



A Bureau Veritas Group Company

# FACILITY CONDITION ASSESSMENT

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT  
5735 47<sup>th</sup> Avenue  
Sacramento, California 95824

DLR GROUP  
1050 20th Street, Suite 250  
Sacramento, California  
95868



HIRAM JOHNSON HIGH SCHOOL  
6879 14th Avenue  
Sacramento, California 95820

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## ONSITE DATES:

September 30-October 4, 2019



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# 1. Executive Summary

## Portfolio Overview and Assessment Details

General Information	
<b>Property Type</b>	High School
<b>Main Address</b>	6879 14th Avenue, Sacramento, California 95820
<b>Building Construction Dates</b>	001 A Wing, B Wing: 1957 002 C Wing W: 1957 003 D Wing W: 1957 004 E Wing W: 1957 005 F Wing W: 1957 006 F Wing E: 1957 007 E Wing E: 1957 008 D Wing E: 1957 009 C Wing E: 1957 010 Library: 1957 011 S Wing W: 1957 012 S Wing E: 1957 013 ROTC: 1957 014 Gymnasium: 1957 015 Cafeteria: 1957 16A Auditorium: 1968 16B Music Building: 1968 P01 Classrooms X00-X03: 2001 P02 Classrooms X04-X08: 2001 P03 Classrooms X09-X12: 2001
<b>Number of Buildings</b>	20
<b>Current Occupants</b>	All buildings: Sacramento City Unified School District
<b>Date(s) of Visit</b>	September 30-October 4, 2019
<b>Management Point of Contact</b>	Sacramento City Unified School District, Facilities Support Services, Mike Taxara, Facilities Project Technician 916.796.6538 <a href="mailto:Mike-taxara@scusd.edu">Mike-taxara@scusd.edu</a>
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## General Information

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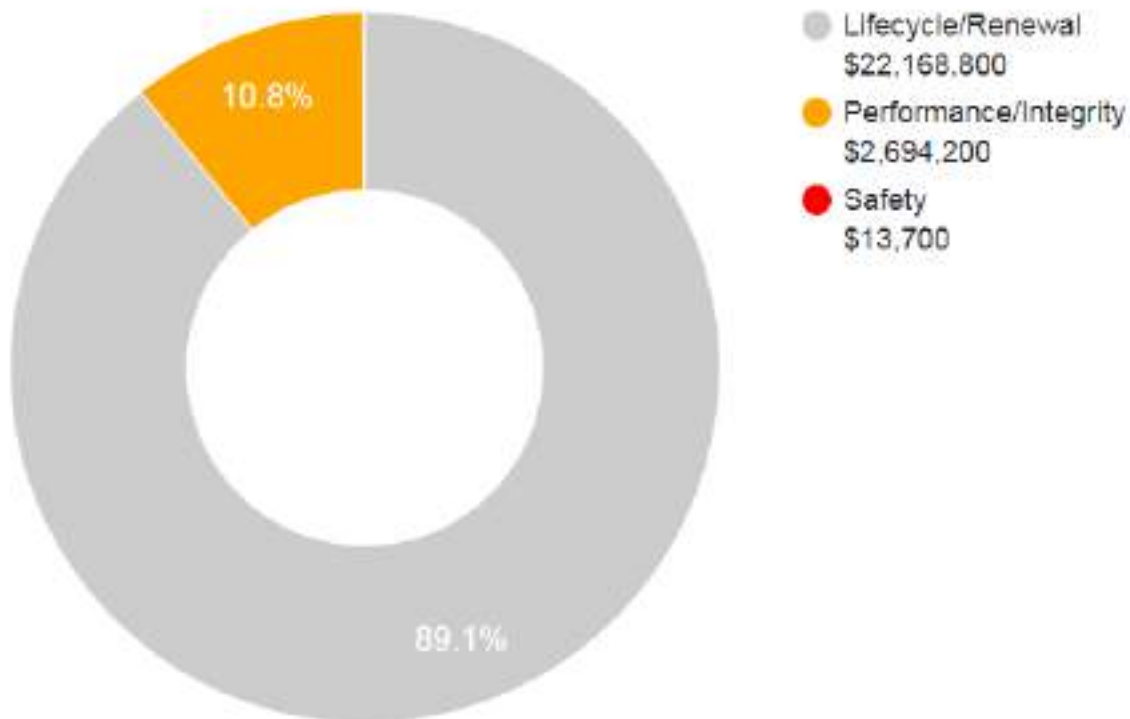
## Plan Types

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

### Plan Type Descriptions

<b>Safety</b>	■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■ 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: \$24,876,700

## Portfolio-Level Findings and Deficiencies

### Historical Summary

Hiram Johnson High School was constructed in 1957. The auditorium and music building were added in 1968. Due to the size of the school, many different renovations have happened over the years. In 2018, a new turf football and track field were added to the site. Buildings 002 to 009 had their electrical and HVAC units upgraded. The roofs of the same buildings had the TPO membrane replaced.

### Architectural

All buildings consist of metal frame and masonry wall construction on concrete slabs with integral footings. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. For all the buildings, only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The original portion of the campus was supplied by hot water generated from a dedicated central plant. Portions of the system, the C through F Wing buildings, were converted over to packaged rooftop units in 2018. Heating and cooling water is still provided to the A Wing, B Wing, and S Wing. The Auditorium and Music Building are served by a separate hot water and chilled water plant. The building has a multizone AHU. The newer buildings, Portables P01, P02, and P03 (2001) are served by heat-pumps located in the classrooms. Major component replacements for those buildings are budgeted in the long term.

The electrical infrastructure was upgraded at the site in 2001 in order to accommodate the increased load of the new Portable. C through F Wing buildings had their electrical infrastructure upgraded during the HVAC system upgrade.

In general, the plumbing systems are adequate to serve the facilities, with equipment and fixtures updated as needed. The domestic hot water service consists of hot water heaters distributed throughout the various buildings. Lifecycle replacement of original domestic water and sanitary sewer systems is anticipated.

All of the facilities are protected by a hard-wired fire alarm system. The system was installed in 2010. Building wide fire suppression (sprinkler) systems were observed within all buildings except for the portables. Fire suppression is provided to all classrooms by fire extinguishers.

The elevator machinery and controls are located at Portable P02.

### Site

Site maintenance appears to be excellent, and site improvements and landscaping are generally in good condition. Sidewalks have minor cracks and heaving, and asphalt pavement has been regularly maintained with seal coating and striping, with only a few areas of significant cracking in the main parking lot. The staff parking lot is currently in use by the construction contractor and will be repaved in 2020. A turf football field and rubberized track were added to the site in 2018. The site has a swimming pool located outside, but part of, the gymnasium.

### 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

<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	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
Hiram Johnson High School / 001 A Wing, B Wing (1957)	\$750	35,494	\$26,620,500	0.1%	4.6%	6.3%	8.2%
Hiram Johnson High School / 002 C Wing W	\$750	5,992	\$4,494,000	0.0%	0.2%	1.6%	8.3%
Hiram Johnson High School / 003 D Wing W	\$750	5,982	\$4,488,000	0.0%	0.1%	1.6%	8.6%
Hiram Johnson High School / 004 E Wing W	\$750	5,974	\$4,480,500	0.0%	0.1%	1.6%	6.2%
Hiram Johnson High School / 005 F Wing W	\$750	5,841	\$4,380,750	0.0%	0.1%	1.6%	7.4%
Hiram Johnson High School / 006 F Wing E	\$750	5,821	\$4,365,750	0.0%	0.2%	1.6%	10.8%
Hiram Johnson High School / 007 E Wing E	\$750	5,472	\$4,104,000	0.0%	0.2%	1.6%	11.7%
Hiram Johnson High School / 008 D Wing E	\$750	5,807	\$4,355,250	0.0%	0.5%	2.1%	8.4%
Hiram Johnson High School / 009 C Wing E	\$750	5,827	\$4,370,250	0.0%	0.5%	2.0%	5.2%
Hiram Johnson High School / 010 Library	\$750	6,960	\$5,212,000	0.6%	2.6%	4.7%	5.4%
Hiram Johnson High School / 011 B Wing W	\$750	17,876	\$13,407,000	0.2%	3.0%	5.2%	9.7%
Hiram Johnson High School / 012 B Wing E	\$750	6,267	\$4,700,250	0.3%	7.7%	9.2%	17.6%
Hiram Johnson High School / 013 ROTC	\$750	4,400	\$3,300,000	0.0%	4.7%	6.6%	10.3%
Hiram Johnson High School / 014 Gymnasium	\$750	40,347	\$30,260,250	0.0%	4.0%	6.7%	11.7%
Hiram Johnson High School / 015 Cafeteria	\$750	10,276	\$7,707,000	0.0%	7.0%	10.2%	21.1%
Hiram Johnson High School / 15A Auditorium	\$750	25,209	\$10,944,200	3.5%	6.0%	10.5%	11.7%
Hiram Johnson High School / 15B Music Building	\$750	7,688	\$5,766,000	3.5%	8.6%	14.1%	16.0%
Hiram Johnson High School / P01 Classrooms X00-X03	\$450	7,680	\$3,456,000	0.0%	13.3%	14.2%	15.7%
Hiram Johnson High School / P02 Classrooms X04-X06	\$450	9,600	\$4,320,000	0.0%	13.6%	14.7%	16.3%
Hiram Johnson High School / P03 Classrooms X09-X12	\$450	7,680	\$3,456,000	0.0%	12.0%	13.8%	15.4%



## Immediate Needs

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1497949	Hiram Johnson High School / 16A Auditorium	16A-Roof	B3011	Roof, Modified Bituminous, Replace	Poor	Performance/Integrity	\$204,720
1497947	Hiram Johnson High School / 16A Auditorium	16A-Throughout building	C3032	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	Poor	Performance/Integrity	\$830
1493486	Hiram Johnson High School / 16A Auditorium	16A-B001-Boiler room	D3031	Chiller, 10 - 20 TON, Replace	Poor	Performance/Integrity	\$30,717
1493472	Hiram Johnson High School / 16A Auditorium	16A-B001-Boiler room	D5012	Transfer Switch, 200 AMP, Replace	Poor	Performance/Integrity	\$16,455
1493482	Hiram Johnson High School / 16A Auditorium	16A-B001-Boiler room	D5092	Generator, 10 kW, Replace	Poor	Performance/Integrity	\$32,911
1486029	Hiram Johnson High School / 014 Gymnasium	014-Building exterior	D5022	Light Fixture, 100 WATT, Replace	Poor	Performance/Integrity	\$261
1493585	Hiram Johnson High School / 011 S Wing W	011-00N4-Classroom	D5012	Secondary Transformer, 75 kVA, Replace	Poor	Safety	\$13,713
1493537	Hiram Johnson High School / 001 A Wing, B Wing	01A-Roof	D3032	Condensing Unit, 5 TON, Replace	Poor	Performance/Integrity	\$5,485
1493683	Hiram Johnson High School / 001 A Wing, B Wing	01A-Roof	D3032	Condensing Unit, 5 TON, Replace	Poor	Performance/Integrity	\$9,736
1493491	Hiram Johnson High School / 001 A Wing, B Wing	01A-Roof	D3032	Condensing Unit, 5 TON, Replace	Poor	Performance/Integrity	\$9,736
1493682	Hiram Johnson High School / 001 A Wing, B Wing	01A-Roof	D3032	Condensing Unit, 5 TON, Replace	Poor	Performance/Integrity	\$9,736
<b>Total (11 Items)</b>							<b>\$334,301</b>



Key Findings



**Secondary Transformer in Poor condition.**

75 kVA  
011 S Wing W 011-00N4-Classroom

Uniformat Code: D5012  
Recommendation: **Replace in 2019**

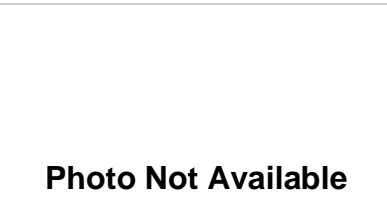
Priority Score: **98.0**

Plan Type: Safety

Cost Estimate: \$13,700

\$\$\$\$

No access. Very loud hum. Fire hazard. - AssetCALC ID: 1493585



**Roof in Poor condition.**

Modified Bituminous  
16A Auditorium 16A-Roof

Uniformat Code: B3011  
Recommendation: **Replace in 2019**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$204,700

\$\$\$\$

Evidence of roof leaks inside building. Roof too high for photo evidence. - AssetCALC ID: 1497949



**Roof in Poor condition.**

Single-Ply TPO/PVC Membrane  
001 A Wing, B Wing 001-Roof

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

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$839,200

\$\$\$\$

The roof is overall fair condition, with spots of roof membrane tears and blisters. - AssetCALC ID: 1496105



**Roof in Poor condition.**

Modified Bituminous  
16B Music Building 16B-Roof

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

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$204,300

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The roof membrane is starting to wear through, evidence of leaks on the interior - AssetCALC ID: 1493562



### Electrical Wiring & Switches in Poor condition.

Average or Low Density/Complexity  
16A Auditorium 16A-Throughout building

Uniformat Code: D5019  
Recommendation: **Replace in 2020**

Priority Score: **89.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$86,600

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Lighting is antiquated and may not be up to code. - AssetCALC ID: 1497923



### Generator in Poor condition.

10 kW  
16A Auditorium 16A-B001-Boiler room

Uniformat Code: D5092  
Recommendation: **Replace in 2019**

Priority Score: **88.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$32,900

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Defunct, abandoned in place. - AssetCALC ID: 1493482



### Lighting System in Poor condition.

Interior, Medium Density & Standard Fixtures  
16A Auditorium 16A-Throughout building

Uniformat Code: D5029  
Recommendation: **Replace in 2020**

Priority Score: **88.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$277,100

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Lighting is inadequate and antiquated. - AssetCALC ID: 1497933



### Backflow Preventer in Poor condition.

6 INCH  
Site

Uniformat Code: D2021  
Recommendation: **Replace in 2020**

Priority Score: **87.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$14,400

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Leak in valve body. - AssetCALC ID: 1493698



**Interior Floor Finish in Poor condition.**

Vinyl Sheetting  
011 S Wing W 011-Throughout building

Uniformat Code: C3024  
Recommendation: **Replace in 2020**

Priority Score: **84.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$10,800

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High traffic and heavy use have worn through material - AssetCALC ID: 1497701



**Interior Ceiling Finish in Poor condition.**

Hard Tile Ceiling w/ ACT  
16A Auditorium 16A-Throughout building

Uniformat Code: C3032  
Recommendation: **Replace in 2019**

Priority Score: **83.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$800

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Failed hard tiles due to roof leak - AssetCALC ID: 1497947

## 2. 001 A Wing, B Wing



### 001 A Wing, B Wing: Systems Summary

<b>Address</b>	6879 14th Avenue, Sacramento, California 95820	
<b>Constructed/ Renovated</b>	1957 / (2020)	
<b>Building Size</b>	35,494 SF	
<b>Number of Stories</b>	2	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame structure on concrete slab	Fair
<b>Façade</b>	Brick with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste & venting Electric water heater Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	4-pipe fed unit ventilators, packaged rooftop unit Supplementary heat pump and split system condensing units	Fair

### 001 A Wing, B Wing: Systems Summary

<b>Fire Suppression</b>	Wet-pipe sprinkler system; fire extinguishers, hose cabinets	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8 and LED	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Damaged roof membrane, 1 <sup>st</sup> floor of A Wing is under construction	

