,300	\$73,100	\$302,400
Fire Alarm & Comm	-	\$101,400	-	\$114,600	\$158,000	\$374,000
Equipment/Special	-	\$116,600	-	\$69,500	\$178,600	\$364,600
TOTALS	\$1,400	\$507,100	\$18,700	\$1,236,900	\$1,800,000	\$3,564,000

3. Classrooms 200s (B)



Classrooms 200s (B) Systems Summary

Address	10101 Systems Parkway, Sacramento, California 95827	
Constructed/ Renovated	2007	
Building Size	5,800 SF	
<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: Curved construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and ABS waste and venting No hot water No toilets	Fair
HVAC	Individual rooftop package units	Fair

Classrooms 200s (B) Systems Summary

Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None observed	

Classrooms 200s (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	\$800	\$18,900	-	\$1,100	\$89,000	\$109,800
Roofing	-	\$2,000	-	\$42,000	\$2,700	\$46,600
Interiors	-	\$30,300	-	\$65,100	\$165,400	\$260,800
Plumbing	-	-	-	-	\$14,000	\$14,000
Fire Suppression	-	-	-	-	\$17,500	\$17,500
HVAC	-	\$21,700	-	\$76,400	\$120,200	\$218,400
Electrical	-	-	-	\$80,600	\$24,700	\$105,300
Fire Alarm & Comm	-	\$26,100	-	\$40,300	\$40,600	\$107,000
TOTALS	\$800	\$99,000	-	\$305,500	\$474,100	\$879,400

4. Classrooms 300s (C)



Classrooms 300s (C) Systems Summary

Address	10101 Systems Parkway, Sacramento, California 95827	
Constructed/ Renovated	2007	
Building Size	5,800 SF	
<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: Curved construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and ABS waste and venting No hot water No toilets	Fair
HVAC	Individual rooftop package units	Fair

Classrooms 300s (C) Systems Summary

Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None observed	

Classrooms 300s (C): 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	\$800	\$18,900	-	\$1,100	\$89,000	\$109,800
Roofing	-	\$2,000	-	\$42,000	\$2,700	\$46,600
Interiors	-	\$12,300	-	\$73,800	\$102,300	\$188,400
Plumbing	-	-	-	-	\$11,200	\$11,200
Fire Suppression	-	-	-	-	\$17,500	\$17,500
HVAC	-	\$21,700	-	\$76,400	\$120,200	\$218,400
Electrical	-	-	-	\$80,600	\$24,700	\$105,300
Fire Alarm & Comm	-	\$26,100	-	\$40,300	\$40,600	\$107,000
TOTALS	\$800	\$81,000	-	\$314,200	\$408,200	\$804,200

5. Classrooms 400s (D)



Classrooms 400s (D) Systems Summary

Address	10101 Systems Parkway, Sacramento, California 95827	
Constructed/ Renovated	2007	
Building Size	5,800 SF	
<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: Curved construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and ABS waste and venting No hot water No toilets	Fair
HVAC	Individual rooftop package units	Fair

Classrooms 400s (D) Systems Summary

Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None observed	

Classrooms 400s (D): 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	\$800	\$18,900	-	\$1,100	\$89,000	\$109,800
Roofing	-	\$2,000	-	\$42,000	\$2,700	\$46,600
Interiors	-	\$12,300	-	\$99,900	\$137,300	\$249,500
Plumbing	-	-	-	-	\$11,200	\$11,200
Fire Suppression	-	-	-	-	\$17,500	\$17,500
HVAC	-	\$21,700	-	\$76,400	\$120,200	\$218,400
Electrical	-	-	-	\$80,600	\$24,700	\$105,300
Fire Alarm & Comm	-	\$26,100	-	\$40,300	\$40,600	\$107,000
TOTALS	\$800	\$81,000	-	\$340,300	\$443,200	\$865,300

6. Classrooms 500s (E)



Classrooms 500s (E) Systems Summary

Address	10101 Systems Parkway, Sacramento, California 95827	
Constructed/ Renovated	2007	
Building Size	5,800 SF	
<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: Curved construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and ABS waste and venting Electric domestic water heater Toilets and sinks in all restrooms	Fair
HVAC	Individual package units	Fair

Classrooms 500s (E) Systems Summary

Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None observed	

Classrooms 500s (E): 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	\$800	\$18,900	-	\$1,100	\$159,900	\$180,700
Roofing	-	\$2,000	-	\$42,000	\$2,700	\$46,600
Interiors	-	\$46,000	-	\$20,800	\$95,100	\$162,000
Plumbing	-	-	-	\$21,500	\$20,500	\$42,100
Fire Suppression	-	-	-	-	\$17,500	\$17,500
HVAC	-	\$21,700	-	\$78,900	\$120,200	\$220,800
Electrical	-	-	-	\$80,600	\$24,700	\$105,300
Fire Alarm & Comm	-	\$26,100	-	\$40,300	\$40,600	\$107,000
TOTALS	\$800	\$114,700	-	\$285,200	\$481,200	\$882,000

7. Library, Classrooms 800s (F)



Library, Classrooms 800s (F) Systems Summary

Address	10101 Systems Parkway, Sacramento, California 95827	
Constructed/ Renovated	2007	
Building Size	12,000 SF	
Number of Stories	One plus loft at Library	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Brick veneer and painted Stucco with aluminum windows	Fair
Roof	Primary: Curved construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	Wheelchair stair-climber	Fair
Plumbing	Copper supply and ABS waste and venting Electric water heater No restrooms	Fair

Library, Classrooms 800s (F) Systems Summary

HVAC	Individual package units	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Laboratory hood exhaust	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

Library, Classrooms 800s (F): 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	\$1,200	\$36,900	-	\$1,700	\$64,000	\$103,900
Roofing	-	\$4,000	-	\$70,300	\$5,300	\$79,600
Interiors	-	\$18,900	\$13,200	\$124,600	\$311,500	\$468,200
Elevators	-	-	-	-	\$55,000	\$55,000
Plumbing	-	-	\$11,400	\$25,500	\$17,800	\$54,800
Fire Suppression	-	-	-	-	\$31,700	\$31,700
HVAC	-	\$39,300	-	\$116,400	\$159,300	\$315,000
Electrical	-	-	-	\$145,900	\$22,400	\$168,300
Fire Alarm & Comm	-	\$47,200	-	\$73,000	\$73,500	\$193,700
Equipment/Special	-	\$48,500	-	-	\$75,600	\$124,100
TOTALS	\$1,200	\$194,800	\$24,600	\$557,400	\$816,100	\$1,594,300

8. Toilets (J and K)



Toilets (J and K) Systems Summary

Address	10101 Systems Parkway, Sacramento, California 95827	
Constructed/ Renovated	2007	
Building Size	2,000 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 no windows	Fair
Roof	Primary: Curved construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Ceramic tile Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Copper supply and ABS waste and venting Electric domestic heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual package units	Fair

Toilets (J and K) Systems Summary

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

Toilets (J and K): 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	\$1,600	\$10,800	-	\$2,200	\$17,500	\$32,100
Roofing	-	-	-	\$45,900	-	\$45,900
Interiors	-	\$9,400	-	\$29,500	\$23,800	\$62,700
Plumbing	-	\$33,200	-	\$4,200	\$189,000	\$226,300
Fire Suppression	-	-	-	-	\$6,000	\$6,000
Electrical	-	-	-	\$27,800	-	\$27,800
Fire Alarm & Comm	-	\$9,000	-	\$13,900	\$14,000	\$36,900
TOTALS	\$1,600	\$62,400	-	\$123,500	\$250,300	\$437,700

9. Site Summary



Site Information		
Lot Size	11.75 acres (estimated), consisting of three parcels	
Parking Spaces	228 total spaces all in open lots; 8 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt parking lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property signage building mounted, metal fencing with gates, Playgrounds and sports courts, fencing	Fair
Landscaping and Topography	Moderate landscaping features Irrigation is present No retaining walls Low to moderate slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Soffit-mounted: LED Pole mounted light fixture	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	None	

Site: Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	-	\$8,100	\$8,100
Plumbing	-	-	-	-	\$24,500	\$24,500
Site Development	-	\$12,800	-	\$20,700	\$171,000	\$204,500
Site Lighting	-	-	-	\$111,200	-	\$111,200
Pavement	-	\$53,800	-	\$62,400	\$712,300	\$828,400
Landscaping	-	-	-	-	\$141,000	\$141,000
TOTALS	-	\$66,600	-	\$194,300	\$1,056,900	\$1,317,700

10. Property Space Use and Observed Areas

Unit Allocation

All 55,534 square feet of the property are occupied by Sacramento School District, G.W. Carver School of Arts and Science. The spaces are mostly classrooms with supporting gymnasium, locker rooms, restrooms, administrative offices, and mechanical and other utility spaces.

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

11. 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 2007. Site inspector was not provided with information regarding accessibility improvements/complaints history. The facility is relatively new and has not undergone significant renovations. Based on the date of construction and site observations, it appears the site meets accessibility requirements.

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.

12. 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.

13. 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.

14. Certification

DLR Group (the Client) retained EMG to perform this Facility Condition Assessment in connection with the preparation of an architectural master plan of G.W. Carver School of Arts and Science, 10101 Systems Parkway, Sacramento, California 95827, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

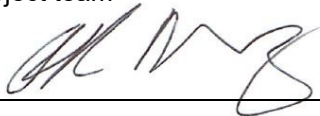
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

Prepared by: Deborah Whitham,
Project team

Reviewed by:



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15. Appendices

Appendix A: Photographic Record

Appendix B: Site and Floor Plans

Appendix C: Supporting Documents

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

Appendix F: Equipment Inventory List

Appendix A: Photographic Record



#1	FRONT ELEVATION
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#2	SIDE ELEVATION
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#3	SIDE ELEVATIONS
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#4	REAR ELEVATION
----	----------------



#5	FRONT ELEVATION
----	-----------------



#6	FRONT ELEVATION
----	-----------------



#7	END ELEVATION
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#8	REAR ELEVATION
----	----------------



#9	PARKING
----	---------



#10	PLAYING FIELDS
-----	----------------



#11	PERIMETER FENCING
-----	-------------------



#12	METAL CANOPY
-----	--------------



#13	SINGLE PLY ROOFING
-----	--------------------



#14	METAL ROOFING
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#15	STRUCTURE
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#16	STRUCTURE
-----	-----------