### 001 A Wing, B Wing: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$205,800	-	\$205,800
Roofing	-	\$923,800	-	-	-	\$923,800
Interiors	-	-	\$340,500	\$93,200	\$530,100	\$1,063,800
Plumbing	-	\$12,100	\$5,700	\$120,000	\$994,800	\$1,132,600
Fire Suppression	-	\$7,200	-	\$87,200	\$9,700	\$104,000
HVAC	\$34,700	\$221,400	\$141,100	-	\$1,344,100	\$1,741,300
Electrical	-	\$6,600	-	-	\$598,500	\$605,200
Fire Alarm & Comm	-	-	-	\$6,500	\$134,700	\$141,300
Equipment/Special	-	\$23,800	-	-	\$37,100	\$60,900
Site Development	-	-	-	\$17,500	-	\$17,500
<b>TOTALS</b>	<b>\$34,700</b>	<b>\$1,194,900</b>	<b>\$487,300</b>	<b>\$530,200</b>	<b>\$3,749,000</b>	<b>\$5,996,200</b>



### 3. 002 C Wing W



#### 002 C Wing W: Systems Summary

<b>Address</b>	6879 14th Avenue, Sacramento, California 95820	
<b>Constructed/ Renovated</b>	1957 / 2018	
<b>Building Size</b>	5,992 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with metal deck	Fair
<b>Façade</b>	Brick with aluminum windows	Fair
<b>Roof</b>	Primary: Gable construction with single-ply TPO/PVC membrane	Good
<b>Interiors</b>	Walls: Painted gypsum board, ACT with fabric face Floors: VCT Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--
<b>HVAC</b>	Individual package rooftop units	Good



### 002 C Wing W: Systems Summary

<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED and CFL	Good
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, and pull stations	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression	

### 002 C Wing W: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$125,600	\$324,900	\$450,500
Roofing	-	-	-	-	\$359,700	\$359,700
Interiors	-	\$5,100	\$41,000	\$186,500	\$70,800	\$303,500
Fire Suppression	-	\$2,200	-	-	\$3,000	\$5,300
HVAC	-	-	\$23,800	-	\$212,600	\$236,400
Electrical	-	-	-	-	\$134,800	\$134,800
Fire Alarm & Comm	-	-	-	-	\$22,700	\$22,700
<b>TOTALS</b>	<b>-</b>	<b>\$7,300</b>	<b>\$64,800</b>	<b>\$312,100</b>	<b>\$1,128,500</b>	<b>\$1,512,900</b>

## 4. 003 D Wing W



### 003 D Wing W: Systems Summary

<b>Address</b>	6879 14th Avenue, Sacramento, California 95820	
<b>Constructed/ Renovated</b>	1957 / 2018	
<b>Building Size</b>	5,982 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with metal deck	Fair
<b>Façade</b>	Brick with aluminum windows	Fair
<b>Roof</b>	Primary: Gable construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ACT with fabric face Floors: VCT Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--
<b>HVAC</b>	Individual package rooftop units	Good
<b>Fire Suppression</b>	Fire extinguishers	Fair

### 003 D Wing W: Systems Summary

<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED and CFL	Good
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, and pull stations	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression	

### 003 D Wing W: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$129,400	-	\$129,400
Roofing	-	-	-	-	\$343,400	\$343,400
Interiors	*	\$3,400	\$43,200	\$195,100	\$61,200	\$322,900
Fire Suppression	-	\$2,200	-	*	\$3,000	\$5,300
HVAC	-	*	\$23,800	*	\$195,700	\$219,500
Electrical	*	*	\$700	*	\$126,400	\$127,100
Fire Alarm & Comm	-	-	-	-	\$22,700	\$22,700
<b>TOTALS</b>	*	\$5,600	\$67,700	\$324,500	\$772,400	\$1,170,300

## 5. 004 E Wing W



### 004 E Wing W: Systems Summary

<b>Address</b>	6879 14th Avenue, Sacramento, California 95820	
<b>Constructed/ Renovated</b>	1957 / (2020)	
<b>Building Size</b>	5,974 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with metal decks	Fair
<b>Façade</b>	Brick with aluminum windows (under construction)	Fair
<b>Roof</b>	Primary: Gable construction with single-ply TPO/PVC membrane	Good
<b>Interiors</b>	Walls: Painted gypsum board, ACT with fabric face Floors: VCT Ceilings: ACT	Excellent
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--
<b>HVAC</b>	Individual package rooftop units	Good

### 004 E Wing W: Systems Summary

<b>Fire Suppression</b>	Wet-pipe sprinkler system, fire extinguishers	Excellent
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED	Excellent
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, and pull stations	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Currently under construction, February 2020 expected completion date	

### 004 E Wing W: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	-	-	-
Roofing	-	-	-	-	\$343,400	\$343,400
Interiors	-	\$2,700	\$44,100	\$195,800	\$72,200	\$314,700
Fire Suppression	-	\$2,200	-	\$14,700	\$3,000	\$19,900
HVAC	-	-	\$23,700	-	\$159,600	\$183,400
Electrical	-	-	\$700	-	\$134,800	\$135,500
Fire Alarm & Comm	-	-	-	-	\$22,700	\$22,700
<b>TOTALS</b>	-	<b>\$4,900</b>	<b>\$68,500</b>	<b>\$210,500</b>	<b>\$735,700</b>	<b>\$1,019,600</b>



## 6. 005 F Wing W



### 005 F Wing W: Systems Summary

<b>Address</b>	6879 14th Avenue, Sacramento, California 95820	
<b>Constructed/ Renovated</b>	1957 / (2020)	
<b>Building Size</b>	5,841 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with metal decks	Fair
<b>Façade</b>	Brick with aluminum windows	Fair
<b>Roof</b>	Primary: Gable construction with single-ply TPO/PVC membrane	Good
<b>Interiors</b>	Walls: Painted gypsum board, ACT with fabric face Floors: VCT Ceilings: ACT	Excellent
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--
<b>HVAC</b>	Individual package rooftop units	Good



### 005 F Wing W: Systems Summary

<b>Fire Suppression</b>	Wet-pipe sprinkler system, fire extinguishers	Excellent
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED	Good
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, and pull stations	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Currently under construction, February 2020 expected completion date	

### 005 F Wing W: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$65,200	-	\$65,200
Roofing	-	-	-	-	\$339,300	\$339,300
Interiors	-	\$1,300	\$42,200	\$150,700	\$64,300	\$258,500
Plumbing	-	-	-	\$19,500	-	\$19,500
Fire Suppression	-	\$2,700	-	\$14,300	\$3,600	\$20,700
HVAC	-	-	\$38,500	-	\$181,600	\$220,100
Electrical	-	-	\$700	-	\$132,300	\$133,000
Fire Alarm & Comm	-	-	-	-	\$22,200	\$22,200
<b>TOTALS</b>	-	<b>\$4,000</b>	<b>\$81,400</b>	<b>\$249,700</b>	<b>\$743,300</b>	<b>\$1,078,500</b>

## 7. 006 F Wing E



### 006 F Wing E: Systems Summary

<b>Address</b>	6879 14th Avenue, Sacramento, California 95820	
<b>Constructed/ Renovated</b>	1957 / (2020)	
<b>Building Size</b>	5,821 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with metal decks	Fair
<b>Façade</b>	Brick with aluminum windows	Excellent
<b>Roof</b>	Primary: Gable construction with single-ply TPO/PVC membrane	Good
<b>Interiors</b>	Walls: Painted gypsum board, ACT with fabric face Floors: VCT Ceilings: ACT	Excellent
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste & venting No hot water Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Individual package rooftop units	Good

### 006 F Wing E: Systems Summary

<b>Fire Suppression</b>	Wet-pipe sprinkler system, fire extinguishers	Excellent
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED	Excellent
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, and pull stations	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Currently under construction, February 2020 expected completion date	

### 006 F Wing E: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$126,900	-	\$126,900
Roofing	-	-	-	-	\$355,600	\$355,600
Interiors	-	\$7,000	\$39,200	\$153,900	\$64,800	\$264,900
Plumbing	-	-	-	\$118,000	\$32,900	\$150,900
Fire Suppression	-	\$1,300	-	\$14,300	\$1,800	\$17,500
HVAC	-	-	\$23,100	\$2,300	\$155,100	\$180,500
Electrical	-	-	\$1,000	-	\$132,400	\$133,400
Fire Alarm & Comm	-	-	-	-	\$22,100	\$22,100
<b>TOTALS</b>	-	<b>\$8,300</b>	<b>\$63,300</b>	<b>\$415,400</b>	<b>\$764,700</b>	<b>\$1,251,800</b>

## 8. 007 E Wing E



### 007 E Wing E: Systems Summary

<b>Address</b>	6879 14th Avenue, Sacramento, California 95820	
<b>Constructed/ Renovated</b>	1957 / (2020)	
<b>Building Size</b>	5,472 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with metal decks	Fair
<b>Façade</b>	Brick with aluminum windows	Excellent
<b>Roof</b>	Primary: Gable construction with single-ply TPO/PVC membrane	Good
<b>Interiors</b>	Walls: Painted gypsum board, ACT with fabric face Floors: VCT Ceilings: ACT	Excellent
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste & venting No hot water Toilets and sinks in all restrooms	Fair
<b>HVAC</b>	Individual package rooftop units	Good

### 007 E Wing E: Systems Summary

<b>Fire Suppression</b>	Wet-pipe sprinkler system, fire extinguishers	Excellent
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED	Good
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, and pull stations	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Currently under construction, February 2020 expected completion date	

### 007 E Wing E: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$126,900	-	\$126,900
Roofing	-	-	-	-	\$355,600	\$355,600
Interiors	-	\$6,000	\$45,000	\$166,200	\$70,700	\$287,900
Plumbing	-	-	-	\$113,500	\$20,700	\$134,200
Fire Suppression	-	\$2,200	-	\$14,200	\$3,000	\$19,500
HVAC	-	-	\$21,700	-	\$152,900	\$174,600
Electrical	-	-	\$700	-	\$106,200	\$106,900
Fire Alarm & Comm	-	-	-	-	\$20,800	\$20,800
<b>TOTALS</b>	-	<b>\$8,200</b>	<b>\$67,400</b>	<b>\$420,800</b>	<b>\$729,900</b>	<b>\$1,226,400</b>



## 9. 008 D Wing E



### 008 D Wing E: Systems Summary

<b>Address</b>	6879 14th Avenue, Sacramento, California 95820	
<b>Constructed/ Renovated</b>	1957 / 2018	
<b>Building Size</b>	5,807 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with metal decks	Fair
<b>Façade</b>	Brick with aluminum windows	Fair
<b>Roof</b>	Primary: Gable construction with single-ply TPO/PVC membrane	Good
<b>Interiors</b>	Walls: Painted gypsum board, ACT with fabric face Floors: VCT, linoleum Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste & venting No hot water Toilets and sinks in all restrooms	Fair
<b>HVAC</b>	Individual package rooftop units	Fair



### 008 D Wing E: Systems Summary

<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED	Good
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, and pull stations	Fair
<b>Equipment/Special</b>	None	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	No issues observed or reported.	

### 008 D Wing E: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$130,700	-	\$130,700
Roofing	-	-	-	-	\$355,600	\$355,600
Interiors	-	\$18,900	\$45,300	\$10,100	\$107,900	\$182,100
Plumbing	-	-	-	\$138,000	\$26,700	\$164,700
Fire Suppression	-	\$2,200	-	-	\$3,000	\$5,300
HVAC	-	-	\$23,100	\$7,000	\$206,200	\$236,300
Electrical	-	-	\$3,500	-	\$155,500	\$159,000
Fire Alarm & Comm	-	-	-	-	\$22,000	\$22,000
<b>TOTALS</b>	-	<b>\$21,100</b>	<b>\$71,900</b>	<b>\$285,800</b>	<b>\$876,900</b>	<b>\$1,255,700</b>

## 10. 009 C Wing E



### 009 C Wing E: Systems Summary

<b>Address</b>	6879 14th Avenue, Sacramento, California 95820	
<b>Constructed/ Renovated</b>	1957 / 2018	
<b>Building Size</b>	5,827 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with metal decks	Fair
<b>Façade</b>	Brick with aluminum windows	Fair
<b>Roof</b>	Primary: Gable construction with single-ply TPO/PVC membrane	Good
<b>Interiors</b>	Walls: Painted gypsum board, ACT with fabric face Floors: VCT, linoleum Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste & venting No hot water Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Individual package rooftop units	Good

### 009 C Wing E: Systems Summary

<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, and pull stations	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	No issues observed or reported.	

### 009 C Wing E: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$132,000	-	\$132,000
Roofing	-	-	-	-	\$376,100	\$376,100
Interiors	-	\$20,500	\$41,600	\$1,300	\$100,900	\$164,300
Plumbing	-	-	-	\$12,600	\$26,900	\$39,500
Fire Suppression	-	\$2,700	-	-	\$3,600	\$6,300
HVAC	-	-	\$23,200	-	\$194,800	\$217,900
Electrical	-	-	\$700	-	\$113,000	\$113,700
Fire Alarm & Comm	-	-	-	-	\$22,100	\$22,100
<b>TOTALS</b>	-	\$23,200	\$65,500	\$145,900	\$837,400	\$1,071,900

## 11. 010 Library



### 010 Library: Systems Summary

<b>Address</b>	6879 14th Avenue, Sacramento, California 95820	
<b>Constructed</b>	1957	
<b>Building Size</b>	6,950 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with metal deck	Fair
<b>Façade</b>	Brick with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ACT, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste & venting No hot water Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Individual package rooftop units	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system, fire extinguishers	Fair

## 010 Library: Systems Summary

<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 and LED	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Snagged and ripped carpet, portions of the building are under construction, February 2020 expected completion date	

## 010 Library: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	-	\$33,600	\$33,600
Roofing	-	\$68,300	-	-	-	\$68,300
Interiors	-	\$87,600	\$50,300	\$23,800	\$114,000	\$255,700
Plumbing	-	-	-	\$13,200	\$65,200	\$78,400
Fire Suppression	-	\$400	-	-	\$600	\$1,100
HVAC	-	-	\$62,600	-	\$43,000	\$105,600
Electrical	-	\$2,400	-	-	\$134,600	\$136,900
Fire Alarm & Comm	-	-	-	-	\$26,400	\$26,400
<b>TOTALS</b>	-	<b>\$138,700</b>	<b>\$112,900</b>	<b>\$37,000</b>	<b>\$417,400</b>	<b>\$706,000</b>



## 12. 011 S Wing W



### 011 S Wing W: Systems Summary

<b>Address</b>	6879 14th Avenue, Sacramento, California 95820	
<b>Constructed/ Renovated</b>	1957 / 2001	
<b>Building Size</b>	17,876 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Fair
<b>Façade</b>	Painted concrete with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: Carpet, VCT, vinyl sheeting Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste & venting No hot water	Fair
<b>HVAC</b>	Unit ventilators fed by 013 boiler and chiller plant Individual package rooftop units	Fair

### 011 S Wing W: Systems Summary

<b>Fire Suppression</b>	Wet-pipe sprinkler system, fire extinguishers, hose cabinets	Fair
<b>Electrical</b>	Source & Distribution: Fed from 013 ROTC building with copper wiring Interior Lighting: T-8 and CFL	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Antiquated HVAC components and infrastructure, aged electrical infrastructure	

### 011 S Wing W: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$23,000	\$66,800	\$180,000	\$31,000	\$300,800
Roofing	-	-	-	-	\$642,200	\$642,200
Interiors	-	\$123,400	\$118,000	\$62,100	\$216,200	\$519,700
Plumbing	-	-	\$6,000	\$372,000	\$9,400	\$387,400
Fire Suppression	-	\$1,300	\$42,600	-	\$1,800	\$45,800
HVAC	-	\$249,300	\$71,000	-	\$315,700	\$636,000
Electrical	\$13,700	\$5,700	-	-	\$420,200	\$439,700
Fire Alarm & Comm	-	-	-	-	\$67,900	\$67,900
<b>TOTALS</b>	<b>\$13,700</b>	<b>\$402,700</b>	<b>\$304,400</b>	<b>\$614,100</b>	<b>\$1,704,400</b>	<b>\$3,039,500</b>

## 13. 012 S Wing E



### 012 S Wing E: Systems Summary

<b>Address</b>	6879 14th Avenue, Sacramento, California 95820	
<b>Constructed/ Renovated</b>	1957 / 2001	
<b>Building Size</b>	6,267 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Fair
<b>Façade</b>	Painted concrete with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, wallpaper Floors: Carpet, VCT, vinyl sheeting Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste & venting No hot water	Fair
<b>HVAC</b>	Unit ventilators fed from 013 ROTC building hot water and chilled water plant Individual package rooftop units	Fair

## 012 S Wing E: Systems Summary

<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Fed from 013 ROTC building with copper wiring Interior Lighting: T-8 and CFL	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Antiquated HVAC components and infrastructure, building lacks fire suppression	

## 012 S Wing E: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$25,200	-	\$174,900	\$33,800	\$233,900
Roofing	-	\$212,700	-	-	-	\$212,700
Interiors	-	\$24,500	\$45,000	\$73,200	\$101,400	\$244,200
Plumbing	-	\$10,600	\$3,000	\$132,200	\$4,700	\$150,500
Fire Suppression	-	\$1,300	-	-	\$1,800	\$3,200
HVAC	-	\$96,600	\$24,900	\$27,100	\$109,400	\$258,100
Electrical	-	\$700	-	-	\$142,800	\$143,500
Fire Alarm & Comm	-	-	-	-	\$23,800	\$23,800
<b>TOTALS</b>	-	<b>\$371,600</b>	<b>\$72,900</b>	<b>\$407,400</b>	<b>\$417,700</b>	<b>\$1,269,900</b>

## 14. 013 ROTC



### 013 ROTC: Systems Summary

<b>Address</b>	6879 14th Avenue, Sacramento, California 95820	
<b>Constructed/ Renovated</b>	1957 / 2001	
<b>Building Size</b>	4,400 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Fair
<b>Façade</b>	Painted concrete with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT, hard ceiling tiles	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste & venting Gas domestic boilers with storage tanks Toilets and sinks in all restrooms	Fair
<b>HVAC</b>	Central system with boilers, chillers, and unit ventilators Individual package rooftop unit	Fair



### 013 ROTC: Systems Summary

<b>Fire Suppression</b>	Wet-pipe sprinkler system, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: T-8 and CFL	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Antiquated HVAC components and infrastructure	

### 013 ROTC: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$57,100	-	\$2,600	\$32,400	\$92,000
Roofing	-	-	-	-	\$106,300	\$106,300
Interiors	-	\$30,300	\$18,700	\$77,600	\$61,900	\$188,500
Plumbing	-	\$2,800	-	\$10,000	\$191,000	\$203,800
Fire Suppression	-	\$400	-	\$10,800	\$600	\$11,900
HVAC	-	-	\$45,500	\$328,900	\$607,300	\$981,600
Electrical	-	\$70,700	-	-	\$109,400	\$180,100
Fire Alarm & Comm	-	-	-	-	\$16,700	\$16,700
<b>TOTALS</b>	-	<b>\$161,300</b>	<b>\$64,200</b>	<b>\$429,900</b>	<b>\$1,125,500</b>	<b>\$1,780,900</b>

## 15. 014 Gymnasium



### 014 Gymnasium: Systems Summary

<b>Address</b>	6879 14th Avenue, Sacramento, California 95820	
<b>Constructed/ Renovated</b>	1957 / 2001	
<b>Building Size</b>	40,347 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Fair
<b>Façade</b>	Painted Concrete with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: Terrazzo, VCT, ceramic tile, maple sports floor Ceilings: Painted gypsum board	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste & venting Fed from 013 ROTC hot water plant, electric hot water heaters Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Hydronic fed radiant floor Individual package rooftop units	Fair

## 014 Gymnasium: Systems Summary

<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Fed from 013 ROTC building with copper wiring Interior Lighting: T-5, T-8, CFL	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Swimming pool	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Inadequate lighting in locker rooms	

## 014 Gymnasium: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$100,100	-	\$391,100	\$275,200	\$766,400
Roofing	-	-	\$462,100	-	\$728,900	\$1,191,000
Interiors	-	\$266,800	\$144,300	\$90,900	\$660,800	\$1,162,800
Plumbing	-	\$5,800	\$82,000	\$1,015,600	\$151,200	\$1,254,600
Fire Suppression	-	\$1,300	-	-	\$1,800	\$3,200
HVAC	-	\$303,700	\$160,300	\$38,300	\$667,200	\$1,189,600
Electrical	\$300	\$535,200	-	-	\$57,000	\$592,400
Fire Alarm & Comm	-	-	-	-	\$153,200	\$153,200
Equipment/Special	-	\$33,000	\$8,100	\$11,300	\$34,600	\$86,900
Site Development	-	-	-	-	\$324,700	\$324,700
<b>TOTALS</b>	<b>\$300</b>	<b>\$1,245,900</b>	<b>\$856,800</b>	<b>\$1,547,200</b>	<b>\$3,074,600</b>	<b>\$6,724,800</b>

## 16. 015 Cafeteria



### 015 Cafeteria: Systems Summary

<b>Address</b>	6879 14th Avenue, Sacramento, California 95820	
<b>Constructed/ Renovated</b>	1957 / 2001	
<b>Building Size</b>	10,276 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Fair
<b>Façade</b>	Painted concrete with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board, ACT, wood paneling, ceramic tile Floors: Ceramic tile, linoleum Ceilings: Painted gypsum board, ACT, hard ceiling tile	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste & venting Gas domestic boilers with storage tank Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Individual package rooftop units	Fair

## 015 Cafeteria: Systems Summary

<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Fed from 013 ROTC building with copper wiring Interior Lighting: T-8 and CFL	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Blisters in roof membrane	

## 015 Cafeteria: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$20,800	-	\$386,500	\$39,000	\$446,300
Roofing	-	\$174,600	-	-	\$600	\$175,200
Interiors	-	\$6,000	\$200,900	\$70,700	\$53,600	\$331,200
Plumbing	-	\$21,800	\$6,000	\$278,500	\$27,500	\$333,800
Fire Suppression	-	\$700	-	-	\$900	\$1,600
HVAC	-	\$122,700	\$40,800	\$17,500	\$248,100	\$429,100
Electrical	-	\$12,000	-	\$2,900	\$162,900	\$177,800
Fire Alarm & Comm	-	-	-	\$37,900	-	\$37,900
Equipment/Special	-	\$199,000	\$8,100	\$67,600	\$331,600	\$606,400
<b>TOTALS</b>	-	<b>\$557,600</b>	<b>\$255,800</b>	<b>\$861,600</b>	<b>\$864,200</b>	<b>\$2,539,300</b>



## 17. 16A Auditorium



### 16A Auditorium: Systems Summary

<b>Address</b>	6879 14th Avenue, Sacramento, California 95820	
<b>Constructed/ Renovated</b>	1968 / 2001	
<b>Building Size</b>	25,259 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Fair
<b>Façade</b>	Brick with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board Floors: Epoxy coated, terrazzo, wood paneling Ceilings: Painted gypsum board, hard tile ceiling	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste & venting Gas water heaters Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Central system with boilers, chillers, and air handlers	Fair

### 16A Auditorium: Systems Summary

<b>Fire Suppression</b>	Fire extinguishers, hose cabinets	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, CFL, halogen, incandescent	Poor
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Leaking roof, antiquated HVAC components and infrastructure, building lacks fire suppression, aged electrical infrastructure	

### 16A Auditorium: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	-	\$11,100	\$11,100
Roofing	\$204,700	-	-	-	\$369,700	\$574,500
Interiors	\$800	\$442,800	-	\$189,400	\$545,500	\$1,178,500
Plumbing	-	\$35,000	\$474,000	\$38,100	\$34,700	\$581,800
Fire Suppression	-	\$1,800	\$60,200	-	\$2,400	\$64,400
HVAC	\$30,700	-	\$327,400	\$9,100	\$156,400	\$523,600
Electrical	\$49,400	\$403,400	\$300	-	\$84,500	\$537,600
Fire Alarm & Comm	-	-	-	-	\$95,900	\$95,900
<b>TOTALS</b>	<b>\$285,600</b>	<b>\$883,000</b>	<b>\$861,900</b>	<b>\$236,600</b>	<b>\$1,300,200</b>	<b>\$3,567,400</b>

## 18. 16B Music Building



### 16B Music Building: Systems Summary

<b>Address</b>	6879 14th Avenue, Sacramento, California 95820	
<b>Constructed/ Renovated</b>	1968 / 2001	
<b>Building Size</b>	7,688 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roof	Fair
<b>Façade</b>	Brick veneer	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board, ACT Floors: VCT, ceramic tile Ceilings: Painted gypsum board, hard tile ceiling	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste & venting No hot water Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Individual package rooftop units	Fair

## 16B Music Building: Systems Summary

<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, CFL	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Possible leaking roof, antiquated HVAC components and infrastructure, building lacks fire suppression, aged electrical infrastructure	

## 16B Music Building: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$6,400	\$11,100	\$17,600
Roofing	-	\$210,500	-	-	-	\$210,500
Interiors	-	\$23,100	\$116,800	\$14,200	\$150,900	\$305,000
Plumbing	-	-	\$146,200	\$21,900	\$18,300	\$186,400
Fire Suppression	-	\$400	-	-	\$600	\$1,100
HVAC	-	\$188,300	\$30,600	\$67,300	\$107,700	\$393,900
Electrical	-	\$90,500	\$30,600	\$700	\$1,300	\$123,000
Fire Alarm & Comm	-	-	-	-	\$29,200	\$29,200
<b>TOTALS</b>	-	<b>\$512,800</b>	<b>\$324,200</b>	<b>\$110,500</b>	<b>\$319,100</b>	<b>\$1,266,700</b>

## 19. P01 Classrooms X00-X03



### P01 Classrooms X00-X03: Systems Summary

<b>Address</b>	6879 14th Avenue, Sacramento, California 95820	
<b>Constructed</b>	2001	
<b>Building Size</b>	7,680 SF	
<b>Number of Stories</b>	2	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Vinyl Floors: VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste & venting No hot water	Fair
<b>HVAC</b>	Classroom heat pumps	Fair



### P01 Classrooms X00-X03: Systems Summary

<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, and pull stations	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	No issues observed or reported.	

### P01 Classrooms X00-X03: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$27,900	-	\$10,600	\$67,300	\$105,800
Roofing	-	\$161,600	-	-	-	\$161,600
Interiors	-	\$100,700	-	\$44,000	\$156,900	\$301,600
Plumbing	-	-	-	-	\$18,800	\$18,800
Fire Suppression	-	\$3,600	-	-	\$4,800	\$8,400
HVAC	-	\$85,100	\$30,500	-	\$240,200	\$355,800
Electrical	-	\$95,400	-	-	-	\$95,400
Fire Alarm & Comm	-	-	-	-	\$29,200	\$29,200
<b>TOTALS</b>	-	<b>\$474,300</b>	<b>\$30,500</b>	<b>\$54,600</b>	<b>\$517,200</b>	<b>\$1,076,600</b>

## 20. P02 Classrooms X04-X08



### P02 Classrooms X04-X08: Systems Summary

<b>Address</b>	6879 14th Avenue, Sacramento, California 95820	
<b>Constructed</b>	2001	
<b>Building Size</b>	9,600 SF	
<b>Number of Stories</b>	2	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Vinyl Floors: VCT Ceilings: ACT	Fair
<b>Elevators</b>	Hydraulic: one car serving two floors	Fair
<b>Plumbing</b>	Copper supply and cast-iron waste & venting No hot water	Fair
<b>HVAC</b>	Classroom heat pumps	Fair

### P02 Classrooms X04-X08: Systems Summary

<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, and pull stations	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	No issues observed or reported.	

### P02 Classrooms X04-X08: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$34,400	-	\$11,800	\$83,400	\$129,700
Roofing	-	\$128,600	-	-	-	\$128,600
Interiors	-	\$125,900	-	\$55,000	\$196,100	\$377,000
Elevators	-	-	\$7,700	\$4,900	\$6,600	\$19,200
Plumbing	-	-	-	-	\$23,500	\$23,500
Fire Suppression	-	\$4,500	-	-	\$6,000	\$10,500
HVAC	-	\$106,400	\$38,200	-	\$300,300	\$444,800
Electrical	-	\$206,200	-	-	-	\$206,200
Fire Alarm & Comm	-	-	-	-	\$36,400	\$36,400
<b>TOTALS</b>	-	<b>\$606,000</b>	<b>\$45,900</b>	<b>\$71,700</b>	<b>\$652,300</b>	<b>\$1,375,900</b>

## 21. P03 Classrooms X09-X12



### P03 Classrooms X09-X12: Systems Summary

<b>Address</b>	6879 14th Avenue, Sacramento, California 95820	
<b>Constructed</b>	2001	
<b>Building Size</b>	7,680 SF	
<b>Number of Stories</b>	2	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Vinyl Floors: VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste & venting No hot water Sinks in classrooms	Fair
<b>HVAC</b>	Classroom heat pumps	Fair

### P03 Classrooms X09-X12: Systems Summary

<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, and pull stations	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	No issues observed or reported.	

### P03 Classrooms X09-X12: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	\$32,600	\$13,000	\$74,800	\$120,400
Roofing	-	\$128,600	-	-	-	\$128,600
Interiors	-	\$100,700	-	\$44,000	\$163,700	\$308,400
Plumbing	-	-	-	-	\$74,500	\$74,500
Fire Suppression	-	\$3,600	-	-	\$4,800	\$8,400
HVAC	-	\$99,300	\$30,500	-	\$240,200	\$370,100
Electrical	-	\$94,500	-	-	\$8,300	\$102,800
Fire Alarm & Comm	-	-	-	-	\$29,200	\$29,200
<b>TOTALS</b>	-	<b>\$426,700</b>	<b>\$63,100</b>	<b>\$57,000</b>	<b>\$595,500</b>	<b>\$1,142,400</b>



## 22. Site Summary



### Site Information

<b>Lot Size</b>	38.30 acres (estimated)	
<b>Parking Spaces</b>	415 total spaces all in open lots; 11 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt parking lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage, chain link fencing with gates, Playgrounds and sports courts, fencing, and site lights Limited park benches, trash receptacles Football stadium, baseball field with stands	Fair
<b>Landscaping and Topography</b>	Moderate landscaping features Irrigation is present Concrete retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Building-mounted: LED, HPS, and metal halide Pole mounted light fixture	Fair
<b>Ancillary Structures</b>	Pre-fabricated storage sheds	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
<b>Key Issues and Findings</b>	Minor asphalt wear, minor sidewalk trip hazards	

## Site: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Roofing	-	\$445,200	-	-	-	\$445,200
Plumbing	-	\$95,300	\$12,100	-	\$100,900	\$208,200
Electrical	-	\$37,600	\$13,400	-	\$249,100	\$300,000
Site Development	-	\$135,600	-	\$157,200	\$7,798,300	\$8,091,100
Pavement	-	\$126,600	-	\$146,700	\$367,300	\$640,600
Landscaping	-	-	\$2,345,200	-	-	\$2,345,200
<b>TOTALS</b>	-	<b>\$840,300</b>	<b>\$2,370,700</b>	<b>\$303,900</b>	<b>\$8,515,600</b>	<b>\$12,030,300</b>

## 23. Property Space Use and Observed Areas

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### Unit Allocation

All 226,223 square feet of the property are occupied by Sacramento City Unified School District. The spaces are mostly offices, classrooms, laboratory spaces, supporting restrooms, administrative offices, and mechanical and other utility spaces.

### Areas Observed

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

### Key Spaces Not Observed

All key areas of the property not under construction were accessible and observed.