#17	PACKAGED UNIT
-----	---------------



#18	WATER HEATERT
-----	---------------



#19	FIRE RISER
-----	------------



#20	ALARM PANEL
-----	-------------



#21	LOBBY
-----	-------



#22	ADMINISTRATION
-----	----------------



#23	GYMNASIUM
-----	-----------



#24	LOCKER ROOM
-----	-------------



#25	LIBRARY
-----	---------



#26	LIBRARY
-----	---------



#27	CLASSROOM
-----	-----------



#28	CLASSROOM
-----	-----------



#29	RESTROOMS
-----	-----------



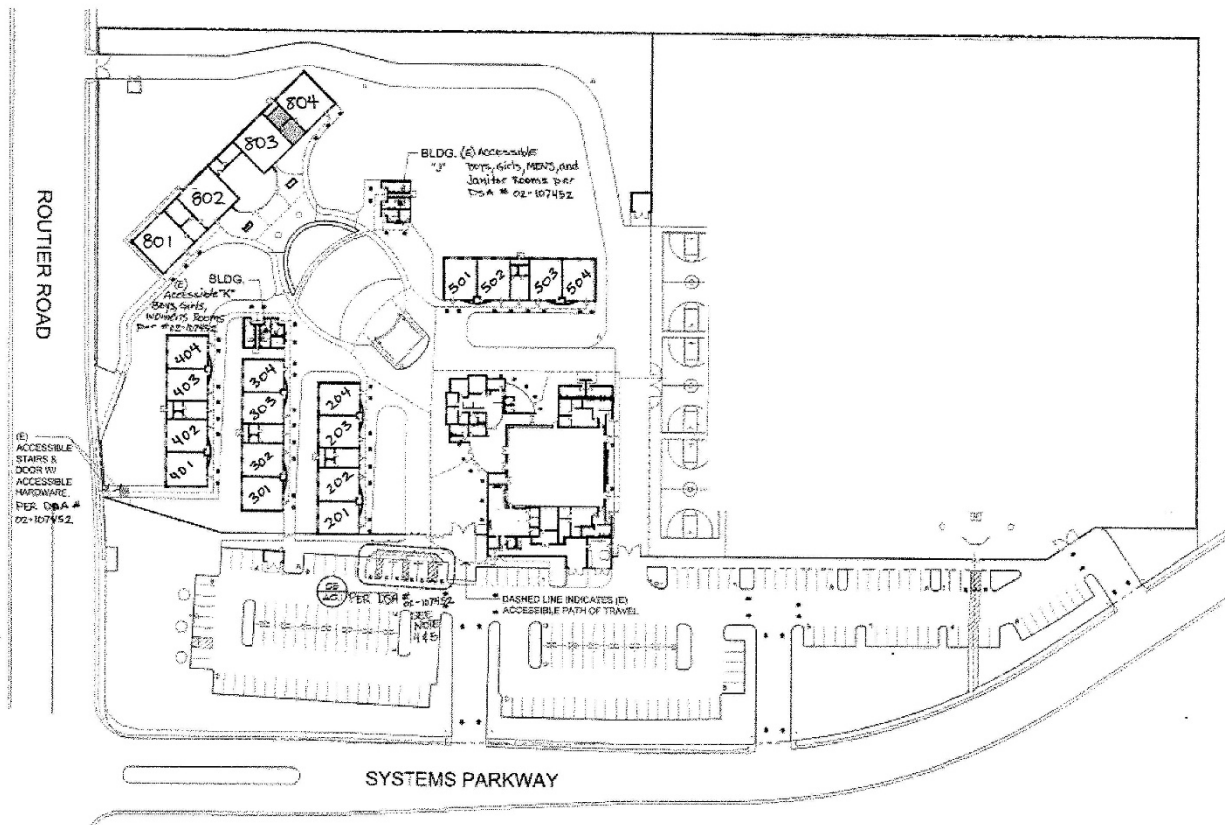
#30	RESTROOMS
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Appendix B: Site and Floor Plans

PHYSICAL NEEDS ASSESSMENT
SITE PLAN

G. W. CARVER SCHOOL OF ARTS AND SCIENCE

EMG PROJECT NO.: 136988.19R000-058.322

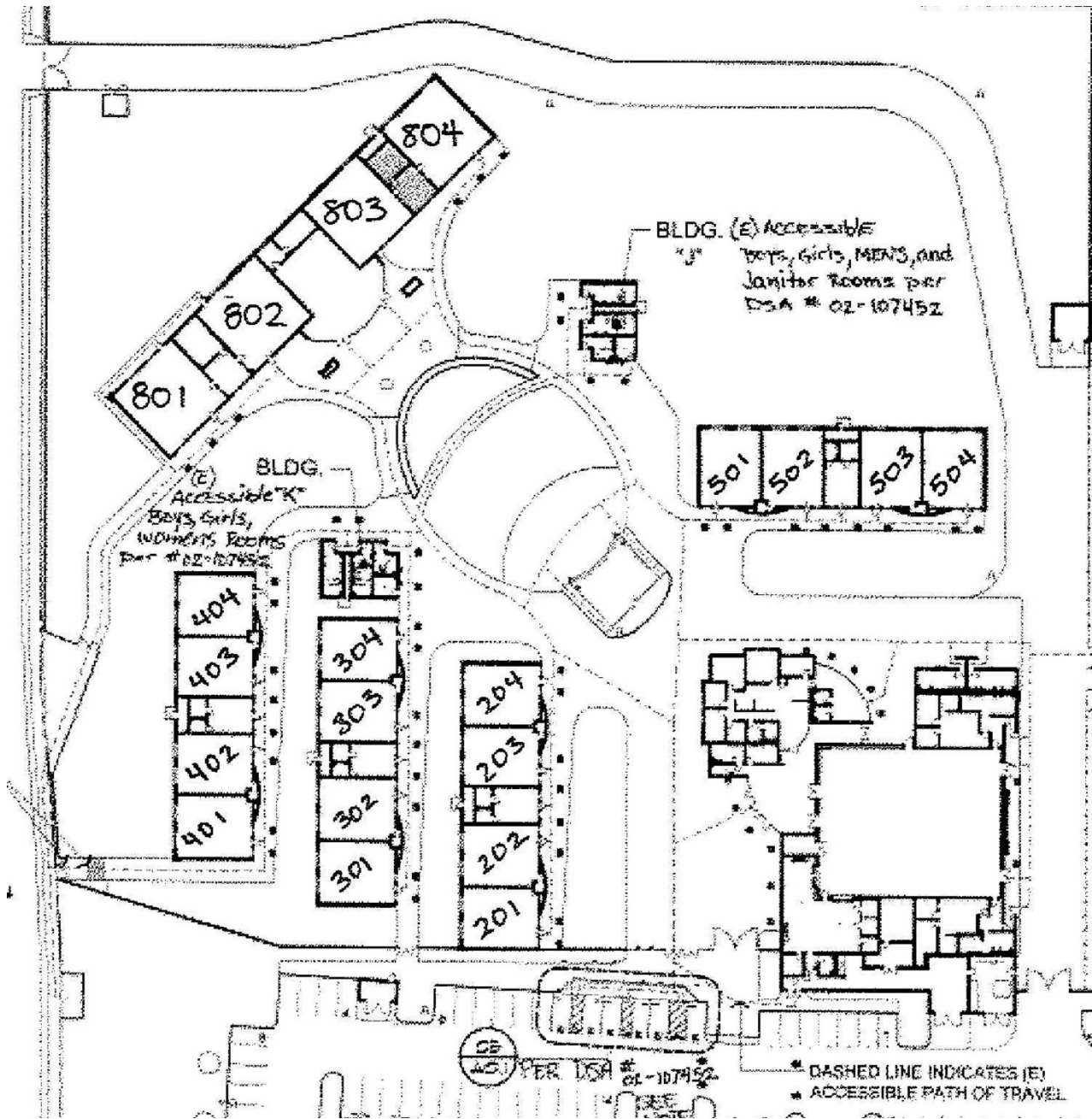


SOURCE:
Client



ON-SITE DATE:
August 8, 2019

Floor Plan



SOURCE:

Client



ON-SITE DATE:

August 8, 2019

Appendix C: Supporting Documents

ADA CHECKLIST

Date Completed: August 8, 2019

Property Name: G.W. Carver School of Arts and Science

EMG Project Number: 136988.19R000-058.322

Building History		Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			X	Built in 2007
2	Have any ADA improvements been made to the property?			X	
3	Do a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
Parking		Yes	No	NA	Comments
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	X			
2	Are there sufficient van-accessible parking spaces available?	X			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	X			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	X			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	X			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			X	
Ramps		Yes	No	NA	Comments
1	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)	X			
2	Are ramps that appear longer than 6 FT complete with railings on both sides?			X	

ADA CHECKLIST

Ramps (cont.)		Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			X	
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 | G.W. Carver School of Arts and Science

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5012	All buildings	Fair	Building/Main Switchboard, 277/480 V, 2,000 Amp	1	19	1832346
Fire Alarm & Comm						
D5031	All buildings	Fair	Public Address/Announcement (PA) System, Facility Wide	55,534 SF	10	1829362
D5038	All buildings	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	55,534 SF	7	1829418

Component Condition Report | G.W. Carver School of Arts and Science / Admin/Gym (A)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 3+ Stories, Prep & Paint	12,600 SF	3	1369981
B2021	Building exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	44	18	1369987
B2023	Lobby, lounge exterior walls	Fair	Storefront, Metal-Framed Windows w/out Door(s)	700 SF	18	1369983
B2031	Building exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	6	18	1370303
B2032	Building exterior	Poor	Exterior Door, Steel, Refinish	10	0	1370304
B2032	Building exterior	Fair	Exterior Door, Steel	10	28	1370305
B2034	Kitchen	Fair	Overhead Counter Door, Stainless Steel, up to 144 SF	2	18	1370306
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	15,000 SF	8	1348817
B3011	Roof	Fair	Roof, Metal	3,400 SF	28	1348878
B3021	Roof	Fair	Roof Skylight, per unit (9-20 SF)	15	18	1348819
Interiors						
C1021	Throughout	Good	Interior Door, Wood Solid-Core	26	28	1373991
C1021	Lobby	Good	Interior Door, Aluminum-Framed Fully-Glazed	1	28	1373990
C1031	Locker rooms	Fair	Toilet Partitions, Solid Surface	16	8	1348857
C1033	Locker rooms	Fair	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	42	8	1348797
C3012	Restrooms	Fair	Interior Wall Finish, Laminated Paneling (FRP)	448 SF	18	1348844
C3012	Offices	Fair	Interior Wall Finish, Wallpaper	2,500 SF	3	1348822
C3012	Gymnasium	Fair	Interior Wall Finish, Acoustical Tile (ACT)	3,600 SF	13	1348864
C3012	Kitchen	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,500 SF	18	1343249
C3012	Gymnasium	Fair	Interior Wall Finish, Wood Paneling	3,000 SF	18	1348881
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	1,000 SF	3	1348872
C3012	Locker rooms	Good	Interior Wall Finish, Ceramic Tile	2,000 SF	28	1348833
C3024	Gymnasium	Fair	Interior Floor Finish, Vinyl Sheeting	6,000 SF	3	1348823
C3024	Locker rooms	Fair	Interior Floor Finish, Ceramic Tile	3,000 SF	28	1348855
C3024	Restrooms	Fair	Interior Floor Finish, Linoleum	300 SF	3	1348814
C3024	Kitchen	Fair	Interior Floor Finish, Quarry Tile	1,700 SF	38	1343226
C3024	Lounge, lobby	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,350 SF	5	1348795
C3025	Offices	Fair	Interior Floor Finish, Carpet Commercial Standard	2,300 SF	3	1348882
C3031	Throughout	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	5,200 SF	3	1343275
C3031	admin	Fair	Interior Ceiling Finish, Plastic Fiberglass-Reinforced	350 SF	18	1348851