## 24. ADA Accessibility

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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 1957. The facility was significantly renovated in 2018 and is currently under additional renovation. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior or pending litigation related to existing barriers or previously removed barriers.

A full ADA Compliance Survey has been previously performed at the site. The accessibility study was completed but the report was not available at the time of the site visit. The associated recommendations appear to have been addressed in all buildings except for the auditorium, which has not been updated.

## 25. 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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.

## 26. 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.

## 27. Certification

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DLR Group (the Client) retained EMG to perform this Facility Condition Assessment in connection with the preparation for an architectural master plan of Hiram Johnson High School, 6879 14th Avenue, Sacramento, CA 95820, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

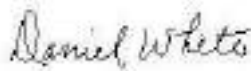
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

**Prepared by:** Aren Hofland,  
Project Manager.

**Reviewed by:**



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Technical Report Reviewer for  
Matthew Anderson,  
Program Manager  
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800.733.0660 x7613

## 28. Appendices

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



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## Appendix A: Photographic Record

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#1	COVER PHOTO
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#2	RIGHT ELEVATION
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#3	FRONT ELEVATION
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#4	LEFT ELEVATION
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#5	REAR ELEVATION
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#6	EXTERIOR DOOR, WOOD SOLID-CORE
----	--------------------------------



#7	C WING TO F WING, STOREFRONT, METAL-FRAMED WINDOWS
----	--



#8	015 CAFETERIA, CURTAIN WALL, ALUMINUM-FRAMED SYSTEM WITH GLAZING
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#9	C WING TO F WING, EXTERIOR WALL, BRICK, 1-2 STORIES
----	---



#10	015 CAFETERIA, PAINTED CONCRETE
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#11	16A AUDITORIUM, EXTERIOR WALL, BRICK, 1-2 STORIES
-----	---



#12	P02 X04-X08, EXTERIOR WALL, STUCCO, 1-2 STORIES
-----	---





#13	001 A WING, B WING, ROOF, MODIFIED BITUMINOUS
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#14	011 S WING W ROOF, SINGLE-PLY TPO/PVC MEMBRANE
-----	--



#15	013 ROTC, ROOF, MODIFIED BITUMINOUS
-----	-------------------------------------



#16	SITE, COVERED WALKWAY ROOF, MODIFIED BITUMINOUS
-----	---



#17	001 A WING, B WING, CLASSROOM INTERIORS
-----	---



#18	010 LIBRARY
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#19	E WING AND F WING CONSTRUCTION
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#20	011 S WING W, INTERIOR FLOOR FINISH, CARPET COMMERCIAL STANDARD
-----	---



#21	014 GYMNASIUM, INTERIOR FLOOR FINISH, MAPLE SPORTS FLOOR
-----	--



#22	015 CAFETERIA, INTERIOR FLOOR FINISH, CERAMIC TILE
-----	--



#23	015 CAFETERIA BREAK ROOM, INTERIOR WALL FINISH, PLATE GLASS
-----	---



#24	16A AUDITORIUM, STAGE
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#25	16A AUDITORIUM INTERIOR
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#26	16B MUSIC BUILDING, CLASSROOM
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#27	PORTABLE CLASSROOM
-----	--------------------



#28	INTERIOR DOOR, WOOD SOLID-CORE
-----	--------------------------------



#29	SINK/LAVATORY, WALL-HUNG, ENAMELED STEEL
-----	--



#30	SINK/LAVATORY, VANITY TOP, STAINLESS STEEL
-----	--



#31	P02 X04-X08, ELEVATOR CAB FINISHES
-----	------------------------------------



#32	P02 X04-X08, ELEVATOR, HYDRAULIC
-----	----------------------------------



#33	C WING AND D WING, LED LIGHTING SYSTEM
-----	--



#34	LIGHTING SYSTEM, INTERIOR, MEDIUM DENSITY AND STANDARD FIXTURES
-----	---



#35	ELECTRICAL WIRING AND SWITCHES, AVERAGE OR LOW DENSITY/COMPLEXITY
-----	---



#36	TOILET, COMMERCIAL WATER CLOSET
-----	---------------------------------



#37	URINAL, STANDARD
-----	------------------



#38	DRINKING FOUNTAIN, OUTSIDE/SITE STYLE
-----	---------------------------------------



#39	BACKFLOW PREVENTER, DOMESTIC
-----	------------------------------



#40	013 ROTC, HEATING HOT WATER PLANT BOILER
-----	--



#41	013 ROTC, DOMESTIC WATER HEATERS, GAS, COMMERCIAL
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#42	013 ROTC, CHILLER, AIR-COOLED
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#43	16A AUDITORIUM, DOMESTIC BOILER, GAS
-----	--------------------------------------



#44	16A AUDITORIUM, CHILLER, AIR-COOLED
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#45	001 A AND B WING, CLASSROOM UNIT VENTILATOR
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#46	C-F WING, ROOFTOP PACKAGED UNIT
-----	---------------------------------



#47	011 AND 012 S WING, UNIT VENTILATOR
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#48	015 CAFETERIA, ROOFTOP PACKAGED UNIT (RTU)
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#49	16B ROOFTOP, AIR HANDLER (AHU), EXTERIOR
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#50	P01-P03, CLASSROOM HEAT PUMP
-----	------------------------------



#51	HEATING AND CHILLED WATER PIPING ON ROOF
-----	--



#52	16A AUDITORIUM, AIR HANDLER (AHU), INTERIOR
-----	---



#53	BUILDING/MAIN SWITCHBOARD
-----	---------------------------



#54	C WING - F WING, ROOFTOP MAIN DISTRIBUTION PANEL
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#55	001 A WING, B WING, FIRE ALARM CONTROL PANEL, BASIC/ZONED
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#56	014 GYMNASIUM, SWIMMING POOL
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#57	P03 X09-X12, EXTERIOR STAIRS, METAL OR PAN-FILLED
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#58	PARKING LOTS, ASPHALT PAVEMENT
-----	--------------------------------



#59	PLAY SURFACES, ARTIFICIAL TURF
-----	--------------------------------



#60	SITE IRRIGATION SYSTEM
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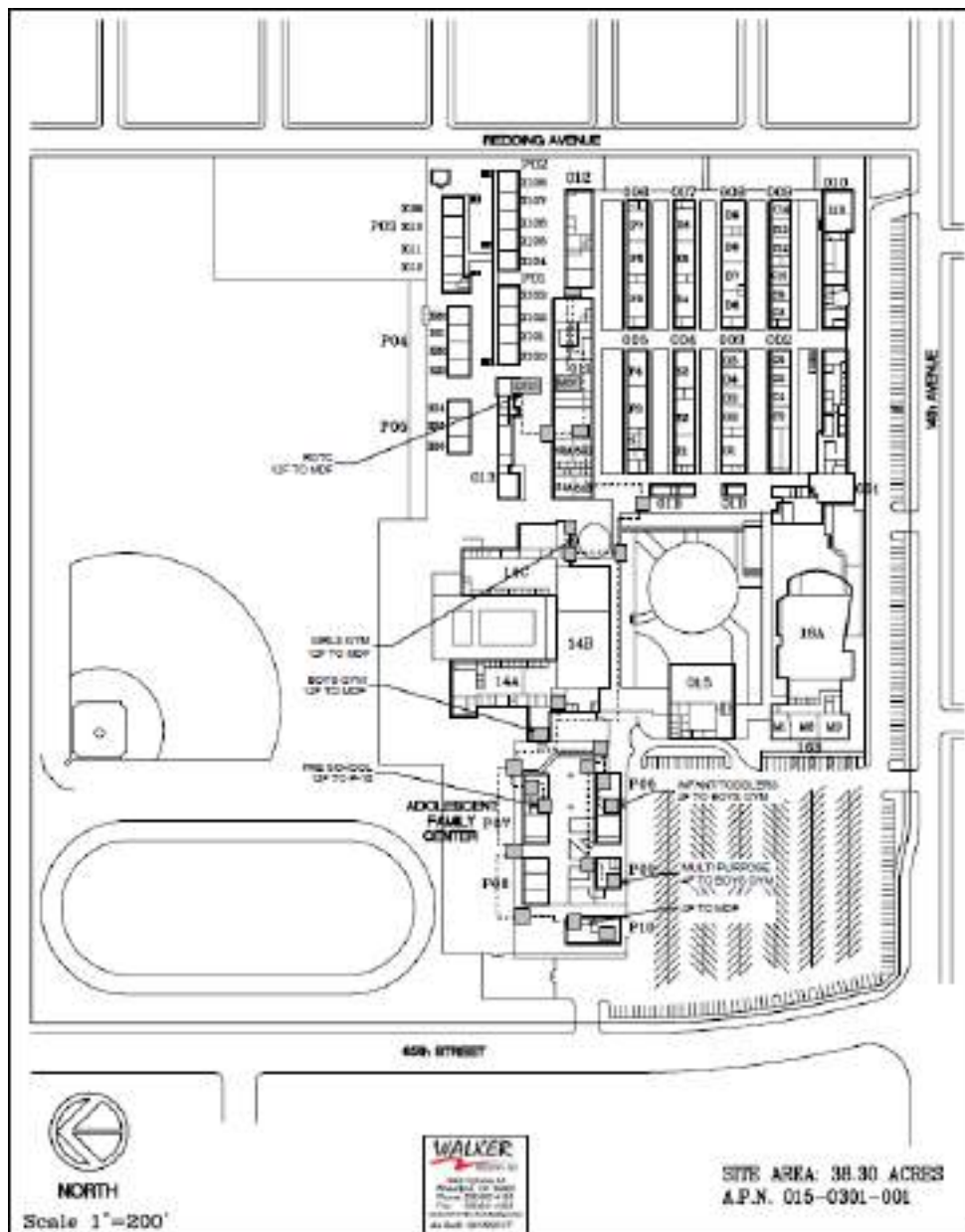
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## Appendix B: Site Plans

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### Site Plan



Hiram W. Johnson High School (520)  
 8879 - 14th Avenue  
 SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

**EXISTING SITE DIAGRAM**  
 OCTOBER 2001

Source:

DLR Group

ON-SITE DATE:

September 30, 2019 –  
 November 4, 2019

FACILITY CONDITION ASSESSMENT  
AERIAL SITE PLAN

HIRAM JOHNSON HIGH SCHOOL

EMG PROJECT NO.: 136988.19R000-059.322



Source:  
Google Earth

ON-SITE DATE:  
September 30, 2019 –  
October 4, 2019

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## Appendix C: Supporting Documents

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## ADA CHECKLIST

Date Completed: October 21, 2019

Property Name: Hiram Johnson High School

EMG Project Number: 136988.19R000-059.322

Building History		Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?	X			
2	Have any ADA improvements been made to the property?	X			
3	Do a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?		X		
5	Is any litigation pending related to ADA issues?		X		
Parking		Yes	No	NA	Comments
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	X			
2	Are there sufficient van-accessible parking spaces available?	X			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	X			
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

<b>Ramps (cont.)</b>		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
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			
<b>Entrances/Exits</b>		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
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			
<b>Paths of Travel</b>		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
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			
<b>Elevators</b>		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
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			

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## Appendix D: Component Condition Report

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**Component Condition Report | Hiram Johnson High School**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Plumbing</b>						
D2021	Site	Fair	Water Line, Copper, 4"	440 LF	7	1836717
<b>Fire Alarm &amp; Comm</b>						
D5031	All buildings	Fair	Public Address/Announcement (PA) System, Facility Wide	244,713 SF	10	1829367
D5038	All buildings	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	244,713 SF	7	1829413
<b>Pavement</b>						
G2031	Quad	Poor	Pedestrian Pavement, Concrete Large Areas	10,000 SF	2	1833284
<b>Utilities</b>						
G3011	Site	Fair	Water Line, Copper, 4"	86 LF	7	1836720
G3011	site	Fair	Sewer Line, PVC, 8"	440 LF	7	1836718
G3021	Site	Fair	Sewer Line, PVC, 8"	86 LF	7	1836719
<b>Site Lighting</b>						
G4021	Parking lot	Fair	Site Pole Light, 20' High, 400 W (LED Lamp Replacement)	18	10	1832359

**Component Condition Report | Hiram Johnson High School / 001 A Wing, B Wing**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2021	001-Building exterior	Fair	Window, 24 SF	91	10	1485967
B2032	001-Building exterior	Fair	Exterior Door, Wood Solid-Core	36	10	1485975
<b>Roofing</b>						
B3011	001-Roof	Fair	Roof, Modified Bituminous	2,300 SF	2	1493488
B3011	001-Roof	Poor	Roof, Single-Ply TPO/PVC Membrane	36,000 SF	2	1496105
<b>Interiors</b>						
C1021	001-Throughout building	Fair	Interior Door, Wood Solid-Core	4	10	1486059
C1023	001-Throughout building	Fair	Door Hardware System, School (per Door)	40	10	1495770
C1031	001-Restrooms	Fair	Toilet Partitions, Plastic/Laminate	12	5	1497455
C3012	001-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	33,548 SF	5	1495723
C3012	001-Theater	Fair	Interior Wall Finish, Acoustical Tile (ACT)	585 SF	6	1496188
C3021	001-Restrooms	Fair	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	1,784 SF	5	1495766
C3024	001-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	26,693 SF	5	1495695
C3024	001-Throughout building	Fair	Interior Floor Finish, Ceramic Tile	1,222 SF	10	1495765
C3032	001-Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	19,569 SF	15	1495696

**Component Condition Report | Hiram Johnson High School / 001 A Wing, B Wing**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3032	001-Theater	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	1,800 SF	6	1496189
<b>Plumbing</b>						
D2011	001-Restrooms	Fair	Toilet, Commercial Water Closet	13	10	1485977
D2012	001-Restrooms	Fair	Urinal, Standard	13	10	1485970
D2014	001-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	13	10	1485976
D2014	001-Classrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	6	10	1485968
D2014	001-Utility closet	Fair	Service Sink, Wall-Hung	3	10	1485974
D2018	001-Building exterior	Fair	Drinking Fountain, Outside/Site Style	2	3	1486062
D2018	001-Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	5	1485969
D2023	01B-Z001	Fair	Water Heater, 30 GAL	1	3	1493616
D2029	001-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	35,494 SF	20	1495767
<b>Fire Suppression</b>						
D4019	001-Throughout building	Fair	Sprinkler Heads (per SF)	35,494 SF	6	1496103
D4031	001-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	16	3	1486063
<b>HVAC</b>						
D3032	01A-Roof	Poor	Condensing Unit, 5 TON [CU-4]	1	0	1493662
D3032	01A-Roof	Poor	Condensing Unit, 5 TON [CU-1]	1	0	1493537
D3032	01B-Roof	Fair	Heat Pump, 3 TON [HPO-1]	1	3	1493441
D3032	01A-Roof	Poor	Condensing Unit, 5 TON [CU-3]	1	0	1493491
D3032	01A-Roof	Poor	Condensing Unit, 5 TON [CU-2]	1	0	1493683
D3041	01A-O225-Classroom	Fair	Unit Ventilator, 1000 CFM	1	3	1493393
D3041	01A-O221-Classroom	Fair	Unit Ventilator, 1250 CFM	1	3	1493673
D3041	01A-O208-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493364
D3041	01A-O220-Classroom	Fair	Unit Ventilator, 1250 CFM	1	3	1493450
D3041	01A-O211-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493318
D3041	01A-O220-Classroom	Fair	Unit Ventilator, 1250 CFM	1	3	1493434
D3041	01A-O223-Classroom	Fair	Unit Ventilator, 1250 CFM	1	3	1493701
D3041	01A-O222-Classroom	Fair	Unit Ventilator, 1250 CFM	1	3	1493559
D3041	01A-O201-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493437
D3041	01A-O223-Classroom	Fair	Unit Ventilator, 1250 CFM	1	3	1493501
D3041	01A-O200-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493489
D3041	01A-O223-Classroom	Fair	Unit Ventilator, 1250 CFM	1	3	1493703
D3041	01A-O224-Classroom	Fair	Unit Ventilator, 1000 CFM	1	3	1493651



**Component Condition Report | Hiram Johnson High School / 001 A Wing, B Wing**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3041	01A-O203-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493453
D3041	01A-O202-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493353
D3041	01A-O222-Classroom	Fair	Unit Ventilator, 1250 CFM	1	3	1493594
D3041	01A-O210-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493421
D3041	01A-O207-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493338
D3041	01A-O205-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493346
D3041	01A-O206-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493626
D3041	01A-O212-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493587
D3041	01A-O222-Classroom	Fair	Unit Ventilator, 1250 CFM	1	3	1493308
D3041	01A-O224-Classroom	Fair	Unit Ventilator, 1000 CFM	1	3	1493596
D3041	01A-O204-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493692
D3041	01A-O220-Classroom	Fair	Unit Ventilator, 1250 CFM	1	3	1493544
D3041	01A-O225-Classroom	Fair	Unit Ventilator, 1000 CFM	1	2	1493598
D3041	01A-O221-Classroom	Fair	Unit Ventilator, 1250 CFM	1	3	1493621
D3041	01A-O221-Classroom	Fair	Unit Ventilator, 1250 CFM	1	3	1493433
D3041	01A-O209-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493521
D3049	001-Throughout building	Fair	HVAC System Hydronic Piping, 4-Pipe	35,494 SF	20	1495763
D3052	001-Roof	Good	Packaged Unit (RTU), 17.5 TON	1	19	1493650
D3068	001-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/ Install	35,494 SF	5	1497295
<b>Electrical</b>						
D5012	01B-M001-Mechanical room	Fair	Secondary Transformer, 75 kVA	1	12	1493614
D5012	001-J027	Fair	Secondary Transformer, 75 kVA	1	12	1493457
D5012	01B-M001-Mechanical room	Fair	Secondary Transformer, 75 kVA	1	12	1493706
D5012	01B-M001-Mechanical room	Fair	Building/Main Switchboard, 1200 AMP	1	26	1493474
D5019	001-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	35,494 SF	21	1495761
D5022	001-Building exterior	Fair	Light Fixture, 100 WATT	21	3	1485973
D5029	001-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	35,494 SF	11	1495768
D5092	001-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	2	3	1486067
<b>Fire Alarm &amp; Comm</b>						
D5037	001-Throughout building	Fair	Fire Alarm System, Addressable, Install	35,494 SF	11	1495769
D5037	001-J027	Fair	Fire Alarm Control Panel, Addressable	1	6	1493569
<b>Equipment/Special</b>						
E1093	01B-Z001	Fair	Commercial Kitchen, Icemaker, Freestanding	1	3	1493336

**Component Condition Report | Hiram Johnson High School / 001 A Wing, B Wing**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1093	01B-Z001	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	3	1493622
E1093	01B-Z001	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	3	1493337

**Site Development**

G2044	001-Building exterior	Fair	Signage, Property, Monument/Pylon	1	10	1502870
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**Component Condition Report | Hiram Johnson High School / 002 C Wing W**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	002-Building exterior	Fair	Exterior Wall, Brick, 1-2 Stories	2,475 SF	20	1496102
B2023	002-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	738 SF	10	1485989
B2023	002-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	450 SF	10	1485990
B2032	002-Building exterior	Fair	Exterior Door, Wood Solid-Core	4	10	1485987

**Roofing**

B3011	002-Roof	Good	Roof, Single-Ply TPO/PVC Membrane	8,800 SF	19	1493494
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**Interiors**

C1021	002-Throughout building	Fair	Interior Door, Wood Solid-Core	3	10	1485988
C1023	002-Throughout building	Fair	Door Hardware System, School (per Door)	7	10	1495772
C3012	002-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	1,247 SF	2	1496196
C3012	002-Throughout building	Fair	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced	7,742 SF	6	1496194
C3024	002-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	5,161 SF	5	1496193
C3031	002-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	831 SF	2	1496199
C3032	002-Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,161 SF	24	1496198

**Fire Suppression**

D4031	002-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	5	3	1485991
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**HVAC**

D3041	002-Throughout building	Good	HVAC System Ductwork, Medium Density	5,992 SF	29	1495774
D3052	002-Roof	Good	Packaged Unit (RTU), 5 TON [C-4]	1	19	1493465
D3052	002-Roof	Good	Packaged Unit (RTU), 4 TON [C-2]	1	19	1493446
D3052	002-Roof	Good	Packaged Unit (RTU), 5 TON [C-6]	1	19	1493550
D3052	002-Roof	Good	Packaged Unit (RTU), 5 TON [C-7]	1	19	1493420
D3052	002-Roof	Good	Packaged Unit (RTU), 4 TON [C-1]	1	19	1493506
D3052	002-Roof	Good	Packaged Unit (RTU), 5 TON [C-3]	1	19	1493463
D3052	002-Roof	Good	Packaged Unit (RTU), 5 TON [C-5]	1	19	1493428

**Component Condition Report | Hiram Johnson High School / 002 C Wing W**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3068	002-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,992 SF	5	1497296
<b>Electrical</b>						
D5012	002-Roof	Good	Main Distribution Panel, 400 AMP [ACC1]	1	29	1493581
D5012	002-O0C7-Building exterior	Fair	Secondary Transformer, 75 kVA	1	12	1493688
D5019	002-Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	5,992 SF	39	1495773
D5029	002-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,992 SF	19	1495789
<b>Fire Alarm &amp; Comm</b>						
D5037	002-Throughout building	Fair	Fire Alarm System, Addressable, Install	5,992 SF	11	1495790

**Component Condition Report | Hiram Johnson High School / 003 D Wing W**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2023	003-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	450 SF	10	1485998
B2023	003-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	738 SF	10	1485992
B2032	003-Building exterior	Fair	Exterior Door, Wood Solid-Core	7	10	1485994
<b>Roofing</b>						
B3011	003-Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	8,400 SF	19	1493543
<b>Interiors</b>						
C1017	003-Classrooms	Fair	Interior Window, 24 SF	2	10	1485996
C1021	003-Throughout building	Fair	Interior Door, Wood Solid-Core	4	10	1485993
C1023	003-Throughout building	Fair	Door Hardware System, School (per Door)	11	15	1497968
C3012	003-Throughout building	Fair	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced	8,150 SF	6	1496386
C3012	003-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	824 SF	2	1496387
C3024	003-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	5,433 SF	5	1496385
C3031	003-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	549 SF	2	1496389
C3032	003-Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,433 SF	24	1496388
<b>Fire Suppression</b>						
D4031	003-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	5	3	1485997
<b>HVAC</b>						
D3041	003-Throughout building	Good	HVAC System Ductwork, Medium Density	5,982 SF	29	1496203
D3052	003-Roof	Good	Packaged Unit (RTU), 5 TON [D-3]	1	19	1493588
D3052	003-Roof	Good	Packaged Unit (RTU), 5 TON [D-4]	1	19	1493401
D3052	003-Roof	Good	Packaged Unit (RTU), 5 TON [D-5]	1	19	1493313

**Component Condition Report | Hiram Johnson High School / 003 D Wing W**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	003-Roof	Good	Packaged Unit (RTU), 5 TON [D-1A]	1	19	1493570
D3052	003-Roof	Good	Packaged Unit (RTU), 5 TON [D-2]	1	19	1493376
D3052	003-Roof	Good	Packaged Unit (RTU), 5 TON [D-1B]	1	19	1493435
D3068	003-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,982 SF	5	1497297
<b>Electrical</b>						
D5012	003-O0D3-Building exterior	Good	Main Distribution Panel, 400 AMP [HD]	1	12	1493332
D5012	003-Roof	Good	Main Distribution Panel, 400 AMP [ACD1]	1	29	1493632
D5019	003-Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	5,982 SF	39	1496201
D5029	003-Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	5,982 SF	19	1496271
D5092	003-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	2	5	1485995
<b>Fire Alarm &amp; Comm</b>						
D5037	003-Throughout building	Fair	Fire Alarm System, Addressable, Install	5,982 SF	11	1496384

**Component Condition Report | Hiram Johnson High School / 004 E Wing W**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2032	004-Building exterior	Excellent	Exterior Door, Steel	6	40	1497969
<b>Roofing</b>						
B3011	004-Roof	Good	Roof, Single-Ply TPO/PVC Membrane	8,400 SF	19	1493325
<b>Interiors</b>						
C1021	004-Throughout building	Fair	Interior Door, Wood Solid-Core	4	10	1497318
C1023	004-Throughout building	Excellent	Door Hardware System, School (per Door)	10	30	1497970
C3012	004-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	645 SF	2	1497323
C3012	004-Throughout building	Fair	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced	8,316 SF	6	1497322
C3024	004-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	5,544 SF	5	1497324
C3031	004-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	430 SF	2	1497317
C3032	004-Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,544 SF	24	1497319
<b>Fire Suppression</b>						
D4019	004-Throughout building	Fair	Sprinkler Heads (per SF)	5,974 SF	6	1502824
D4031	004-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	5	3	1497327
<b>HVAC</b>						
D3041	004-Throughout building	Good	HVAC System Ductwork, Medium Density	5,974 SF	29	1497321
D3052	004-Roof	Good	Packaged Unit (RTU), 4 TON [E-3B]	1	19	1493302

**Component Condition Report | Hiram Johnson High School / 004 E Wing W**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	004-Roof	Good	Packaged Unit (RTU), 4 TON [E-2B]	1	19	1493348
D3052	004-Roof	Good	Packaged Unit (RTU), 4 TON [E-1B]	1	19	1493299
D3052	004-Roof	Good	Packaged Unit (RTU), 4 TON [E-1A]	1	19	1493628
D3052	004-Roof	Good	Packaged Unit (RTU), 3 TON [E-2A]	1	19	1493415
D3052	004-Roof	Good	Packaged Unit (RTU), 3 TON [E-3A]	1	19	1493573
D3068	004-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,974 SF	5	1497298
<b>Electrical</b>						
D5012	004-O0E4-Building exterior	Fair	Secondary Transformer, 75 kVA	1	11	1493527
D5012	004-Roof	Good	Main Distribution Panel, 200 AMP [ACE2]	1	29	1502580
D5019	004-Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	5,974 SF	39	1496514
D5029	004-Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	5,974 SF	19	1497320
D5092	004-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	2	5	1497325
<b>Fire Alarm &amp; Comm</b>						
D5037	004-Throughout building	Fair	Fire Alarm System, Addressable, Install	5,974 SF	11	1497326

**Component Condition Report | Hiram Johnson High School / 005 F Wing W**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2021	005-Building exterior	Fair	Window, 12 SF	52	10	1486098
B2032	005-Building exterior	Fair	Exterior Door, Wood Solid-Core	6	10	1486103
<b>Roofing</b>						
B3011	005-Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	8,300 SF	19	1493561
<b>Interiors</b>						
C1017	005-Throughout building	Fair	Interior Window, 12 SF	4	10	1486102
C1021	005-Throughout building	Fair	Interior Door, Wood Solid-Core	11	10	1486097
C1023	005-Throughout building	Excellent	Door Hardware System, School (per Door)	17	30	1497971
C3012	005-Throughout building	Fair	Interior Wall Finish, any flat surface	5,794 SF	6	1497333
C3012	005-Throughout building	Fair	Interior Wall Finish, Ceramic Tile	176 SF	32	1497334
C3024	005-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	3,402 SF	5	1497335
C3025	005-Throughout building	Fair	Interior Floor Finish, Carpet Commercial Tile	1,469 SF	5	1497454
C3031	005-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	444 SF	2	1497328
C3032	005-Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,402 SF	24	1497330
<b>Plumbing</b>						



**Component Condition Report | Hiram Johnson High School / 005 F Wing W**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2011	005-Restrooms	Fair	Toilet, Commercial Water Closet	3	10	1486096
D2014	005-Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	2	10	1486100
D2014	005-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	10	1486099
<b>Fire Suppression</b>						
D4019	005-Throughout building	Fair	Sprinkler Heads (per SF)	5,841 SF	6	1502825
D4031	005-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	5	3	1497338
D4031	005-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	3	1486101
<b>HVAC</b>						
D3041	005-Throughout building	Good	HVAC System Ductwork, Medium Density	5,841 SF	29	1497332
D3042	005-Roof	Fair	Exhaust Fan, 1000 CFM	1	5	1493425
D3042	005-Roof	Fair	Exhaust Fan, 1000 CFM	1	5	1493500
D3042	005-Roof	Fair	Exhaust Fan, 1000 CFM	1	5	1493554
D3042	005-Roof	Fair	Exhaust Fan, 1000 CFM	1	5	1493309
D3052	005-Roof	Good	Packaged Unit (RTU), 3 TON [F-3A]	1	19	1493705
D3052	005-Roof	Good	Packaged Unit (RTU), 5 TON [F-4B]	1	19	1493414
D3052	005-Roof	Good	Packaged Unit (RTU), 5 TON [F-2]	1	19	1493654
D3052	005-Roof	Good	Packaged Unit (RTU), 5 TON [F-1]	1	19	1493384
D3052	005-Roof	Good	Packaged Unit (RTU), 4 TON [F-3B]	1	19	1493339
D3052	005-Roof	Good	Packaged Unit (RTU), 5 TON [F-4A]	1	19	1493365
D3068	005-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,841 SF	5	1497293
<b>Electrical</b>						
D5012	005-O0F3-Building exterior	Fair	Secondary Transformer, 75 kVA	1	11	1493579
D5012	005-Roof	Good	Main Distribution Panel, 200 AMP [ACF2]	1	29	1493358
D5012	005-Roof	Good	Main Distribution Panel, 200 AMP	1	29	1493696
D5019	005-Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	5,841 SF	39	1502581
D5029	005-Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	5,841 SF	19	1497331
D5092	005-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	2	5	1497336
<b>Fire Alarm &amp; Comm</b>						
D5037	005-Throughout building	Fair	Fire Alarm System, Addressable, Install	5,841 SF	11	1497337

**Component Condition Report | Hiram Johnson High School / 006 F Wing E**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						

**Component Condition Report | Hiram Johnson High School / 006 F Wing E**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2023	006-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	738 SF	10	1502829
B2023	006-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	450 SF	10	1502830
B2032	006-Building exterior	Fair	Exterior Door, Wood Solid-Core	5	10	1486104
<b>Roofing</b>						
B3011	006-Roof	Good	Roof, Single-Ply TPO/PVC Membrane	8,700 SF	19	1493505
<b>Interiors</b>						
C1021	006-Throughout building	Excellent	Interior Door, Wood Solid-Core	2	40	1497457
C1023	006-Throughout building	Excellent	Door Hardware System, School (per Door)	7	30	1497972
C1031	006-Restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	5	1497500
C3012	006-Throughout building	Fair	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced	6,714 SF	6	1497461
C3012	006-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	1,415 SF	2	1497462
C3024	006-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	4,476 SF	5	1497463
C3031	006-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,345 SF	2	1497456
C3032	006-Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,476 SF	24	1497458
<b>Plumbing</b>						
D2011	006-Restrooms	Fair	Toilet, Commercial Water Closet	3	15	1486106
D2012	006-Restrooms	Fair	Urinal, Standard	5	15	1486105
D2014	006-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	1486107
D2029	006-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,821 SF	10	1497509
<b>Fire Suppression</b>						
D4019	006-Throughout building	Fair	Sprinkler Heads (per SF)	5,821 SF	6	1502826
D4031	006-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	3	3	1497466
<b>HVAC</b>						
D3041	006-Throughout building	Good	HVAC System Ductwork, Medium Density	5,821 SF	29	1497460
D3042	006-Roof	Fair	Exhaust Fan, 100 CFM	1	6	1493499
D3052	006-Roof	Good	Packaged Unit (RTU), 3 TON [F-7A]	1	19	1493531
D3052	006-Roof	Good	Packaged Unit (RTU), 4 TON [F-7B]	1	19	1493564
D3052	006-Roof	Good	Packaged Unit (RTU), 3 TON [F-5A]	1	19	1493610
D3052	006-Roof	Good	Packaged Unit (RTU), 3 TON [F-6A]	1	19	1493464
D3052	006-Roof	Good	Packaged Unit (RTU), 4 TON [F-5B]	1	19	1493684
D3052	006-Roof	Good	Packaged Unit (RTU), 4 TON [F-6B]	1	19	1493317
D3068	006-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,821 SF	5	1497299
<b>Electrical</b>						