Component Condition Report | G.W. Carver School of Arts and Science / Admin/Gym (A)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3031	Gymnasium	Fair	Interior Ceiling Finish, exposed irregular elements, Prep & Paint	6,000 SF	3	1370302
C3032	Lounge, admin offices	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,500 SF	13	1348805
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	20	18	1348876
D2012	Locker room restrooms	Fair	Urinal, Standard	6	18	1348830
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	14	18	1348801
D2014	Lounge	Fair	Sink/Lavatory, Counter Top, Stainless Steel	1	18	1348841
D2017	Locker room showers	Fair	Shower, Ceramic Tile	4	18	1348879
D2018	Gymnasium	Fair	Drinking Fountain, Interior	2	3	1370307
D2023	Utility room	Fair	Water Heater, Gas, Commercial, 100 GAL (200 MBH) [GWH-1 A]	1	8	1343262
D2023	Utility room	Fair	Water Heater, Gas, Commercial, 100 GAL (200 MBH) [GWH-2 A]	1	8	1343257
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (INCL fixtures)	16,500 SF	28	1356735
Fire Suppression						
D4019	Throughout	Fair	Sprinkler Heads (per SF)	16,500 SF	13	1356733
D4091	Kitchen	Fair	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	10 LF	8	1343270
HVAC						
D3032	Roof-admin	Fair	Ductless Split System, 1.5 TON [ACCU-1]	1	3	1348835
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	16,500 SF	18	1356740
D3042	Roof-admin	Fair	Exhaust Fan, Roof or Wall Mounted, 1,001 to 2,000 CFM [EF-4]	1	8	1348847
D3042	Roof-boys locker	Fair	Exhaust Fan, Roof or Wall Mounted, 1,001 to 2,000 CFM [EF-3]	1	8	1348848
D3042	Roof-girls locker	Fair	Exhaust Fan, Roof or Wall Mounted, 1,001 to 2,000 CFM [EF-2]	1	8	1348874
D3042	Roof-admin	Fair	Exhaust Fan, 1001 - 2000 CFM [EF-1]	1	8	1348856
D3051	Roof-boys locker	Fair	Unit Heater, Natural Gas, 201 to 300 MBH [MAU-2]	1	8	1348846
D3051	Roof-girls locker	Fair	Unit Heater, Natural Gas, 201 to 300 MBH [MAU-1]	1	8	1348806
D3052	Roof	Fair	Packaged Unit (RTU), 40 TON [AC-1]	1	8	1348837
D3052	Roof-admin	Fair	Packaged Unit (RTU), 7 TON [AC-3]	1	8	1348827
D3052	Roof-admin	Fair	Packaged Unit (RTU), 13 TON [AC-2]	1	8	1348803
D3068	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	16,500 SF	3	1356738
D3094	Kitchen	Fair	Air Curtain, 1,000 CFM [AD-1]	1	8	1343218
Electrical						
D5012	Electrical room	Fair	Main Distribution Panel, 120/208 V, 400 Amp [LD]	1	18	1343215
D5012	Electrical room	Fair	Secondary Transformer, Dry, 150 kVA	1	18	1343231
D5012	Electrical room	Fair	Main Distribution Panel, 277/480 V, 400 Amp [MDB]	1	18	1343271
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	16,500 SF	28	1356739
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	16,500 SF	8	1356736
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	16,500 SF	8	1356734
D5037	Office	Fair	Annunciator Alarm Panel	2	3	1348815
D5037	Electrical room	Fair	Fire Alarm Control Panel, Addressable	1	3	1343255
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	16,500 SF	3	1356737
Equipment/Special						

Component Condition Report | G.W. Carver School of Arts and Science / Admin/Gym (A)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1093	Kitchen	Fair	Commercial Kitchen, Icemaker, Freestanding	1	3	1343256
E1093	Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells	1	3	1343240
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Freezer	1	8	1369274
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	3	1343241
E1093	Kitchen	Fair	Commercial Kitchen, Exhaust Hood, 3 to 6 LF	1	3	1343250
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Double	1	3	1343261
E1093	Kitchen	Fair	Commercial Kitchen, Garbage Disposal, 1 to 3 HP	1	3	1343242
E1093	Kitchen	Fair	Commercial Kitchen, Range/Oven, 4-Burner w/ Griddle	1	3	1343258
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator	1	8	1369273
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator	1	3	1343234
E1093	Kitchen	Fair	Commercial Kitchen, Salad Table	1	3	1343236
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator	1	3	1343228
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	3	1343229
E1093	Roof	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser	1	3	1348867
E1093	Roof	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser	1	3	1348880
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	3	1343211
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	3	1343264
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	3	1343263

Component Condition Report | G.W. Carver School of Arts and Science / Classrooms 200s (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	4,200 SF	3	1355882
B2021	Throughout	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	28	18	1355028
B2032	Throughout	Poor	Exterior Door, Steel, Refinish	6	0	1355029
Roofing						
B3011	Curved Roof	Fair	Roof, Metal	4,500 SF	28	1358108
B3011	Roof-mechanical wells	Fair	Roof, Single-Ply TPO/PVC Membrane	1,315 SF	8	1355874
B3016	Metal roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	200 LF	8	1374002
B3019	Building exterior	Poor	Awning, Metal per SF, Refinish	560 SF	1	1370134
Interiors						
C1021	Throughout	Good	Interior Door, Wood Solid-Core	4	28	1373992
C1023	Throughout	Fair	Door Hardware System, School (per Door)	8	18	1373993
C3012	Throughout	Fair	Interior Wall Finish, Vinyl	4,800 SF	3	1355876
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	720 SF	3	1348829
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	5,000 SF	8	1348824
C3031	Throughout	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	2,300 SF	3	1355877
C3032	Throughout	Fair	Interior Ceiling Finish, Acoustical Tile (ACT)	3,500 SF	13	1355878
Plumbing						
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	18	1348836
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (INCL fixtures)	5,800 SF	28	1356590

Component Condition Report | G.W. Carver School of Arts and Science / Classrooms 200s (B)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Suppression						
D4019	Throughout	Fair	Sprinkler Heads (per SF)	5,800 SF	13	1355881
HVAC						
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	5,800 SF	18	1356591
D3042	Roof	Fair	Exhaust Fan, Centrifugal, 5,001 to 8,500 CFM (28" Damper)	4	13	1348826
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [AC-B4]	1	8	1348842
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [AC-B1]	1	8	1348839
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [AC-B3]	1	8	1348809
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [AC-B2]	1	8	1348862
D3068	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,800 SF	3	1356593
Electrical						
D5012	IDF-2	Fair	Main Distribution Panel, 277/480 V, 200 Amp [CH]	1	18	1343223
D5012	Roof	Fair	Secondary Transformer, Dry, 45 kVA	1	18	1343237
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,800 SF	28	1356594
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,800 SF	8	1355879
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	5,800 SF	8	1355883
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	5,800 SF	3	1356592

Component Condition Report | G.W. Carver School of Arts and Science / Classrooms 300s (C)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,200 SF	3	1355891
B2021	Throughout	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	28	18	1355890
B2032	Throughout	Poor	Exterior Door, Steel, Refinish	6	0	1355884
Roofing						
B3011	Roof-mechanical wells	Fair	Roof, Single-Ply TPO/PVC Membrane	1,315 SF	8	1355885
B3011	Curved Roof	Fair	Roof, Metal	4,500 SF	28	1358110
B3016	Metal roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	200 LF	8	1374003
B3019	Building exterior	Poor	Awning, Metal per SF, Refinish	560 SF	1	1370135
Interiors						
C1021	Throughout	Good	Interior Door, Wood Solid-Core	4	28	1373995
C1023	Throughout	Fair	Door Hardware System, School (per Door)	8	18	1373994
C3012	Throughout	Fair	Interior Wall Finish, Vinyl	8,000 SF	8	1355894
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	720 SF	3	1355893
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	3,000 SF	8	1356840
C3031	Throughout	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	2,300 SF	3	1355887
C3032	Throughout	Fair	Interior Ceiling Finish, Acoustical Tile (ACT)	3,500 SF	13	1355886
Plumbing						
D2014	Classrooms	Fair	Sink/Lavatory, Counter Top, Stainless Steel	4	18	1348840
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (INCL fixtures)	5,800 SF	28	1356703

Component Condition Report | G.W. Carver School of Arts and Science / Classrooms 300s (C)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Suppression						
D4019	Throughout	Fair	Sprinkler Heads (per SF)	5,800 SF	13	1356701
HVAC						
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	5,800 SF	18	1356708
D3042	Roof	Fair	Exhaust Fan, Centrifugal, 5,001 to 8,500 CFM (28" Damper)	4	13	1356837
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton [AC-C3]	1	8	1343273
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton [AC-C4]	1	8	1343244
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton [AC-C1]	1	8	1343221
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton [AC-C2]	1	8	1343260
D3068	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,800 SF	3	1356706
Electrical						
D5012	Roof	Fair	Secondary Transformer, Dry, 45 kVA	1	18	1343213
D5012	IDF3	Fair	Main Distribution Panel, 277/480 V, 200 Amp [CH]	1	18	1343245
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,800 SF	28	1356707
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,800 SF	8	1355888
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	5,800 SF	8	1356702
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	5,800 SF	3	1356705

Component Condition Report | G.W. Carver School of Arts and Science / Classrooms 400s (D)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,200 SF	3	1355902
B2021	Throughout	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	28	18	1355901
B2032	Throughout	Poor	Exterior Door, Steel, Refinish	6	0	1355895
Roofing						
B3011	Roof-mechanical wells	Fair	Roof, Single-Ply TPO/PVC Membrane	1,315 SF	8	1355896
B3011	Curved Roof	Fair	Roof, Metal	4,500 SF	28	1358111
B3016	Metal roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	200 LF	8	1374004
B3019	Building exterior	Poor	Awning, Metal per SF, Refinish	560 SF	1	1370136
Interiors						
C1021	Throughout	Good	Interior Door, Wood Solid-Core	4	28	1373997
C1023	Throughout	Fair	Door Hardware System, School (per Door)	8	18	1373996
C3012	Throughout	Fair	Interior Wall Finish, Vinyl	8,000 SF	8	1355905
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	720 SF	3	1355904
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	5,000 SF	8	1356841
C3031	Throughout	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	2,300 SF	3	1355898
C3032	Throughout	Fair	Interior Ceiling Finish, Acoustical Tile (ACT)	3,500 SF	13	1355897
Plumbing						
D2014	Classrooms	Fair	Sink/Lavatory, Counter Top, Stainless Steel	4	18	1348875
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (INCL fixtures)	5,800 SF	28	1356711

Component Condition Report | G.W. Carver School of Arts and Science / Classrooms 400s (D)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Suppression						
D4019	Throughout	Fair	Sprinkler Heads (per SF)	5,800 SF	13	1355900
HVAC						
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	5,800 SF	18	1356716
D3042	Roof	Fair	Exhaust Fan, Centrifugal, 5,001 to 8,500 CFM (28" Damper)	4	13	1356838
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton [AC-D2]	1	8	1343243
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton [AC-D3]	1	8	1343267
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton [AC-D1]	1	8	1343210
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton [AC-D4]	1	8	1343232
D3068	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,800 SF	3	1356714
Electrical						
D5012	IDF4	Fair	Main Distribution Panel, 277/480 V, 200 Amp [CH]	1	18	1343259
D5012	Roof	Fair	Secondary Transformer, Dry, 45 kVA	1	18	1343222
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,800 SF	28	1356715
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,800 SF	8	1356712
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	5,800 SF	8	1355903
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	5,800 SF	3	1356713

Component Condition Report | G.W. Carver School of Arts and Science / Classrooms 500s (E)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,200 SF	3	1355913
B2021	500s	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	32	18	1348883
B2021	Throughout	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	28	18	1355912
B2032	Throughout	Poor	Exterior Door, Steel, Refinish	6	0	1355906
Roofing						
B3011	Curved Roof	Fair	Roof, Metal	4,500 SF	28	1358112
B3011	Roof-mechanical wells	Fair	Roof, Single-Ply TPO/PVC Membrane	1,315 SF	8	1355907
B3016	Metal roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	200 LF	8	1374005
B3019	500s	Poor	Awning, Metal per SF, Refinish	560 SF	1	1348820
Interiors						
C1021	Throughout	Good	Interior Door, Wood Solid-Core	4	28	1373999
C1023	Throughout	Fair	Door Hardware System, School (per Door)	8	18	1373998
C3012	Throughout	Fair	Interior Wall Finish, Vinyl	4,800 SF	8	1355916
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	720 SF	3	1348858
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	3,000 SF	3	1348791
C3031	Throughout	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	2,300 SF	3	1355909
C3032	Throughout	Fair	Interior Ceiling Finish, Acoustical Tile (ACT)	3,500 SF	13	1355908
Plumbing						
D2011	Classrooms-505	Fair	Toilet, Commercial Water Closet	1	18	1348808

Component Condition Report | G.W. Carver School of Arts and Science / Classrooms 500s (E)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2014	Classrooms-505	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	18	1348821
D2014	Classrooms	Fair	Sink/Lavatory, Counter Top, Stainless Steel	5	18	1348804
D2023	Classrooms-505	Fair	Water Heater, Electric, Commercial, 50 GAL (12 KW)	1	8	1348813
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (INCL fixtures)	5,800 SF	28	1356719
Fire Suppression						
D4019	Throughout	Fair	Sprinkler Heads (per SF)	5,800 SF	13	1355911
HVAC						
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	5,800 SF	18	1356724
D3042	Roof	Fair	Exhaust Fan, Roof or Wall Mounted, 501 to 1,000 CFM [REF-E1]	1	8	1348860
D3042	Roof	Fair	Exhaust Fan, Centrifugal, 5,001 to 8,500 CFM (28" Damper)	4	13	1348863
D3052	500s	Fair	Packaged Unit (RTU), 5 TON [AC-2E]	1	8	1348828
D3052	500s	Fair	Packaged Unit (RTU), 5 TON [AC-E4]	1	8	1348792
D3052	500s	Fair	Packaged Unit (RTU), 5 TON [AC-E1]	1	8	1348800
D3052	500s	Fair	Packaged Unit (RTU), 5 TON [AC-E3]	1	8	1348873
D3068	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,800 SF	3	1356722
Electrical						
D5012	Utility closet	Fair	Main Distribution Panel, 250 AMP [CH]	1	18	1348843
D5012	Roof	Fair	Secondary Transformer, Dry, 45 kVA	1	18	1348850
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,800 SF	28	1356723
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,800 SF	8	1355910
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	5,800 SF	8	1355914
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	5,800 SF	3	1356721

Component Condition Report | G.W. Carver School of Arts and Science / Library and Classrooms 800s (F)

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	7,500 SF	3	1358180
B2021	Classrooms	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	20	23	1358185
B2022	Library window wall	Fair	Curtain Wall, Aluminum-Framed System w/ Glazing	1,080 SF	38	1358183
B2022	Library window wall	Fair	Curtain Wall, Aluminum-Framed System, Refinish	1,080 SF	3	1358186
B2031	Library	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	4	18	1358189
B2032	Building exterior	Fair	Exterior Door, Steel	9	28	1358188
B2032	Building exterior	Poor	Exterior Door, Steel, Refinish	9	0	1358187
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	2,200 SF	8	1358178
B3011	Curved Roof	Fair	Roof, Metal	9,500 SF	28	1358113
B3016	Metal roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	340 LF	8	1374006
B3019	Building exterior	Poor	Awning, Metal per SF, Refinish	1,120 SF	1	1370141
Interiors						
C1021	Throughout	Good	Interior Door, Wood Solid-Core	6	28	1374001

Component Condition Report | G.W. Carver School of Arts and Science / Library and Classrooms 800s (F)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1023	Throughout	Fair	Door Hardware System, School (per Door)	15	18	1374000
C3012	Classrooms	Fair	Interior Wall Finish, Vinyl	3,320 SF	5	1348849
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,520 SF	3	1348812
C3025	Library	Fair	Interior Floor Finish, Carpet Commercial Standard	5,500 SF	8	1358190
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	3,000 SF	8	1356842
C3031	Throughout	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	4,000 SF	8	1358192
C3032	Classrooms	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	3,360 SF	13	1348838
C3032	Library	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,500 SF	13	1358193
C3032	Library	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,500 SF	13	1348868
Elevators						
D1013	Library	Fair	Wheelchair Lift, Stair lift/climber	1	13	1348854
Plumbing						
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	2	5	1358191
D2019	800s	Fair	Emergency Eye Wash & Shower Station	1	8	1348825
D2023	Utility room	Fair	Water Heater, Electric, Commercial, 30 to 80 GAL (12 KW) [EWH-1 H]	1	8	1343212
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (INCL fixtures)	10,500 SF	28	1356727
Fire Suppression						
D4019	Throughout	Fair	Sprinkler Heads (per SF)	10,500 SF	13	1356725
HVAC						
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	10,499 SF	18	1356732
D3052	Roof	Fair	Packaged Unit (RTU), 7 Ton [AC-H1]	1	8	1343248
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton [AC-H3]	1	8	1343251
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton [AC-H2]	1	8	1343224
D3052	Roof	Fair	Packaged Unit (RTU), 6 Ton [AC-H4]	1	8	1343265
D3052	Roof	Fair	Packaged Unit (RTU), 6 Ton [AC-H5]	1	8	1343266
D3068	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	10,500 SF	3	1356730
Electrical						
D5012	Roof	Fair	Secondary Transformer, Dry, 45 kVA	1	18	1343268
D5012	Utility room	Fair	Main Distribution Panel, 120/208 V, 200 Amp [C2]	1	18	1343214
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	10,500 SF	28	1356731
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	10,500 SF	8	1356728
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	10,500 SF	8	1356726
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	10,500 SF	3	1356729
Equipment/Special						
E1027	800s	Fair	Laboratory Exhaust Hood, Variable Volume w/ Occupancy Control, 4 LF [FH2]	1	3	1343246
E1027	800s	Fair	Laboratory Exhaust Hood, Variable Volume w/ Occupancy Control, 6 LF [FH3]	1	3	1343239
E1027	800s	Fair	Laboratory Exhaust Hood, Variable Volume w/ Occupancy Control, 6 LF [FH1]	1	3	1343238

Component Condition Report | G.W. Carver School of Arts and Science / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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Component Condition Report | G.W. Carver School of Arts and Science / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2039	Site	Fair	Pedestrian Gate, Wrought Iron	5	13	1343247
Plumbing						
D2021	Site	Fair	Backflow Preventer, Domestic, 6"	1	18	1343216
Pavement						
G2012	Site	Good	Roadways, Asphalt Pavement, Seal & Stripe	79,800 SF	3	1348866
G2012	Site	Fair	Roadways, Asphalt Pavement, Mill & Overlay	78,900 SF	13	1483474
G2031	Throughout	Good	Pedestrian Pavement, Sidewalk, Concrete Large Areas	10,000 SF	38	1370133
Site Development						
G2041	Site	Fair	Fences & Gates, Metal Tube, 6' High	1,300 LF	28	1348818
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	19,000 SF	3	1343217
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	19,000 SF	13	1343252
G2049	Site	Fair	Dumpster Accessories, Enclosures, Metal Gates	2	8	1348871
Landscaping						
G2057	Site	Fair	Irrigation System	20,000 SF	13	1343272
Site Lighting						
G4021	Parking lot	Fair	Site Pole Light, 20' High, 400 W (LED Lamp Replacement)	14	8	1348853
G4021	Parking lot	Fair	Site Pole Light, 20' High, 400 W (LED Lamp Replacement)	2	8	1348865

Component Condition Report | G.W. Carver School of Arts and Science / Toilets (J)

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	1,200 SF	3	1370092
B2032	Throughout	Poor	Exterior Door, Steel, Refinish	6	0	1374012
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	750 SF	8	1370083
B3011	Roof	Fair	Roof, Metal	950 SF	28	1358115
B3016	Metal roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	50 LF	8	1374007
B3019	Building exterior	Fair	Awning, Metal per SF	200 SF	28	1370088
Interiors						
C1023	Throughout	Fair	Door Hardware System, School (per Door)	6	18	1374011
C1031	Restrooms	Fair	Toilet Partitions, Solid Surface	10	8	1370094
C3012	Restrooms	Good	Interior Wall Finish, Ceramic Tile	1,000 SF	28	1343253
C3012	Restrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	750 SF	3	1343227
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	750 SF	28	1370090
C3031	Restrooms	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,000 SF	3	1343220
Plumbing						
D2011	Restroom	Fair	Toilet, Commercial Water Closet	10	18	1370095
D2012	Restrooms	Fair	Urinal, Standard	4	18	1370106
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	18	1370097
D2018	Exterior wall	Fair	Drinking Fountain, Outside/Site Style	3	3	1348798

Component Condition Report | G.W. Carver School of Arts and Science / Toilets (J)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2023	Janitorial closet	Fair	Water Heater, Electric, Residential, 5 to 15 GAL	1	3	1343230
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (INCL fixtures)	1,000 SF	28	1356743
Fire Suppression						
D4019	Throughout	Fair	Sprinkler Heads (per SF)	1,000 SF	13	1370085
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Low Density/Complexity	1,000 SF	28	1356747
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	1,000 SF	8	1356744
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	1,000 SF	8	1370112
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	1,000 SF	3	1370113

Component Condition Report | G.W. Carver School of Arts and Science / Toilets (K)