**Component Condition Report | Hiram Johnson High School / 006 F Wing E**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	006-00F6-Building exterior	Fair	Secondary Transformer, 75 kVA	1	11	1493301
D5019	006-Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	5,821 SF	39	1497510
D5029	006-Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	5,821 SF	19	1497459
D5092	006-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	3	5	1497464
<b>Fire Alarm &amp; Comm</b>						
D5037	006-Throughout building	Fair	Fire Alarm System, Addressable, Install	5,821 SF	11	1497465

**Component Condition Report | Hiram Johnson High School / 007 E Wing E**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2023	007-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	738 SF	10	1502831
B2023	007-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	450 SF	10	1502832
B2032	007-Building exterior	Fair	Exterior Door, Wood Solid-Core	5	10	1486108
<b>Roofing</b>						
B3011	007-Roof	Good	Roof, Single-Ply TPO/PVC Membrane	8,700 SF	19	1493422
<b>Interiors</b>						
C1021	007-Throughout building	Fair	Interior Door, Wood Solid-Core	4	10	1497468
C1023	007-Throughout building	Excellent	Door Hardware System, School (per Door)	9	30	1497973
C1031	007-Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	5	1497501
C3012	007-Throughout building	Fair	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced	7,026 SF	6	1497472
C3012	007-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	1,275 SF	2	1497473
C3012	007-Restrooms	Fair	Interior Wall Finish, Vinyl	387 SF	5	1497506
C3024	007-Restrooms	Fair	Interior Floor Finish, Linoleum	258 SF	5	1497505
C3024	007-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	4,684 SF	5	1497474
C3031	007-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,108 SF	2	1497467
C3032	007-Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,684 SF	24	1497469
<b>Plumbing</b>						
D2011	007-Restrooms	Fair	Toilet, Commercial Water Closet	4	15	1486110
D2014	007-Utility closet	Fair	Service Sink, Wall-Hung	1	10	1486109
D2014	007-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	15	1486111
D2029	007-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,472 SF	10	1497508
<b>Fire Suppression</b>						
D4019	007-Throughout building	Fair	Sprinkler Heads (per SF)	5,792 SF	6	1502827

**Component Condition Report | Hiram Johnson High School / 007 E Wing E**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4031	007-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	5	3	1497477
<b>HVAC</b>						
D3041	007-Throughout building	Good	HVAC System Ductwork, Medium Density	5,472 SF	29	1497471
D3052	007-Roof	Good	Packaged Unit (RTU), 4 TON [E-5B]	1	19	1493535
D3052	007-Roof	Good	Packaged Unit (RTU), 4 TON [E-6B]	1	19	1493508
D3052	007-Roof	Good	Packaged Unit (RTU), 4 TON [E-4B]	1	19	1493538
D3052	007-Roof	Good	Packaged Unit (RTU), 3 TON [E-5A]	1	19	1493312
D3052	007-Roof	Good	Packaged Unit (RTU), 3 TON [E-6A]	1	19	1493368
D3052	007-Roof	Good	Packaged Unit (RTU), 3 TON [E-4A]	1	19	1493311
D3068	007-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,472 SF	5	1497300
<b>Electrical</b>						
D5012	007-Roof	Fair	Main Distribution Panel, 200 AMP [ACE2]	1	29	1493589
D5019	007-Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	5,472 SF	39	1497507
D5029	007-Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	5,472 SF	19	1497470
D5092	007-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	2	5	1497475
<b>Fire Alarm &amp; Comm</b>						
D5037	007-Throughout building	Fair	Fire Alarm System, Addressable, Install	5,472 SF	11	1497476

**Component Condition Report | Hiram Johnson High School / 008 D Wing E**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2023	008-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	738 SF	10	1486007
B2023	008-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	450 SF	10	1486000
B2032	008-Building exterior	Fair	Exterior Door, Wood Solid-Core	8	10	1486005
<b>Roofing</b>						
B3011	008-Roof	Good	Roof, Single-Ply TPO/PVC Membrane	8,700 SF	19	1493454
<b>Interiors</b>						
C1021	008-Throughout building	Fair	Interior Door, Wood Solid-Core	6	10	1486004
C1023	007-Throughout building	Fair	Door Hardware System, School (per Door)	14	15	1497974
C3012	008-Throughout building	Fair	Interior Wall Finish, Vinyl	554 SF	7	1497483
C3012	008-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	8,157 SF	2	1497484
C3024	008-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	5,438 SF	5	1497485
C3024	008-Restrooms	Fair	Interior Floor Finish, Linoleum	369 SF	5	1497511

**Component Condition Report | Hiram Johnson High School / 008 D Wing E**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3031	008-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	369 SF	2	1497478
C3032	008-Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,438 SF	24	1497480
<b>Plumbing</b>						
D2011	008-Restrooms	Fair	Toilet, Commercial Water Closet	5	15	1486006
D2014	008-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	1486001
D2014	008-Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	10	10	1486002
D2029	008-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,807 SF	10	1497513
<b>Fire Suppression</b>						
D4031	008-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	5	3	1485999
<b>HVAC</b>						
D3041	008-Throughout building	Good	HVAC System Ductwork, Medium Density	5,807 SF	29	1497482
D3042	008-Roof	Fair	Exhaust Fan, 500 CFM	1	11	1493586
D3042	008-Roof	Fair	Exhaust Fan, 900 CFM	1	11	1493541
D3042	008-Roof	Fair	Exhaust Fan, 900 CFM	1	11	1493404
D3042	008-Roof	Fair	Exhaust Fan, 600 CFM	1	10	1493355
D3042	008-Roof	Fair	Exhaust Fan, 900 CFM	1	10	1493687
D3052	008-Roof	Good	Packaged Unit (RTU), 3 TON [D-6A]	1	19	1493509
D3052	008-Roof	Good	Packaged Unit (RTU), 4 TON [D-6B]	1	19	1493314
D3052	008-Roof	Good	Packaged Unit (RTU), 3 TON [D-8A]	1	19	1493613
D3052	008-Roof	Good	Packaged Unit (RTU), 4 TON [D-9A]	1	19	1493526
D3052	008-Roof	Good	Packaged Unit (RTU), 4 TON [D-9B]	1	19	1493512
D3052	008-Roof	Good	Packaged Unit (RTU), 3 TON [D-7A]	1	19	1493447
D3052	008-Roof	Good	Packaged Unit (RTU), 4 TON [D-7B]	1	19	1493402
D3052	008-Roof	Good	Packaged Unit (RTU), 4 TON [D-8B]	1	19	1493693
D3068	008-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,807 SF	5	1497301
<b>Electrical</b>						
D5012	008-00D9-Building exterior	Fair	Secondary Transformer, 75 kVA	1	12	1493347
D5012	008-00D7-Building exterior	Fair	Secondary Transformer, 75 kVA	1	12	1493667
D5012	008-Roof	Good	Main Distribution Panel, 200 AMP [ACD2]	1	29	1493343
D5019	008-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	5,807 SF	39	1497512
D5029	008-Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	5,807 SF	19	1497481
D5092	008-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	8	5	1486003
D5092	008-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	2	5	1497486



**Component Condition Report | Hiram Johnson High School / 008 D Wing E**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Fire Alarm &amp; Comm</b>						
D5037	008-Throughout building	Fair	Fire Alarm System, Addressable, Install	5,807 SF	11	1497487

**Component Condition Report | Hiram Johnson High School / 009 C Wing E**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2023	009-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	450 SF	10	1485978
B2023	009-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	738 SF	10	1485985
B2032	009-Building exterior	Fair	Exterior Door, Wood Solid-Core	9	10	1485982
<b>Roofing</b>						
B3011	009-Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	9,200 SF	19	1493611
<b>Interiors</b>						
C1021	009-Throughout building	Fair	Interior Door, Wood Solid-Core	1	10	1485980
C1023	009-Throughout building	Fair	Door Hardware System, School (per Door)	10	15	1497975
C3012	009-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	8,354 SF	2	1497495
C3012	009-Throughout building	Fair	Interior Wall Finish, Vinyl	387 SF	5	1497494
C3024	009-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	5,041 SF	5	1497496
C3031	009-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	786 SF	2	1497489
C3032	009-Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,433 SF	24	1497491
<b>Plumbing</b>						
D2011	009-Restrooms	Fair	Toilet, Commercial Water Closet	2	15	1485986
D2012	009-Restrooms	Fair	Urinal, Standard	5	15	1485979
D2014	009-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	15	1485984
D2014	009-Janitorial	Fair	Service Sink, Wall-Hung	2	10	1485983
D2029	009-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	367 SF	10	1497518
<b>Fire Suppression</b>						
D4031	009-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	6	3	1485981
<b>HVAC</b>						
D3041	009-Throughout building	Good	HVAC System Ductwork, Medium Density	5,827 SF	29	1497493
D3052	009-Roof	Good	Packaged Unit (RTU), 5 TON [C-14]	1	19	1493514
D3052	009-Roof	Good	Packaged Unit (RTU), 5 TON [C-10]	1	19	1493300
D3052	009-Roof	Good	Packaged Unit (RTU), 5 TON [C-8]	1	19	1493516
D3052	009-Roof	Good	Packaged Unit (RTU), 5 TON [C-9]	1	19	1493597

**Component Condition Report | Hiram Johnson High School / 009 C Wing E**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	009-Roof	Good	Packaged Unit (RTU), 5 TON [C-12]	1	19	1493518
D3052	009-Roof	Good	Packaged Unit (RTU), 5 TON [C-13]	1	19	1493388
D3068	009-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,827 SF	5	1497302
<b>Electrical</b>						
D5012	009-Roof	Good	Main Distribution Panel, 400 AMP [ACF1]	1	29	1493638
D5012	009-Roof	Good	Main Distribution Panel, 200 AMP [ACC2]	1	29	1493691
D5019	009-Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	5,827 SF	39	1497517
D5029	009-Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	5,827 SF	19	1497492
D5092	009-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	2	5	1497497
<b>Fire Alarm &amp; Comm</b>						
D5037	009-Throughout building	Fair	Fire Alarm System, Addressable, Install	5,827 SF	11	1497498

**Component Condition Report | Hiram Johnson High School / 010 Library**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	010-Building exterior	Fair	Exterior Wall, Brick, 1-2 Stories	2,752 SF	30	1497575
B2023	010-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	144 SF	15	1486057
B2031	010-Building exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	6	15	1486052
B2032	010-Building exterior	Fair	Exterior Door, Steel	3	25	1486050
<b>Roofing</b>						
B3011	010-Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	2,760 SF	2	1502835
<b>Interiors</b>						
C1017	010-Throughout building	Fair	Interior Window, 12 SF	9	10	1486056
C1021	010-Throughout building	Fair	Interior Door, Wood Solid-Core	12	10	1486055
C1023	010-Throughout building	Fair	Door Hardware System, School (per Door)	21	15	1497734
C1031	010-Restrooms	Fair	Toilet Partitions, Plastic/Laminate	8	5	1497558
C3012	010-Throughout building	Fair	Interior Wall Finish, Ceramic Tile	978 SF	35	1497549
C3012	010-Throughout building	Fair	Interior Wall Finish, Acoustical Tile (ACT)	450 SF	5	1497550
C3012	010-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	5,115 SF	2	1497548
C3024	010-Restrooms	Fair	Interior Floor Finish, Ceramic Tile	652 SF	35	1497547
C3024	010-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	3,203 SF	3	1497545
C3025	010-Throughout building	Poor	Interior Floor Finish, Carpet Commercial Standard	2,888 SF	1	1497546
C3031	010-Restrooms	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	652 SF	2	1497552

**Component Condition Report | Hiram Johnson High School / 010 Library**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3032	010-Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	6,298 SF	5	1497551
<b>Plumbing</b>						
D2011	010-Restrooms	Fair	Toilet, Commercial Water Closet	10	15	1497555
D2012	010-Restrooms	Fair	Urinal, Standard	5	15	1497556
D2014	010-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	15	1497554
D2029	010-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	652 SF	10	1497553
<b>Fire Suppression</b>						
D4031	010-Throughout building	Fair	Fire Extinguisher, LBS	1	3	1486054
<b>HVAC</b>						
D3041	010-Throughout building	Good	HVAC System Ductwork, Medium Density	6,950 SF	29	1497520
D3052	010-Roof	Fair	Packaged Unit (RTU), 5 TON [AC-1]	1	5	1493462
D3052	010-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-2]	1	5	1493448
D3068	010-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	6,950 SF	5	1497303
<b>Electrical</b>						
D5019	010-Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	6,950 SF	21	1497521
D5022	010-Building exterior	Fair	Light Fixture, 100 WATT	6	3	1486051
D5029	010-Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	6,950 SF	19	1497522
D5092	010-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	2	3	1486053
<b>Fire Alarm &amp; Comm</b>						
D5037	010-Throughout building	Fair	Fire Alarm System, Addressable, Install	6,950 SF	11	1497519

**Component Condition Report | Hiram Johnson High School / 011 S Wing W**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	011-Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	5,280 SF	2	1497576
B2021	011-Building exterior	Fair	Window, 24 SF	55	10	1485822
B2021	011-Building exterior	Fair	Window, 12 SF	70	5	1485821
B2032	011-Building exterior	Fair	Exterior Door, Wood Solid-Core	6	10	1485830
<b>Roofing</b>						
B3011	011-Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	19,900 SF	11	1493609
<b>Interiors</b>						
C1017	011-Throughout building	Fair	Interior Window, 12 SF	12	10	1485827
C1021	011-Throughout building	Fair	Interior Door, Wood Solid-Core	23	10	1485823

**Component Condition Report | Hiram Johnson High School / 011 S Wing W**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1023	011-Throughout building	Fair	Door Hardware System, School (per Door)	29	10	1497561
C3012	011-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	35,752 SF	2	1497702
C3024	011-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	3,874 SF	5	1497670
C3024	011-Throughout building	Poor	Interior Floor Finish, Vinyl Sheeting	1,129 SF	1	1497701
C3025	011-Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	2,550 SF	2	1497671
C3031	011-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	2,197 SF	2	1497704
C3032	011-Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	15,679 SF	5	1497703
<b>Plumbing</b>						
D2014	011-Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	10	1485820
D2014	011-Classrooms	Fair	Service Sink, Wall-Hung	2	10	1485826
D2018	011-Throughout building	Fair	Drinking Fountain, Interior	2	5	1485828
D2029	011-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	17,876 SF	10	1497705
<b>Fire Suppression</b>						
D4019	011-Throughout building	Fair	Sprinkler Heads (per SF)	17,876 SF	5	1497985
D4031	011-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	3	3	1485824
<b>HVAC</b>						
D3041	011-O0N3-Classroom	Fair	Unit Ventilator, 1250 CFM	3	11	1493656
D3041	011-N001-Classroom	Fair	Unit Ventilator, 1250 CFM	3	11	1493396
D3041	011-O0S2-Classroom	Fair	Unit Ventilator, 1250 CFM	2	11	1493648
D3041	011-O05E-Classrooms	Fair	Unit Ventilator, 1250 CFM	1	11	1493461
D3041	011-O0N4-Classroom	Fair	Unit Ventilator, 1250 CFM	3	11	1493660
D3049	011-Throughout building	Fair	HVAC System Hydronic Piping, 4-Pipe	17,876 SF	2	1497574
D3052	011-Roof	Fair	Packaged Unit (RTU), 2 TON [PHP-]	1	3	1493629
D3052	011-Roof	Fair	Packaged Unit (RTU), 2 TON [PHP-1]	1	3	1493409
D3052	011-Roof	Fair	Packaged Unit (RTU), 2 TON [PHP-1]	1	3	1493459
D3052	011-Roof	Fair	Packaged Unit (RTU), 5 TON	1	3	1493547
D3068	011-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	17,876 SF	5	1497304
<b>Electrical</b>						
D5012	011-O0S3-Building exterior	Fair	Secondary Transformer, 75 kVA	1	11	1493635
D5012	011-N001-Classroom	Fair	Secondary Transformer, 75 kVA	1	11	1493645
D5012	011-O0S4-Building exterior	Fair	Secondary Transformer, 75 kVA	1	11	1493329
D5012	011-O0N4-Classroom	Poor	Secondary Transformer, 75 kVA	1	0	1493585
D5012	011-O0S2-Classroom	Fair	Secondary Transformer, 75 kVA	1	11	1493571