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	1,200 SF	3	1370120
B2032	Throughout	Poor	Exterior Door, Steel, Refinish	6	0	1374010
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	750 SF	8	1369312
B3011	Roof	Fair	Roof, Metal	950 SF	28	1358116
B3016	Metal roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	50 LF	8	1374008
B3019	Building exterior	Fair	Awning, Metal per SF	200 SF	28	1370119
Interiors						
C1023	Throughout	Fair	Door Hardware System, School (per Door)	6	18	1374009
C1031	Restrooms	Fair	Toilet Partitions, Solid Surface	10	8	1370117
C3012	Restrooms	Good	Interior Wall Finish, Ceramic Tile	1,000 SF	28	1343254
C3012	Restrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	750 SF	3	1343233
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	750 SF	28	1343269
C3031	Restrooms	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,000 SF	3	1343274
Plumbing						
D2011	Restroom	Fair	Toilet, Commercial Water Closet	10	18	1370115
D2012	Restrooms	Fair	Urinal, Standard	4	18	1370116
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	18	1370118
D2018	Exterior wall	Fair	Drinking Fountain, Outside/Site Style	3	3	1370114
D2023	Janitorial room	Fair	Water Heater, Electric, Commercial, 10 GAL (12 KW) [EWH-2 J]	1	8	1343219
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (INCL fixtures)	1,000 SF	28	1356751
Fire Suppression						
D4019	Throughout	Fair	Sprinkler Heads (per SF)	1,000 SF	13	1356749
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Low Density/Complexity	1,000 SF	28	1356755
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	1,000 SF	8	1356752
Fire Alarm & Comm						

Component Condition Report | G.W. Carver School of Arts and Science / Toilets (K)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	1,000 SF	8	1356750
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	1,000 SF	3	1356753

Appendix E: Replacement Reserves

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate		
E1093	1343242	Commercial Kitchen, Garbage Disposal, 1 to 3 HP, Replace	15	12	3	1	EA	\$5,210.90	\$5,211				\$5,211									\$5,211	
E1093	1343258	Commercial Kitchen, Range/Oven, 4-Burner w/ Griddle, Replace	15	12	3	1	EA	\$9,187.64	\$9,188				\$9,188										\$9,188
E1093	1343234	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator, Replace	15	12	3	1	EA	\$6,307.93	\$6,308				\$6,308										\$6,308
E1093	1343236	Commercial Kitchen, Salad Table, Replace	15	12	3	1	EA	\$6,445.06	\$6,445				\$6,445										\$6,445
E1093	1343228	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator, Replace	15	12	3	1	EA	\$6,307.93	\$6,308				\$6,308										\$6,308
E1093	1343229	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	12	3	1	EA	\$6,993.58	\$6,994				\$6,994										\$6,994
E1093	1348867	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser, Replace	15	12	3	1	EA	\$8,639.13	\$8,639				\$8,639										\$8,639
E1093	1348880	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser, Replace	15	12	3	1	EA	\$8,639.13	\$8,639				\$8,639										\$8,639
E1093	1343211	Commercial Kitchen, Food Warmer, Replace	15	12	3	1	EA	\$2,331.19	\$2,331				\$2,331										\$2,331
E1093	1343264	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	\$6,307.93	\$6,308				\$6,308										\$6,308
E1093	1343263	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	\$6,307.93	\$6,308				\$6,308										\$6,308
E1093	1369274	Commercial Kitchen, Walk-In Freezer, Replace	20	12	8	1	EA	\$34,282.25	\$34,282									\$34,282					\$34,282
E1093	1369273	Commercial Kitchen, Walk-In Refrigerator, Replace	20	12	8	1	EA	\$20,569.35	\$20,569									\$20,569					\$20,569
Totals, Unescalated										\$1,371	\$0	\$0	\$464,058	\$0	\$16,113	\$0	\$0	\$974,987	\$0	\$1,371	\$1,457,901		
Totals, Escalated (3.0% inflation, compounded annually)										\$1,371	\$0	\$0	\$507,089	\$0	\$18,679	\$0	\$0	\$1,235,085	\$0	\$1,843	\$1,764,067		

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

G.W. Carver School of Arts and Science / Classrooms 200s (B)

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate	
B2011	1355882	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	4200	SF	\$4.11	\$17,278				\$17,278									\$17,278
B2032	1355029	Exterior Door, Steel, Refinish	10	12	0	6	EA	\$137.13	\$823	\$823									\$823			\$1,646
B3011	1355874	Roof, Single-Ply TPO/PVC Membrane, Replace	20	12	8	1315	SF	\$23.31	\$30,655								\$30,655					\$30,655
B3016	1374002	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	12	8	200	LF	\$12.34	\$2,468								\$2,468					\$2,468
B3019	1370134	Awning, Metal per SF, Refinish	10	9	1	560	SF	\$3.43	\$1,920	\$1,920												\$1,920
C3012	1355876	Interior Wall Finish, Vinyl, Replace	15	12	3	4800	SF	\$3.43	\$16,455				\$16,455									\$16,455
C3024	1348829	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	720	SF	\$6.86	\$4,937				\$4,937									\$4,937
C3025	1348824	Interior Floor Finish, Carpet Commercial Standard, Replace	10	2	8	5000	SF	\$10.28	\$51,423								\$51,423					\$51,423
C3031	1355877	Interior Ceiling Finish, any flat surface, Prep & Paint	10	7	3	2300	SF	\$2.74	\$6,308				\$6,308									\$6,308
D3052	1348842	Packaged Unit (RTU), 5 TON, Replace	20	12	8	1	EA	\$15,084.19	\$15,084								\$15,084					\$15,084
D3052	1348839	Packaged Unit (RTU), 5 TON, Replace	20	12	8	1	EA	\$15,084.19	\$15,084								\$15,084					\$15,084
D3052	1348809	Packaged Unit (RTU), 5 TON, Replace	20	12	8	1	EA	\$15,084.19	\$15,084								\$15,084					\$15,084
D3052	1348862	Packaged Unit (RTU), 5 TON, Replace	20	12	8	1	EA	\$15,084.19	\$15,084								\$15,084					\$15,084
D3068	1356593	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	12	3	5800	SF	\$3.43	\$19,884				\$19,884									\$19,884
D5029	1355879	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	12	8	5800	SF	\$10.97	\$63,628								\$63,628					\$63,628
D5037	1355883	Fire Alarm System, Standard Addressable, Install	20	12	8	5800	SF	\$5.49	\$31,814								\$31,814					\$31,814
D5038	1356592	Security/Surveillance System, Cameras and CCTV, Replace	15	12	3	5800	SF	\$4.11	\$23,860				\$23,860									\$23,860
Totals, Unescalated										\$823	\$1,920	\$0	\$88,722	\$0	\$0	\$0	\$240,325	\$0	\$823	\$332,613		
Totals, Escalated (3.0% inflation, compounded annually)										\$823	\$1,977	\$0	\$96,949	\$0	\$0	\$0	\$304,437	\$0	\$1,106	\$405,292		

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

G.W. Carver School of Arts and Science / Classrooms 300s (C)

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate	
B2011	1355891	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	4200	SF	\$4.11	\$17,278				\$17,278									\$17,278
B2032	1355884	Exterior Door, Steel, Refinish	10	12	0	6	EA	\$137.13	\$823	\$823									\$823			\$1,646
B3011	1355885	Roof, Single-Ply TPO/PVC Membrane, Replace	20	12	8	1315	SF	\$23.31	\$30,655								\$30,655					\$30,655
B3016	1374003	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	12	8	200	LF	\$12.34	\$2,468								\$2,468					\$2,468
B3019	1370135	Awning, Metal per SF, Refinish	10	9	1	560	SF	\$3.43	\$1,920	\$1,920												\$1,920
C3012	1355894	Interior Wall Finish, Vinyl, Replace	15	7	8	8000	SF	\$3.43	\$27,426								\$27,426					\$27,426
C3024	1355893	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	720	SF	\$6.86	\$4,937				\$4,937									\$4,937
C3025	1356840	Interior Floor Finish, Carpet Commercial Standard, Replace	10	2	8	3000	SF	\$10.28	\$30,854								\$30,854					\$30,854
C3031	1355887	Interior Ceiling Finish, any flat surface, Prep & Paint	10	7	3	2300	SF	\$2.74	\$6,308				\$6,308									\$6,308
D3052	1343273	Packaged Unit (RTU), 5 Ton, Replace	20	12	8	1	EA	\$15,084.19	\$15,084								\$15,084					\$15,084
D3052	1343244	Packaged Unit (RTU), 5 Ton, Replace	20	12	8	1	EA	\$15,084.19	\$15,084								\$15,084					\$15,084
D3052	1343221	Packaged Unit (RTU), 5 Ton, Replace	20	12	8	1	EA	\$15,084.19	\$15,084								\$15,084					\$15,084
D3052	1343260	Packaged Unit (RTU), 5 Ton, Replace	20	12	8	1	EA	\$15,084.19	\$15,084								\$15,084					\$15,084
D3068	1356706	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	12	3	5800	SF	\$3.43	\$19,884				\$19,884									\$19,884
D5029	1355888	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	12	8	5800	SF	\$10.97	\$63,628								\$63,628					\$63,628
D5037	1356702	Fire Alarm System, Standard Addressable, Install	20	12	8	5800	SF	\$5.49	\$31,814								\$31,814					\$31,814
D5038	1356705	Security/Surveillance System, Cameras and CCTV, Replace	15	12	3	5800	SF	\$4.11	\$23,860				\$23,860									\$23,860
Totals, Unescalated										\$823	\$1,920	\$0	\$72,267	\$0	\$0	\$0	\$247,182	\$0	\$823	\$323,014		
Totals, Escalated (3.0% inflation, compounded annually)										\$823	\$1,977	\$0	\$78,968	\$0	\$0	\$0	\$313,123	\$0	\$1,106	\$395,997		

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

G.W. Carver School of Arts and Science / Classrooms 400s (D)

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate	
B2011	1355902	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	4200	SF	\$4.11	\$17,278				\$17,278									\$17,278
B2032	1355895	Exterior Door, Steel, Refinish	10	12	0	6	EA	\$137.13	\$823	\$823									\$823			\$1,646
B3011	1355896	Roof, Single-Ply TPO/PVC Membrane, Replace	20	12	8	1315	SF	\$23.31	\$30,655								\$30,655					\$30,655

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate	
B3016	1374004	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	12	8	200	LF	\$12.34	\$2,468									\$2,468			\$2,468	
B3019	1370136	Awning, Metal per SF, Refinish	10	9	1	560	SF	\$3.43	\$1,920		\$1,920											\$1,920
C3012	1355905	Interior Wall Finish, Vinyl, Replace	15	7	8	8000	SF	\$3.43	\$27,426									\$27,426				\$27,426
C3024	1355904	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	720	SF	\$6.86	\$4,937				\$4,937									\$4,937
C3025	1356841	Interior Floor Finish, Carpet Commercial Standard, Replace	10	2	8	5000	SF	\$10.28	\$51,423									\$51,423				\$51,423
C3031	1355898	Interior Ceiling Finish, any flat surface, Prep & Paint	10	7	3	2300	SF	\$2.74	\$6,308				\$6,308									\$6,308
D3052	1343243	Packaged Unit (RTU), 5 Ton, Replace	20	12	8	1	EA	\$15,084.19	\$15,084									\$15,084				\$15,084
D3052	1343267	Packaged Unit (RTU), 5 Ton, Replace	20	12	8	1	EA	\$15,084.19	\$15,084									\$15,084				\$15,084
D3052	1343210	Packaged Unit (RTU), 5 Ton, Replace	20	12	8	1	EA	\$15,084.19	\$15,084									\$15,084				\$15,084
D3052	1343232	Packaged Unit (RTU), 5 Ton, Replace	20	12	8	1	EA	\$15,084.19	\$15,084									\$15,084				\$15,084
D3068	1356714	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	12	3	5800	SF	\$3.43	\$19,884				\$19,884									\$19,884
D5029	1356712	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	12	8	5800	SF	\$10.97	\$63,628									\$63,628				\$63,628
D5037	1355903	Fire Alarm System, Standard Addressable, Install	20	12	8	5800	SF	\$5.49	\$31,814									\$31,814				\$31,814
D5038	1356713	Security/Surveillance System, Cameras and CCTV, Replace	15	12	3	5800	SF	\$4.11	\$23,860				\$23,860									\$23,860
Totals, Unescalated										\$823	\$1,920	\$0	\$72,267	\$0	\$0	\$0	\$0	\$267,751	\$0	\$823	\$343,584	
Totals, Escalated (3.0% inflation, compounded annually)										\$823	\$1,977	\$0	\$78,968	\$0	\$0	\$0	\$0	\$339,179	\$0	\$1,106	\$422,053	

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

G.W. Carver School of Arts and Science / Classrooms 500s (E)

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate	
B2011	1355913	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	4200	SF	\$4.11	\$17,278				\$17,278									\$17,278
B2032	1355906	Exterior Door, Steel, Refinish	10	12	0	6	EA	\$137.13	\$823	\$823										\$823		\$1,646
B3011	1355907	Roof, Single-Ply TPO/PVC Membrane, Replace	20	12	8	1315	SF	\$23.31	\$30,655									\$30,655				\$30,655
B3016	1374005	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	12	8	200	LF	\$12.34	\$2,468									\$2,468				\$2,468
B3019	1348820	Awning, Metal per SF, Refinish	10	9	1	560	SF	\$3.43	\$1,920		\$1,920											\$1,920
C3012	1355916	Interior Wall Finish, Vinyl, Replace	15	7	8	4800	SF	\$3.43	\$16,455									\$16,455				\$16,455
C3024	1348858	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	720	SF	\$6.86	\$4,937				\$4,937									\$4,937
C3025	1348791	Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	3000	SF	\$10.28	\$30,854				\$30,854									\$30,854
C3031	1355909	Interior Ceiling Finish, any flat surface, Prep & Paint	10	7	3	2300	SF	\$2.74	\$6,308				\$6,308									\$6,308
D2023	1348813	Water Heater, Electric, Commercial, 50 GAL (12 KW), Replace	20	12	8	1	EA	\$17,004.00	\$17,004									\$17,004				\$17,004
D3042	1348860	Exhaust Fan, Roof or Wall Mounted, 501 to 1,000 CFM, Replace	20	12	8	1	EA	\$1,919.81	\$1,920									\$1,920				\$1,920
D3052	1348828	Packaged Unit (RTU), 5 TON, Replace	20	12	8	1	EA	\$15,084.19	\$15,084									\$15,084				\$15,084
D3052	1348792	Packaged Unit (RTU), 5 TON, Replace	20	12	8	1	EA	\$15,084.19	\$15,084									\$15,084				\$15,084
D3052	1348800	Packaged Unit (RTU), 5 TON, Replace	20	12	8	1	EA	\$15,084.19	\$15,084									\$15,084				\$15,084
D3052	1348873	Packaged Unit (RTU), 5 TON, Replace	20	12	8	1	EA	\$15,084.19	\$15,084									\$15,084				\$15,084
D3068	1356722	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	12	3	5800	SF	\$3.43	\$19,884				\$19,884									\$19,884
D5029	1355910	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	12	8	5800	SF	\$10.97	\$63,628									\$63,628				\$63,628
D5037	1355914	Fire Alarm System, Standard Addressable, Install	20	12	8	5800	SF	\$5.49	\$31,814									\$31,814				\$31,814
D5038	1356721	Security/Surveillance System, Cameras and CCTV, Replace	15	12	3	5800	SF	\$4.11	\$23,860				\$23,860									\$23,860
Totals, Unescalated										\$823	\$1,920	\$0	\$103,121	\$0	\$0	\$0	\$0	\$224,281	\$0	\$823	\$330,968	
Totals, Escalated (3.0% inflation, compounded annually)										\$823	\$1,977	\$0	\$112,683	\$0	\$0	\$0	\$0	\$284,113	\$0	\$1,106	\$400,702	

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

G.W. Carver School of Arts and Science / Library and Classrooms 800s (F)

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate	
B2011	1358180	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	7500	SF	\$4.11	\$30,854				\$30,854									\$30,854
B2022	1358186	Curtain Wall, Aluminum-Framed System, Refinish	10	7	3	1080	SF	\$2.74	\$2,962				\$2,962									\$2,962
B2032	1358187	Exterior Door, Steel, Refinish	10	12	0	9	EA	\$137.13	\$1,234	\$1,234										\$1,234		\$2,468
B3011	1358178	Roof, Single-Ply TPO/PVC Membrane, Replace	20	12	8	2200	SF	\$23.31	\$51,286									\$51,286				\$51,286
B3016	1374006	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	12	8	340	LF	\$12.34	\$4,196									\$4,196				\$4,196
B3019	1370141	Awning, Metal per SF, Refinish	10	9	1	1120	SF	\$3.43	\$3,840		\$3,840											\$3,840
C3012	1348849	Interior Wall Finish, Vinyl, Replace	15	10	5	3320	SF	\$3.43	\$11,382						\$11,382							\$11,382
C3024	1348812	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	2520	SF	\$6.86	\$17,278				\$17,278									\$17,278
C3025	1358190	Interior Floor Finish, Carpet Commercial Standard, Replace	10	2	8	5500	SF	\$10.28	\$56,566									\$56,566				\$56,566
C3025	1356842	Interior Floor Finish, Carpet Commercial Standard, Replace	10	2	8	3000	SF	\$10.28	\$30,854									\$30,854				\$30,854
C3031	1358192	Interior Ceiling Finish, any flat surface, Prep & Paint	10	2	8	4000	SF	\$2.74	\$10,970									\$10,970				\$10,970
D2018	1358191	Drinking Fountain, Outside/Site Style, Replace	15	10	5	2	EA	\$4,936.64	\$9,873						\$9,873							\$9,873
D2019	1348825	Emergency Eye Wash & Shower Station, , Replace	20	12	8	1	EA	\$3,153.97	\$3,154									\$3,154				\$3,154
D2023	1343212	Water Heater, Electric, Commercial, 30 to 80 GAL (12 KW), Replace	20	12	8	1	EA	\$17,004.00	\$17,004									\$17,004				\$17,004
D3052	1343248	Packaged Unit (RTU), 7 Ton, Replace	20	12	8	1	EA	\$20,569.35	\$20,569									\$20,569				\$20,569
D3052	1343251	Packaged Unit (RTU), 5 Ton, Replace	20	12	8	1	EA	\$15,084.19	\$15,084									\$15,084				\$15,084
D3052	1343224	Packaged Unit (RTU), 5 Ton, Replace	20	12	8	1	EA	\$15,084.19	\$15,084									\$15,084				\$15,084
D3052	1343265	Packaged Unit (RTU), 6 Ton, Replace	20	12	8	1	EA	\$20,569.35	\$20,569									\$20,569				\$20,569
D3052	1343266	Packaged Unit (RTU), 6 Ton, Replace	20	12	8	1	EA	\$20,569.35	\$20,569									\$20,569				\$20,569
D3068	1356730	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	12	3	10500	SF	\$3.43	\$35,996				\$35,996									\$35,996
D5029	1356728	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	12	8	10500	SF	\$10.97	\$115,188									\$115,188				\$115,188

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate	
D5037	1356726	Fire Alarm System, Standard Addressable, Install	20		12	8	10500	SF	\$5.49	\$57,594									\$57,594			\$57,594	
D5038	1356729	Security/Surveillance System, Cameras and CCTV, Replace	15		12	3	10500	SF	\$4.11	\$43,196				\$43,196									\$43,196
E1027	1343246	Laboratory Exhaust Hood, Variable Volume w/ Occupancy Control, 4 LF, Replace	15		12	3	1	EA	\$11,450.27	\$11,450				\$11,450									\$11,450
E1027	1343239	Laboratory Exhaust Hood, Variable Volume w/ Occupancy Control, 6 LF, Replace	15		12	3	1	EA	\$16,482.91	\$16,483				\$16,483									\$16,483
E1027	1343238	Laboratory Exhaust Hood, Variable Volume w/ Occupancy Control, 6 LF, Replace	15		12	3	1	EA	\$16,482.91	\$16,483				\$16,483									\$16,483
Totals, Unescalated											\$1,234	\$3,840	\$0	\$174,702	\$0	\$21,255	\$0	\$0	\$438,689	\$0	\$1,234	\$640,955	
Totals, Escalated (3.0% inflation, compounded annually)											\$1,234	\$3,955	\$0	\$190,902	\$0	\$24,640	\$0	\$0	\$555,719	\$0	\$1,659	\$778,108	

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G.W. Carver School of Arts and Science / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate	
G2012	1348866	Roadways, Asphalt Pavement, Seal & Stripe	5		2	3	79800	SF	\$0.62	\$49,243				\$49,243					\$49,243				\$98,486
G2047	1343217	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5		2	3	19000	SF	\$0.62	\$11,698				\$11,698					\$11,698				\$23,397
G2049	1348871	Dumpster Accessories, Enclosures, Metal Gates, Replace	20		12	8	2	EA	\$2,331.19	\$4,662									\$4,662				\$4,662
G4021	1348853	Site Pole Light, 20' High, 400 W (LED Lamp Replacement), Replace	20		12	8	14	EA	\$5,485.16	\$76,792									\$76,792				\$76,792
G4021	1348865	Site Pole Light, 20' High, 400 W (LED Lamp Replacement), Replace	20		12	8	2	EA	\$5,485.16	\$10,970									\$10,970				\$10,970
Totals, Unescalated											\$0	\$0	\$0	\$60,941	\$0	\$0	\$0	\$0	\$153,366	\$0	\$0	\$214,308	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$66,592	\$0	\$0	\$0	\$0	\$194,280	\$0	\$0	\$260,872	

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

G.W. Carver School of Arts and Science / Toilets (J)