**Component Condition Report | Hiram Johnson High School / 011 S Wing W**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5019	011-Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	17,876 SF	39	1497560
D5022	011-Building exterior	Fair	Light Fixture, 100 WATT	19	3	1485825
D5029	011-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	17,876 SF	19	1497562
D5092	011-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	1	3	1485829
<b>Fire Alarm &amp; Comm</b>						
D5037	011-Throughout building	Fair	Fire Alarm System, Addressable, Install	17,876 SF	11	1497563

**Component Condition Report | Hiram Johnson High School / 012 S Wing E**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	012-Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	5,600 SF	3	1493558
B2021	012-Building exterior	Fair	Window, 24 SF	46	10	1485966
B2021	012-Building exterior	Fair	Window, 24 SF	12	10	1485963
B2032	012-Building exterior	Fair	Exterior Door, Wood Solid-Core	5	10	1485961
B2032	012-Building exterior	Fair	Exterior Door, Steel	7	21	1493406
<b>Roofing</b>						
B3011	012-Roof	Poor	Roof, Single-Ply TPO/PVC Membrane	8,600 SF	2	1493608
<b>Interiors</b>						
C1017	012-Throughout building	Fair	Interior Window, 12 SF	4	10	1485960
C1021	012-Throughout building	Fair	Interior Door, Wood Solid-Core	10	10	1485958
C1023	012-Throughout building	Fair	Door Hardware System, School (per Door)	22	10	1497565
C3012	012-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	5,038 SF	2	1497839
C3012	012-Throughout building	Poor	Interior Wall Finish, Wallpaper	4,363 SF	1	1497837
C3024	012-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,664 SF	5	1497833
C3024	012-Throughout building	Fair	Interior Floor Finish, Vinyl Sheeting	898 SF	5	1497832
C3025	012-Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	1,831 SF	5	1497835
C3032	012-Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	6,267 SF	10	1497840
<b>Plumbing</b>						
D2014	012-Throughout building	Fair	Service Sink, Wall-Hung	2	10	1485962
D2018	012-Throughout building	Fair	Drinking Fountain, Interior	1	5	1485965
D2029	012-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	6,267 SF	10	1497843
D2091	012-N11A	Fair	Air Compressor, 2 HP	1	2	1493658
<b>Fire Suppression</b>						

**Component Condition Report | Hiram Johnson High School / 012 S Wing E**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4031	012-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	3	3	1485959
<b>HVAC</b>						
D3041	012-0S12A	Fair	Unit Ventilator, 1000 CFM	1	3	1493513
D3041	012-N11A	Fair	Unit Ventilator, 1250 CFM	3	3	1493615
D3041	012-Throughout building	Fair	HVAC System Ductwork, Medium Density	2,702 SF	10	1497841
D3042	012-Roof	Fair	Exhaust Fan, 900 CFM	1	6	1493686
D3042	012-Roof	Fair	Exhaust Fan, 2400 CFM	1	6	1493602
D3049	012-Throughout building	Fair	HVAC System Hydronic Piping, 4-Pipe	3,565 SF	20	1497842
D3052	012-Roof	Fair	Packaged Unit (RTU), 4 TON	1	2	1493427
D3052	012-Roof	Fair	Packaged Unit (RTU), 4 TON	1	2	1493424
D3052	012-Roof	Fair	Packaged Unit (RTU), 2 TON [PHP-1]	1	3	1493359
D3052	012-Roof	Fair	Packaged Unit (RTU), 2 TON [PHP-1]	1	3	1493533
D3068	012-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	6,267 SF	5	1497305
<b>Electrical</b>						
D5012	012-0S10-Building exterior	Fair	Secondary Transformer, 75 kVA	1	15	1493445
D5019	012-Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	6,267 SF	39	1497564
D5029	012-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	6,267 SF	19	1497566
D5092	012-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	2	3	1485964
<b>Fire Alarm &amp; Comm</b>						
D5037	012-Throughout building	Fair	Fire Alarm System, Addressable, Install	6,267 SF	11	1497567

**Component Condition Report | Hiram Johnson High School / 013 ROTC**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	013-Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	5,520 SF	2	1497850
B2021	013-Building exterior	Fair	Window, 12 SF	20	3	1485812
B2022	013-Throughout building	Fair	Curtain Wall, Aluminum-Framed System w/ Glazing	480 SF	30	1497873
B2032	013-Building exterior	Fair	Exterior Door Steel, Steel	2	25	1485815
B2032	013-Building exterior	Fair	Exterior Door, Wood Solid-Core	2	10	1485810
<b>Roofing</b>						
B3011	013-Roof	Fair	Roof, Modified Bituminous	5,600 SF	11	1493342
<b>Interiors</b>						
C1021	013-Throughout building	Fair	Interior Door, Wood Solid-Core	8	10	1485818



**Component Condition Report | Hiram Johnson High School / 013 ROTC**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1023	013-Throughout building	Fair	Door Hardware System, School (per Door)	12	10	1497569
C1033	013-I004	Fair	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	50	10	1493522
C3012	013-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	6,600 SF	2	1497855
C3024	013-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,355 SF	5	1497853
C3025	013-Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	593 SF	2	1497854
C3031	013-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,181 SF	2	1497858
C3032	013-Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,923 SF	10	1497856
C3032	013-Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	1,140 SF	3	1497857
<b>Plumbing</b>						
D2011	013-Restrooms	Fair	Toilet, Residential Water Closet	1	10	1485811
D2014	013-Utility closet	Fair	Service Sink, Laundry	1	10	1485816
D2014	013-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	10	1485813
D2018	013-Utility closet	Fair	Drinking Fountain, Interior	1	2	1485817
D2023	013-B001-Boiler room	Fair	Water Heater, 100 GAL	1	13	1493605
D2023	013-B001-Boiler room	Fair	Water Heater, 100 GAL	1	13	1493619
D2023	013-B001-Boiler room	Fair	Domestic Circulation Pump, .5 HP	1	6	1493600
D2029	013-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	4,400 SF	20	1497849
<b>Fire Suppression</b>						
D4019	013-Throughout building	Fair	Sprinkler Heads (per SF)	4,400 SF	6	1502828
D4031	013-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	3	1485809
<b>HVAC</b>						
D3021	013-B001-Boiler room	Fair	Boiler, 4000 MBH [Boiler 1]	1	11	1493383
D3021	013-B001-Boiler room	Fair	Boiler, 4000 MBH [Boiler 2]	1	11	1493380
D3022	013-B001-Boiler room	Fair	Expansion Tank, 1400 GAL [NLA-1400]	1	22	1493563
D3022	013-B001-Boiler room	Fair	Expansion Tank, 600 GAL [NLA-600]	1	22	1493440
D3031	013-B001-Boiler room	Fair	Chiller, 30 TON [Chiller 2]	1	6	1493682
D3031	013-B001-Boiler room	Fair	Chiller, 30 TON [Chiller 1]	1	6	1493697
D3041	013-O010-Classrooms	Fair	Unit Ventilator, 100 CFM	1	11	1493612
D3041	013-S009-Office	Fair	Unit Ventilator, 500 CFM	1	11	1493590
D3041	013-S009-Office	Fair	Unit Ventilator, 500 CFM	1	11	1493315
D3041	013-Throughout building	Fair	HVAC System Ductwork, Medium Density	4,400 SF	5	1502836
D3041	013-O010-Classrooms	Fair	Unit Ventilator, 1000 CFM	1	11	1493369
D3042	013-Roof	Fair	Exhaust Fan, 1500 CFM	1	16	1493377

**Component Condition Report | Hiram Johnson High School / 013 ROTC**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3042	013-Roof	Fair	Exhaust Fan, 400 CFM	1	6	1493321
D3044	013-B001-Boiler room	Fair	Distribution Pump, 10 HP [HWP-4]	1	7	1493416
D3044	013-B001-Boiler room	Fair	Distribution Pump, 10 HP [HWP-3]	1	7	1493661
D3045	013-B001-Boiler room	Fair	Distribution Pump, 7.5 HP [CHWP-2]	1	7	1493681
D3045	013-B001-Boiler room	Fair	Distribution Pump, 40 HP [CHWP-3]	1	7	1493460
D3045	013-B001-Boiler room	Fair	Distribution Pump, 40 HP [CHWP-4]	1	7	1493335
D3045	013-B001-Boiler room	Fair	Distribution Pump, 7.5 HP [CHWP-1]	1	7	1493429
D3049	013-Throughout building	Fair	HVAC System Hydronic Piping, 4-Pipe	4,400 SF	10	1493536
D3052	013-Roof	Fair	Packaged Unit (RTU), 3 TON [AH-7]	1	7	1493633
D3068	013-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	4,400 SF	5	1497306
<b>Electrical</b>						
D5012	013-B001-Boiler room	Fair	Main Distribution Panel, 400 AMP [M]	1	12	1493451
D5012	013-B001-Boiler room	Fair	Variable Frequency Drive (VFD), 15 HP, Replace/Install [HWP-3]	1	2	1493305
D5012	013-B001-Boiler room	Fair	Variable Frequency Drive (VFD), 40 HP, Replace/Install [CHWP-4]	1	2	1493362
D5012	013-B001-Boiler room	Fair	Variable Frequency Drive (VFD), 40 HP, Replace/Install [CHWP-3]	1	2	1493620
D5012	013-B001-Boiler room	Fair	Variable Frequency Drive (VFD), 15 HP, Replace/Install [HWP-4]	1	2	1493484
D5012	013-M002-Mechanical room	Fair	Secondary Transformer, 45 kVA	1	11	1493438
D5012	013-M002-Mechanical room	Fair	Building/Main Switchboard, 2500 AMP	1	22	1493689
D5019	013-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	4,400 SF	25	1493399
D5022	013-Building exterior	Fair	Light Fixture, 100 WATT	2	3	1485819
D5022	013-Building exterior	Fair	Light Fixture, 250 WATT	1	3	1485814
D5029	013-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	4,400 SF	19	1497570
<b>Fire Alarm &amp; Comm</b>						
D5037	013-Throughout building	Fair	Fire Alarm System, Addressable, Install	4,400 SF	11	1497571

**Component Condition Report | Hiram Johnson High School / 014 Gymnasium**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	014-Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	22,944 SF	2	1497907
B2021	014-Building exterior	Fair	Window, 12 SF	10	10	1485952
B2021	014-Building exterior	Fair	Window, 12 SF	26	10	1486045
B2021	014-Building exterior	Fair	Window, 12 SF	14	10	1486010
B2022	014-Building exterior	Fair	Curtain Wall, Aluminum-Framed System w/ Glazing	420 SF	15	1486014

**Component Condition Report | Hiram Johnson High School / 014 Gymnasium**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2023	014-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	780 SF	10	1486044
B2023	014-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	256 SF	10	1486037
B2023	014-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	144 SF	15	1485948
B2023	014-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	780 SF	10	1486024
B2023	014-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	550 SF	10	1486046
B2023	014-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	480 SF	10	1486017
B2031	014-Building exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	9	15	1485956
B2032	014-Building exterior	Fair	Exterior Door, Wood Solid-Core	21	10	1486113
<b>Roofing</b>						
B3011	014-Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	17,100 SF	5	1497910
B3011	014-Roof	Fair	Roof, Modified Bituminous	38,400 SF	11	1493413
<b>Interiors</b>						
C1017	014-Throughout building	Fair	Interior Window, 12 SF	16	10	1486011
C1021	014-Throughout building	Fair	Interior Door, Wood Solid-Core	23	10	1486041
C1021	014-Throughout building	Fair	Interior Door, Wood Solid-Core	18	10	1486018
C1021	014-Throughout building	Fair	Interior Door, Wood Solid-Core	18	10	1485955
C3012	014-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	58,959 SF	3	1497920
C3024	014-Throughout building	Fair	Interior Floor Finish, Terrazzo	1,889 SF	20	1497916
C3024	014-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,837 SF	2	1497917
C3024	014-Throughout building	Fair	Interior Floor Finish, Maple Sports Floor, Refinish	18,152 SF	5	1497918
C3024	014-Restrooms	Fair	Interior Floor Finish, Ceramic Tile	1,041 SF	15	1497919
C3031	014-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	40,347 SF	3	1497921
<b>Plumbing</b>						
D2011	014-Throughout building	Fair	Toilet, Commercial Water Closet	13	10	1486032
D2011	014-Restrooms	Fair	Toilet, Commercial Water Closet	7	15	1485954
D2012	014-Locker room	Fair	Urinal, Standard	6	15	1486049
D2012	014-Restrooms	Fair	Urinal, Standard	2	15	1485950
D2014	014-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	10	1486119
D2014	014-Utility closet	Fair	Service Sink, Wall-Hung	2	10	1486013
D2014	014-Gymnasium	Fair	Service Sink, Wall-Hung	1	10	1493449
D2014	014-Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	14	10	1486025
D2014	014-Snack bar	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	1485946
D2017	014-Locker room	Fair	Shower Head w/ Valve	14	10	1486015

**Component Condition Report | Hiram Johnson High School / 014 Gymnasium**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2017	014-Building exterior	Fair	Shower Head w/ Valve	2	10	1486115
D2018	014-Building exterior	Fair	Drinking Fountain, Outside/Site Style	8	5	1486012
D2018	014-Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	5	1486048
D2018	014-Throughout building	Fair	Drinking Fountain, Interior	3	5	1486038
D2021	14C-M001-Pool room	Fair	Backflow Preventer, 1.5 INCH	1	3	1493327
D2023	14D-M001 Restrooms	Fair	Water Heater, 75 GAL [No tag/plate found]	1	5	1486117
D2023	14A-Z014	Fair	Water Heater, 16 - 29 GAL	1	3	1493546
D2023	014-Restrooms	Fair	Water Heater, 6 GAL [No tag/plate found]	1	5	1486020
D2023	14C-M001-Pool room	Fair	Water Storage Tank, 400 GAL	1	11	1493470
D2023	14C-M001-Pool room	Fair	Domestic Boiler, 1825 MBH	1	6	1493310
D2023	014-Restrooms	Fair	Water Heater, 6 GAL [No tag/plate found]	1	5	1486026
D2023	14C-M001-Pool room	Fair	Water Storage Tank, 150 GAL	1	13	1493439
D2029	014-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	40,347 SF	10	1497902
<b>Fire Suppression</b>						
D4031	014-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	3	3	1485947
<b>HVAC</b>						
D3022	14C-M001-Pool room	Fair	Chemical Feed System	2	6	1493304
D3041	014-Throughout building	Fair	HVAC System Ductwork, Medium Density	40,347 SF	12	1497900
D3042	014-Roof	Fair	Exhaust Fan, 1000 CFM	1	16	1493671
D3042	014-Roof	Fair	Exhaust Fan, 500 CFM	7	16	1493324
D3042	014-Roof	Fair	Exhaust Fan, 1200 CFM [REF-1]	1	19	1493649
D3042	014-Roof	Fair	Exhaust Fan, 2500 CFM	9	16	1493593
D3051	14A-G003-Weight room	Fair	Unit Heater, 13 - 36 MBH	2	3	1493634
D3051	14A-G012-Orthopedic room	Fair	Unit Heater, 13 - 36 MBH	1	3	1493510
D3051	14A-Z014	Fair	Unit Heater, 13 - 36 MBH	2	3	1493320
D3052	014-Roof	Fair	Packaged Unit (RTU), 10 TON [AC-6]	1	2	1493502
D3052	014-Roof	Fair	Packaged Unit (RTU), 10 TON [AC-1]	1	2	1493480
D3052	014-Roof	Fair	Packaged Unit (RTU), 10 TON [AC-2]	1	2	1493657
D3052	014-Roof	Fair	Packaged Unit (RTU), 10 TON [AC-10]	1	2	1493363
D3052	014-Roof	Fair	Packaged Unit (RTU), 10 TON [AC-8]	1	2	1493694
D3052	014-Roof	Fair	Packaged Unit (RTU), 10 TON [AC8]	1	2	1493532
D3052	014-Roof	Fair	Packaged Unit (RTU), 10 TON [AC-3]	1	2	1493677
D3052	014-Roof	Fair	Packaged Unit (RTU), 10 TON [AC-9]	1	2	1493378