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate	
B2011	1370092	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10		7	3	1200	SF	\$4.11	\$4,937				\$4,937									\$4,937
B2032	1374012	Exterior Door, Steel, Refinish	10		12	0	6	EA	\$137.13	\$823	\$823										\$823		\$1,646
B3011	1370083	Roof, Single-Ply TPO/PVC Membrane, Replace	20		12	8	750	SF	\$23.31	\$17,484									\$17,484				\$17,484
B3016	1374007	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20		12	8	50	LF	\$12.34	\$617									\$617				\$617
C1031	1370094	Toilet Partitions, Solid Surface, Replace	20		12	8	10	EA	\$1,165.60	\$11,656									\$11,656				\$11,656
C3012	1343227	Interior Wall Finish, any surface, Prep & Paint	10		7	3	750	SF	\$2.06	\$1,543				\$1,543									\$1,543
C3031	1343220	Interior Ceiling Finish, any flat surface, Prep & Paint	10		7	3	1000	SF	\$2.74	\$2,743				\$2,743									\$2,743
D2018	1348798	Drinking Fountain, Outside/Site Style, Replace	15		12	3	3	EA	\$4,936.64	\$14,810				\$14,810									\$14,810
D2023	1343230	Water Heater, Electric, Residential, 5 to 15 GAL, Replace	15		12	3	1	EA	\$754.21	\$754				\$754									\$754
D5029	1356744	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20		12	8	1000	SF	\$10.97	\$10,970									\$10,970				\$10,970
D5037	1370112	Fire Alarm System, Standard Addressable, Install	20		12	8	1000	SF	\$5.49	\$5,485									\$5,485				\$5,485
D5038	1370113	Security/Surveillance System, Cameras and CCTV, Replace	15		12	3	1000	SF	\$4.11	\$4,114				\$4,114									\$4,114
Totals, Unescalated											\$823	\$0	\$0	\$28,900	\$0	\$0	\$0	\$0	\$46,212	\$0	\$823	\$76,758	
Totals, Escalated (3.0% inflation, compounded annually)											\$823	\$0	\$0	\$31,580	\$0	\$0	\$0	\$0	\$58,541	\$0	\$1,106	\$92,049	

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G.W. Carver School of Arts and Science / Toilets (K)

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate	
B2011	1370120	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10		7	3	1200	SF	\$4.11	\$4,937				\$4,937									\$4,937
B2032	1374010	Exterior Door, Steel, Refinish	10		12	0	6	EA	\$137.13	\$823	\$823										\$823		\$1,646
B3011	1369312	Roof, Single-Ply TPO/PVC Membrane, Replace	20		12	8	750	SF	\$23.31	\$17,484									\$17,484				\$17,484
B3016	1374008	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20		12	8	50	LF	\$12.34	\$617									\$617				\$617
C1031	1370117	Toilet Partitions, Solid Surface, Replace	20		12	8	10	EA	\$1,165.60	\$11,656									\$11,656				\$11,656
C3012	1343233	Interior Wall Finish, any surface, Prep & Paint	10		7	3	750	SF	\$2.06	\$1,543				\$1,543									\$1,543
C3031	1343274	Interior Ceiling Finish, any flat surface, Prep & Paint	10		7	3	1000	SF	\$2.74	\$2,743				\$2,743									\$2,743
D2018	1370114	Drinking Fountain, Outside/Site Style, Replace	15		12	3	3	EA	\$4,936.64	\$14,810				\$14,810									\$14,810
D2023	1343219	Water Heater, Electric, Commercial, 10 GAL (12 KW), Replace	20		12	8	1	EA	\$3,291.10	\$3,291									\$3,291				\$3,291
D5029	1356752	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20		12	8	1000	SF	\$10.97	\$10,970									\$10,970				\$10,970
D5037	1356750	Fire Alarm System, Standard Addressable, Install	20		12	8	1000	SF	\$5.49	\$5,485									\$5,485				\$5,485
D5038	1356753	Security/Surveillance System, Cameras and CCTV, Replace	15		12	3	1000	SF	\$4.11	\$4,114				\$4,114									\$4,114
Totals, Unescalated											\$823	\$0	\$0	\$28,146	\$0	\$0	\$0	\$0	\$49,504	\$0	\$823	\$79,295	
Totals, Escalated (3.0% inflation, compounded annually)											\$823	\$0	\$0	\$30,756	\$0	\$0	\$0	\$0	\$62,710	\$0	\$1,106	\$95,394	

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Appendix F: Equipment Inventory List

D10 CONVEYING												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1348854	D1013	Wheelchair Lift		G.W. Carver School of Arts and Science / Library and Classrooms 800s (F)	Library	Garaventa			2007	00255422	
D20 PLUMBING												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1343216	D2021	Backflow Preventer		G.W. Carver School of Arts and Science / Site	Site	Wilkins	Illegible	Illegible	2007	00255076	
2	1348813	D2023	Water Heater	50 GAL	G.W. Carver School of Arts and Science / Classrooms 500s (E)	Classrooms-505	A. O. Smith	ECT 52 200	J07J046011	2007	00255408	
3	1343230	D2023	Water Heater	10 gal	G.W. Carver School of Arts and Science / Toilets (J)	Janitorial closet	A. O. Smith	DEL 10 102	D07M002237	2007	00255064	
4	1343212	D2023	Water Heater [EWH-1 H]	80 GAL	G.W. Carver School of Arts and Science / Library and Classrooms 800s (F)	Utility room	A. O. Smith	DEN 80 110	D07M004182	2007	00255073	
5	1343219	D2023	Water Heater [EWH-2 J]	10 GAL	G.W. Carver School of Arts and Science / Toilets (K)	Janitorial room	A. O. Smith	Inaccessible	Inaccessible	2007	00255105	
6	1343262	D2023	Water Heater [GWH-1 A]	100 GAL/240 MBH	G.W. Carver School of Arts and Science / Admin/Gym (A)	Utility room	A. O. Smith	BTH 250A 970	D07M005667	2007	00255081	
7	1343257	D2023	Water Heater [GWH-2 A]	100 GAL/199 MBH	G.W. Carver School of Arts and Science / Admin/Gym (A)	Utility room	A. O. Smith	BTH 199 970	D07M004715	2007	00255080	
D30 HVAC												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1348835	D3032	Ductless Split System [ACCU-1]	1.5 TON	G.W. Carver School of Arts and Science / Admin/Gym (A)	Roof-admin	Bryant	38BNC018301	Illegible	2007	00255395	
2	1348826	D3042	Exhaust Fan	6000	G.W. Carver School of Arts and Science / Classrooms 200s (B)	Roof	No tag/plate found			2007		4
3	1356838	D3042	Exhaust Fan	6000	G.W. Carver School of Arts and Science / Classrooms 400s (D)	Roof				2007		4
4	1348863	D3042	Exhaust Fan	No tag/plate found	G.W. Carver School of Arts and Science / Classrooms 500s (E)	Roof				2007		4
5	1356837	D3042	Exhaust Fan	No tag/plate found	G.W. Carver School of Arts and Science / Classrooms 300s (C)	Roof				2007		4
6	1348856	D3042	Exhaust Fan [EF-1]	1500 CFM	G.W. Carver School of Arts and Science / Admin/Gym (A)	Roof-admin	Twin City Fan Co.	BCRUR-160A	C07-231991-6	2007	00255394	
7	1348874	D3042	Exhaust Fan [EF-2]	1500	G.W. Carver School of Arts and Science / Admin/Gym (A)	Roof-girls locker	Twin City	BCRD-180C	C07-231991-7	2007	00255400	
8	1348848	D3042	Exhaust Fan [EF-3]	1500	G.W. Carver School of Arts and Science / Admin/Gym (A)	Roof-boys locker	Twin City	BCRD-160G	B07-231991-8	2007	00255401	
9	1348847	D3042	Exhaust Fan [EF-4]	1500	G.W. Carver School of Arts and Science / Admin/Gym (A)	Roof-admin	Twin City	BCRD-100C	C07-231991-9	2007	00255393	
10	1348860	D3042	Exhaust Fan [REF-E1]	No tag/plate found	G.W. Carver School of Arts and Science / Classrooms 500s (E)	Roof	Twin City	DCRD-60	C07-231991-1-4	2007	00255411	
11	1348806	D3051	Unit Heater [MAU-1]	5625 CFM	G.W. Carver School of Arts and Science / Admin/Gym (A)	Roof-girls locker	Aeon	RDH300-S-2	EBGC83Y9N01774	2007	00255399	
12	1348846	D3051	Unit Heater [MAU-2]	4219 CFM	G.W. Carver School of Arts and Science / Admin/Gym (A)	Roof-boys locker	Reznor	RDH225-S-2	EBGC83Y9N01773	2007	00255402	
13	1348837	D3052	Packaged Unit (RTU) [AC-1]	40 TON	G.W. Carver School of Arts and Science / Admin/Gym (A)	Roof	Aaon	RN 040-3-0-AA02-2A2	200702-BNGV02644	2007	00255403	
14	1348803	D3052	Packaged Unit (RTU) [AC-2]	13 TON	G.W. Carver School of Arts and Science / Admin/Gym (A)	Roof-admin	Aaon	RM-013-3-0-AA02-232	200702-AMGK31717	2007	00255392	
15	1348828	D3052	Packaged Unit (RTU) [AC-2E]	5 TON	G.W. Carver School of Arts and Science / Classrooms 500s (E)	500s	Aaon	RM-A05-3-0-AA01-222	200702-AMGE31736	2007	00255406	
16	1348827	D3052	Packaged Unit (RTU) [AC-3]	7 TON	G.W. Carver School of Arts and Science / Admin/Gym (A)	Roof-admin	Aaon	200702-AMGG31745	200702-AMGG31745	2007	00255398	
17	1348839	D3052	Packaged Unit (RTU) [AC-B1]	5 TON	G.W. Carver School of Arts and Science / Classrooms 200s (B)	Roof	Aaon	RM-A05-3-0-AA01-222	200702-AMGE31723	2007	00255415	
18	1348862	D3052	Packaged Unit (RTU) [AC-B2]	5 TON	G.W. Carver School of Arts and Science / Classrooms 200s (B)	Roof	Aaon	RM-A05-3-0-AA01-222	200702-AMGE31724	2007	00255414	
19	1348809	D3052	Packaged Unit (RTU) [AC-B3]	5 TON	G.W. Carver School of Arts and Science / Classrooms 200s (B)	Roof	Aaon	RM- A05-3-0-AA01-222	200702-AMGE31725	2007	00255420	
20	1348842	D3052	Packaged Unit (RTU) [AC-B4]	5 TON	G.W. Carver School of Arts and Science / Classrooms 200s (B)	Roof	Aaon	RM-A05-3-0-AA01-222	200702-AMGE31726	2007	00255419	
21	1343221	D3052	Packaged Unit (RTU) [AC-C1]	5 TON	G.W. Carver School of Arts and Science / Classrooms 300s (C)	Roof	Aaon	RM-A05-3-0-AA01-222	200702-AMGE31727	2007	00255063	
22	1343260	D3052	Packaged Unit (RTU) [AC-C2]	5 TON	G.W. Carver School of Arts and Science / Classrooms 300s (C)	Roof	Aaon	RM-A05-3-0-AA01-222	Illegible	2007	00255062	
23	1343273	D3052	Packaged Unit (RTU) [AC-C3]	5 TON	G.W. Carver School of Arts and Science / Classrooms 300s (C)	Roof	Aaon	RM-A05-3-0-AA01-222	200702-AMGE31729	2007	00255092	
24	1343244	D3052	Packaged Unit (RTU) [AC-C4]	5 TON	G.W. Carver School of Arts and Science / Classrooms 300s (C)	Roof	Aaon	RM-A05-3-0-AA01-222	Illegible	2007	00255094	
25	1343210	D3052	Packaged Unit (RTU) [AC-D1]	5 TON	G.W. Carver School of Arts and Science / Classrooms 400s (D)	Roof	Aaon	RM-A05-3-0-AA01-222	200702-AMGE31731	2007	00255086	
26	1343243	D3052	Packaged Unit (RTU) [AC-D2]	5 TON	G.W. Carver School of Arts and Science / Classrooms 400s (D)	Roof	Aaon	RM-A05-3-0-AA01-222	Illegible	2007	00255087	
27	1343267	D3052	Packaged Unit (RTU) [AC-D3]	5 TON	G.W. Carver School of Arts and Science / Classrooms 400s (D)	Roof	Aaon	RM-A05-3-0-AA01-222	200702-AMGE31733	2007	00255088	
28	1343232	D3052	Packaged Unit (RTU) [AC-D4]	5 TON	G.W. Carver School of Arts and Science / Classrooms 400s (D)	Roof	Aaon	RM-A05-3-0-AA01-222	200702-AMGE31734	2007	00255089	
29	1348800	D3052	Packaged Unit (RTU) [AC-E1]	5 TON	G.W. Carver School of Arts and Science / Classrooms 500s (E)	500s	Aaon	RM-A05-3-0- AA01-222	200702-AMGE31735	2007	00255407	
30	1348873	D3052	Packaged Unit (RTU) [AC-E3]	5 TON	G.W. Carver School of Arts and Science / Classrooms 500s (E)	500s	Aaon	RM-A05-3-0- AA01-222	200702-AMGE31737	2007	00255405	
31	1348792	D3052	Packaged Unit (RTU) [AC-E4]	5 TON	G.W. Carver School of Arts and Science / Classrooms 500s (E)	500s	Aaon	RM-A05-3-0-AA01-222	200702-AMGE31738	2007	00255404	
32	1343248	D3052	Packaged Unit (RTU) [AC-H1]	7 TON	G.W. Carver School of Arts and Science / Library and Classrooms 800s (F)	Roof	Aaon	RM-A07-3-0-AA01-222	Illegible	2007	00255074	
33	1343224	D3052	Packaged Unit (RTU) [AC-H2]	5 TON	G.W. Carver School of Arts and Science / Library and Classrooms 800s (F)	Roof	Aaon	Illegible	Illegible	2007	00255075	
34	1343251	D3052	Packaged Unit (RTU) [AC-H3]	5 TON	G.W. Carver School of Arts and Science / Library and Classrooms 800s (F)	Roof	Aaon	Illegible	Illegible	2007	00255049	
35	1343265	D3052	Packaged Unit (RTU) [AC-H4]	6 TON	G.W. Carver School of Arts and Science / Library and Classrooms 800s (F)	Roof	Aaon	RM-006-3-0-AA01-232	200702-AMGE31740	2007	00255048	
36	1343266	D3052	Packaged Unit (RTU) [AC-H5]	Illegible	G.W. Carver School of Arts and Science / Library and Classrooms 800s (F)	Roof	Aaon	Illegible	Illegible	2007	00255047	
37	1343218	D3094	Air Curtain [AD-1]		G.W. Carver School of Arts and Science / Admin/Gym (A)	Kitchen	Mars	48COMBI-O	0705PF48COMBI-L	2007	00255083	
D50 ELECTRICAL												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1832346	D5012	Building/Main Switchboard		G.W. Carver School of Arts and Science							
2	1343214	D5012	Main Distribution Panel [C2]	200 AMP	G.W. Carver School of Arts and Science / Library and Classrooms 800s (F)	Utility room	Eaton Cutler-Hammer			2007	00255072	
3	1348843	D5012	Main Distribution Panel [CH]	250 AMP	G.W. Carver School of Arts and Science / Classrooms 500s (E)	Utility closet	Eaton Cutler-Hammer			2007	00255409	
4	1343259	D5012	Main Distribution Panel [CH]		G.W. Carver School of Arts and Science / Classrooms 400s (D)	IDF4	Eaton Cutler-Hammer			2007	00255085	
5	1343245	D5012	Main Distribution Panel [CH]		G.W. Carver School of Arts and Science / Classrooms 300s (C)	IDF3	Eaton Cutler-Hammer			2007	00255079	
6	1343223	D5012	Main Distribution Panel [CH]		G.W. Carver School of Arts and Science / Classrooms 200s (B)	IDF-2	Eaton Cutler-Hammer			2007	00255077	
7	1343215	D5012	Main Distribution Panel [LD]	400 amp	G.W. Carver School of Arts and Science / Admin/Gym (A)	Electrical room	Eaton Cutler-Hammer			2007	00255442	
8	1343271	D5012	Main Distribution Panel [MDB]		G.W. Carver School of Arts and Science / Admin/Gym (A)	Electrical room	Eaton Cutler-Hammer			2007	00255066	
9	1343213	D5012	Secondary Transformer		G.W. Carver School of Arts and Science / Classrooms 300s (C)	Roof	ACME			2007	00255078	
10	1343268	D5012	Secondary Transformer	45 kVA	G.W. Carver School of Arts and Science / Library and Classrooms 800s (F)	Roof	ACME			2007	00255046	
11	1348850	D5012	Secondary Transformer	45 kVA	G.W. Carver School of Arts and Science / Classrooms 500s (E)	Roof	ACME			2007	00255410	
12	1343222	D5012	Secondary Transformer		G.W. Carver School of Arts and Science / Classrooms 400s (D)	Roof	Eaton Cutler-Hammer			2007	00255084	
13	1343237	D5012	Secondary Transformer		G.W. Carver School of Arts and Science / Classrooms 200s (B)	Roof	ACME	Illegible	Illegible	2007	00255097	
14	1343231	D5012	Secondary Transformer		G.W. Carver School of Arts and Science / Admin/Gym (A)	Electrical room	ACME			2007	00255436	
15	1348815	D5037	Annunciator Alarm Panel		G.W. Carver School of Arts and Science / Admin/Gym (A)	Office				2007		2
16	1343255	D5037	Fire Alarm Control Panel		G.W. Carver School of Arts and Science / Admin/Gym (A)	Electrical room	Fire-Lite	MS-9600		2007	00255065	
E10 EQUIPMENT												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1343238	E1027	Laboratory Exhaust Hood [FH1]		G.W. Carver School of Arts and Science / Library and Classrooms 800s (F)	800s	Safeaire	No tag/plate found	No tag/plate found	2007	00255071	
2	1343246	E1027	Laboratory Exhaust Hood [FH2]		G.W. Carver School of Arts and Science / Library and Classrooms 800s (F)	800s	Safeaire	No tag/plate found	No tag/plate found	2007	00255090	

3	1343239	E1027	Laboratory Exhaust Hood [FH3]	G.W. Carver School of Arts and Science / Library and Classrooms 800s (F)	800s	Safeaire	No tag/plate found	No tag/plate found	2007	00255091
4	1343261	E1093	Commercial Convection Oven, Double	G.W. Carver School of Arts and Science / Admin/Gym (A)	Kitchen	Wolf			2007	00255058
5	1343240	E1093	Commercial Dairy Cooler/Wells	G.W. Carver School of Arts and Science / Admin/Gym (A)	Kitchen	Beverage-Air	SM34N	29307.17203	2007	00255050
6	1343250	E1093	Commercial Exhaust Hood, 3 to 6 LF	G.W. Carver School of Arts and Science / Admin/Gym (A)	Kitchen	CaptiveAire	5424 ND-2	No tag/plate found	2007	00255082
7	1343241	E1093	Commercial Food Warmer	G.W. Carver School of Arts and Science / Admin/Gym (A)	Kitchen	Metro			2007	00255068
8	1343211	E1093	Commercial Food Warmer	G.W. Carver School of Arts and Science / Admin/Gym (A)	Kitchen	Metro	C569-SDS-UPDSA	C560000346	2007	00255067
9	1343229	E1093	Commercial Freezer, 2-Door Reach-In	G.W. Carver School of Arts and Science / Admin/Gym (A)	Kitchen	True	TR2F-2S	1-4847188	2007	00255060
10	1343242	E1093	Commercial Garbage Disposal, 1 to 3 HP	G.W. Carver School of Arts and Science / Admin/Gym (A)	Kitchen	Illegible	Illegible	14907J2	2007	00255051
11	1343256	E1093	Commercial Icemaker, Freestanding	G.W. Carver School of Arts and Science / Admin/Gym (A)	Kitchen	Manitowoc	QY0274A	310000118	2007	00255055
12	1343258	E1093	Commercial Range/Oven, 4-Burner w/ Griddle	G.W. Carver School of Arts and Science / Admin/Gym (A)	Kitchen	Wolf			2007	00255057
13	1343264	E1093	Commercial Refrigerator, 2-Door Reach-In	G.W. Carver School of Arts and Science / Admin/Gym (A)	Kitchen	True	TR2R-2S	1-4867739	2007	00255059
14	1343263	E1093	Commercial Refrigerator, 2-Door Reach-In	G.W. Carver School of Arts and Science / Admin/Gym (A)	Kitchen	True	TR2RPT-2S-2S	1-4786579	2007	00255054
15	1343236	E1093	Commercial Salad Table	G.W. Carver School of Arts and Science / Admin/Gym (A)	Kitchen				2007	00255053
16	1369274	E1093	Commercial Walk-In Freezer	G.W. Carver School of Arts and Science / Admin/Gym (A)	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found	2007	
17	1369273	E1093	Commercial Walk-In Refrigerator	G.W. Carver School of Arts and Science / Admin/Gym (A)	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found	2007	
18	1348867	E1093	Commercial Walk-In Refrigerator/Freezer, Condenser	G.W. Carver School of Arts and Science / Admin/Gym (A)	Roof	Heatcraft	MOH025L62CF	T07F 02333	2007	00255397
19	1348880	E1093	Commercial Walk-In Refrigerator/Freezer, Condenser	G.W. Carver School of Arts and Science / Admin/Gym (A)	Roof	Heatcraft	MOH010D72CFT	T07G 04000	2007	00255396
20	1343234	E1093	Commercial Walk-In Refrigerator/Freezer, Evaporator	G.W. Carver School of Arts and Science / Admin/Gym (A)	Kitchen	Larkin	Inaccessible	Inaccessible	2007	00255069
21	1343228	E1093	Commercial Walk-In Refrigerator/Freezer, Evaporator	G.W. Carver School of Arts and Science / Admin/Gym (A)	Kitchen	Larkin	Inaccessible	Inaccessible	2007	00255070

G40 OTHER

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1348853	G4021	Site Pole Light		G.W. Carver School of Arts and Science / Site	Parking lot				2007		14
2	1348865	G4021	Site Pole Light		G.W. Carver School of Arts and Science / Site	Parking lot				2007		2