**Component Condition Report | Hiram Johnson High School / 014 Gymnasium**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	014-Roof	Fair	Packaged Unit (RTU), 6 TON [AC-1]	1	15	1493443
D3052	014-Roof	Fair	Packaged Unit (RTU), 10 TON [AC-5]	1	2	1493607
D3052	014-Roof	Fair	Packaged Unit (RTU), 10 TON [AC-4]	1	2	1493584
D3068	014-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	40,347 SF	5	1497307
<b>Electrical</b>						
D5012	14C-M001-Pool room	Fair	Secondary Transformer, 45 kVA	1	11	1493548
D5012	014-Gymnasium	Fair	Secondary Transformer, 75 kVA	1	11	1493699
D5012	014-Gymnasium	Fair	Secondary Transformer, 75 kVA	1	11	1493495
D5019	014-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	40,347 SF	22	1497899
D5022	014-Building exterior	Fair	Light Fixture, 100 WATT	8	3	1486112
D5022	014-Building exterior	Fair	Light Fixture, 100 WATT	8	3	1486114
D5022	014-Building exterior	Fair	Light Fixture, 100 WATT	4	3	1485951
D5022	014-Building exterior	Fair	Light Fixture, 250 WATT	2	3	1486019
D5022	014-Building exterior	Fair	Light Fixture, 100 WATT	2	3	1486036
D5022	014-Building exterior	Poor	Light Fixture, 100 WATT	1	0	1486029
D5022	014-Building exterior	Fair	Light Fixture, 100 WATT	7	3	1486042
D5029	014-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	24,267 SF	2	1497904
D5029	014-Gymnasium	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	16,080 SF	2	1497905
D5092	014-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	8	3	1486009
D5092	014-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	16	3	1485957
D5092	014-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	6	3	1486033
<b>Fire Alarm &amp; Comm</b>						
D5037	014-Throughout building	Fair	Fire Alarm System, Addressable, Install	40,347 SF	11	1502837
<b>Equipment/Special</b>						
E1093	014-Snack bar	Fair	Commercial Kitchen, Icemaker, Freestanding	1	7	1493307
E1093	14A-Z014	Fair	Commercial Kitchen, Icemaker, Freestanding	1	3	1493331
E1093	014-Snack bar	Fair	Commercial Kitchen, Refrigerator, 1-Door Reach-In	1	3	1493442
F1041	14C-M001-Pool room	Fair	Circulation Pump, Swimming Pool, 3 HP	1	5	1493539
F1041	14C-M001-Pool room	Fair	Circulation Pump, Swimming Pool, 7.5 HP	1	3	1493344
F1041	14C-M001-Pool room	Fair	Circulation Pump, 5	1	3	1493382
<b>Site Development</b>						
G2047	014-Gymnasium	Fair	Sports Apparatus, Basketball Backstop	16	15	1493432

**Component Condition Report | Hiram Johnson High School / 015 Cafeteria**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	015-Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,760 SF	2	1493322
B2022	015-Building exterior	Fair	Curtain Wall, Aluminum-Framed System w/ Glazing	1,862 SF	10	1493323
B2031	015-Building exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	4	15	1485845
B2032	015-Building exterior	Fair	Exterior Door, Wood Solid-Core	7	10	1485851
<b>Roofing</b>						
B3011	015-Roof	Poor	Roof, Modified Bituminous	12,000 SF	2	1493672
B3016	015-Building exterior	Fair	Gutters & Downspouts, Aluminum w/ Fittings	36 LF	11	1493467
<b>Interiors</b>						
C1021	015-Cafeteria	Fair	Interior Door, Wood Solid-Core	17	21	1493458
C1021	015-Throughout building	Fair	Interior Door, Wood Solid-Core	4	21	1493644
C1021	015-Throughout building	Fair	Interior Door, Wood Solid-Core	21	10	1485847
C1023	015-Throughout building	Fair	Door Hardware System, School (per Door)	1	11	1493361
C1031	015-Restrooms	Fair	Toilet Partitions, Metal	4	10	1493555
C3012	015-Cafeteria	Fair	Interior Wall Finish, Acoustical Tile (ACT)	294 SF	5	1493485
C3012	015-Restrooms	Fair	Interior Wall Finish, Ceramic Tile	128 SF	21	1493647
C3012	015-Breakroom	Fair	Interior Wall Finish, Plate Glass	240 SF	21	1493366
C3012	015-Cafeteria	Fair	Interior Wall Finish, any surface, Prep & Paint	3,784 SF	5	1493381
C3012	015-Cafeteria	Fair	Interior Wall Finish, Wood Paneling	592 SF	11	1493636
C3024	015-Kitchen	Fair	Interior Floor Finish, Linoleum	264 SF	5	1493676
C3024	015-Cafeteria	Fair	Interior Floor Finish, Ceramic Tile	6,524 SF	5	1493680
C3031	015-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	2,000 SF	3	1493386
C3032	015-Cafeteria	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,704 SF	6	1493493
C3032	015-Cafeteria	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	1,820 SF	6	1493473
<b>Plumbing</b>						
D2011	015-Restrooms	Fair	Toilet, Commercial Water Closet	6	10	1485848
D2012	015-Restrooms	Fair	Urinal, Standard	2	10	1485840
D2014	015-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	10	1485844
D2014	015-Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	11	1493580
D2014	015-Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	11	1493492
D2014	015-Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 3-Bowl	1	11	1493669
D2018	015-Cafeteria	Fair	Drinking Fountain, Interior	2	5	1485842
D2023	015-M011-Mechanical room	Fair	Domestic Boiler, 399 MBH	1	7	1493385



**Component Condition Report | Hiram Johnson High School / 015 Cafeteria**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2023	015-M011-Mechanical room	Fair	Water Storage Tank, 120 GAL	1	26	1493452
D2023	015-M011-Mechanical room	Good	Domestic Circulation Pump, .5 HP	1	14	1493371
D2029	015-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	10,276 SF	10	1493372
D2091	015-M011-Mechanical room	Fair	Air Compressor, 2 HP	2	3	1493478
<b>Fire Suppression</b>						
D4031	015-Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	3	1485852
<b>HVAC</b>						
D3032	015-Roof	Fair	Condensing Unit/Heat Pump, 2 TON	1	3	1493575
D3041	015-Roof	Fair	Make-Up Air Unit, 2000 - 6000 CFM	1	2	1493599
D3041	015-Throughout building	Fair	HVAC System Ductwork, Medium Density	10,276 SF	12	1497896
D3042	015-Roof	Fair	Exhaust Fan, 1800 CFM [HEF-2]	1	8	1493360
D3042	015-Roof	Fair	Exhaust Fan, 1800 CFM [HEF-1]	1	8	1493419
D3042	015-Roof	Fair	Exhaust Fan, 1000 CFM	1	6	1493574
D3042	015-Roof	Fair	Exhaust Fan, 100 - 1000 CFM	1	6	1493557
D3042	015-Roof	Fair	Exhaust Fan, 1001 - 2000 CFM	1	6	1493528
D3042	015-Roof	Fair	Exhaust Fan, 1000 CFM	1	6	1493675
D3052	015-Roof	Fair	Packaged Unit (RTU), 7.5 TON [AC-3]	1	3	1493646
D3052	015-Roof	Fair	Packaged Unit (RTU), 6 - 7.5 TON [AC-6]	1	3	1493704
D3052	015-Roof	Good	Packaged Unit (RTU), 8 TON	1	19	1493316
D3052	015-Roof	Fair	Packaged Unit (RTU), 2 TON [AC-1]	1	3	1493511
D3052	015-Roof	Good	Packaged Unit (RTU), 8 TON	1	19	1493387
D3052	015-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-2]	1	3	1493466
D3068	015-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	10,276 SF	5	1497308
<b>Electrical</b>						
D5012	015-M011-Mechanical room	Fair	Main Distribution Panel, 400 AMP [PNL K-3]	1	3	1493592
D5019	015-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	10,276 SF	21	1493567
D5022	015-Building exterior	Fair	Light Fixture, 250 WATT	1	10	1485841
D5022	015-Building exterior	Fair	Light Fixture, 250 WATT	4	3	1485846
D5029	015-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	10,276 SF	11	1493525
D5092	015-Throughout building	Fair	Exit Sign Light Fixture, LED	6	6	1493542
D5092	015-Building exterior	Fair	Emergency Light, 250	6	2	1493517
D5092	015-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	2	3	1485850
D5092	015-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	1	6	1493350

**Component Condition Report | Hiram Johnson High School / 015 Cafeteria**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Fire Alarm &amp; Comm</b>						
D5037	015-Throughout building	Fair	Fire Alarm System, Addressable, Upgrade/Install	10,276 SF	10	1493330
<b>Equipment/Special</b>						
E1028	015-Cafeteria	Fair	Defibrillator (AED), Cabinet Mounted	1	6	1493520
E1093	015-Kitchen	Fair	Commercial Kitchen, Convection Oven, Single	1	2	1493695
E1093	015-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	9	1493595
E1093	015-Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	8	1493663
E1093	015-Storage	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	11	1493356
E1093	015-Kitchen	Fair	Commercial Kitchen, Convection Oven, Single	1	6	1493483
E1093	015-Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator	1	3	1493340
E1093	015-Kitchen	Fair	Commercial Kitchen, Freezer, 3-Door Reach-In	1	3	1493405
E1093	015-Kitchen	Fair	Commercial Kitchen, Steamer, Freestanding	1	2	1493659
E1093	015-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	3	1493455
E1093	015-Storage	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	11	1493412
E1093	015-Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator	1	3	1493519
E1093	015-Kitchen	Fair	Commercial Kitchen, Range/Oven, 4-Burner w/ Griddle	1	3	1493456
E1093	015-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	6	1493572
E1093	015-Storage	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	2	1493374
E1093	015-Kitchen	Fair	Commercial Kitchen, Steam Kettle	1	3	1493578
E1093	015-Kitchen	Fair	Commercial Kitchen, Freezer, 3-Door Reach-In	1	11	1493529
E1093	015-S005	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	13	1493640
E1093	015-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	3	1493668
E1093	015-Kitchen	Fair	Commercial Kitchen, Convection Oven, Single	1	2	1493665
E1093	015-Kitchen	Fair	Commercial Kitchen, Range/Oven, 4-Burner w/ Griddle	1	3	1493700
E1093	015-Kitchen	Fair	Commercial Kitchen, Convection Oven, Single	1	6	1493379
E1093	015-Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	5	1493471
E1093	015-S005	Fair	Commercial Kitchen, Icemaker, Freestanding	1	3	1493624
E1093	015-Kitchen	Fair	Commercial Kitchen, Convection Oven, Single	1	6	1493417
E1093	015-Kitchen	Fair	Commercial Kitchen, Mixer, Freestanding	1	17	1493370
E1093	015-S005	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	11	1493395
E1093	015-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	11	1493643
E1093	015-Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	12	1493617
E1093	015-Kitchen	Fair	Commercial Kitchen, Convection Oven, Single	1	6	1493400

**Component Condition Report | Hiram Johnson High School / 015 Cafeteria**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1093	015-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	3	1493556
E1093	015-Breakroom	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	8	1493702
E1093	015-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	3	1493678
E1093	015-S005	Fair	Commercial Kitchen, Warmer/Warming Drawers, Set of 4	1	3	1493576
E1093	015-S005	Fair	Commercial Kitchen, Warmer/Warming Drawers, Set of 4	1	3	1493487
E1093	015-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	6	1493351
E1093	015-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	3	1493642
E1093	015-Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	12	1493498
E1093	015-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	9	1493373

**Component Condition Report | Hiram Johnson High School / 16A Auditorium**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2023	16A-Building exterior	Fair	Storefront, Metal-Framed 3' x 7' Swinging Door Only	4	15	1486092
<b>Roofing</b>						
B3011	16A-Roof	Poor	Roof, Modified Bituminous	14,929 SF	0	1497949
<b>Interiors</b>						
C1021	16A-Throughout building	Fair	Interior Door, Wood Solid-Core Decorative High-End	6	10	1486089
C1021	16A-Throughout building	Fair	Interior Door, Wood Solid-Core	23	10	1486086
C1023	16A-Throughout building	Fair	Door Hardware System, School (per Door)	33	3	1497922
C3012	16A-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	37,889 SF	2	1497942
C3021	16A-Throughout building	Fair	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	14,881 SF	2	1497936
C3024	16A-Stage	Fair	Interior Floor Finish, Wood Strip	5,178 SF	10	1497939
C3024	16A-Lobby	Fair	Interior Floor Finish, Terrazzo	4,000 SF	30	1497938
C3031	16A-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	21,807 SF	2	1497944
C3032	16A-Throughout building	Poor	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	173 SF	0	1497947
C3032	16A-Throughout building	Poor	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	3,452 SF	1	1497945
<b>Plumbing</b>						
D2011	16A-Restrooms	Fair	Toilet, Residential Water Closet	9	5	1486084
D2012	16A-Restrooms	Fair	Urinal, Standard	6	10	1486095
D2014	16A-Restrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	9	10	1486093
D2014	16A-Throughout building	Fair	Service Sink, Wall-Hung	3	10	1486085
D2018	16A-Throughout building	Fair	Drinking Fountain, Interior	6	5	1486083

**Component Condition Report | Hiram Johnson High School / 16A Auditorium**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2023	16A-B001-Boiler room	Fair	Domestic Circulation Pump, .5 HP	1	5	1493631
D2023	16A-B001-Boiler room	Fair	Water Heater, 100 GAL	1	2	1493392
D2023	16A-B001-Boiler room	Fair	Domestic Boiler, 801 - 1400 MBH [Boiler 1]	1	22	1493326
D2029	16A-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	25,259 SF	5	1497925
D2091	16A-B001-Boiler room	Fair	Air Compressor, 2 HP	1	3	1493630

**Fire Suppression**

D4019	16A-Throughout building	Fair	Sprinkler Heads (per SF)	25,259 SF	5	1497928
D4031	16A-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	4	3	1486087

**HVAC**

D3031	16A-B001-Boiler room	Poor	Chiller, 10 - 20 TON	1	0	1493496
D3041	16A-Throughout building	Fair	HVAC System Ductwork, Medium Density	25,259 SF	28	1497924
D3041	16A-B001-Boiler room	Fair	Air Handler (AHU), 36600 CFM [AC Unit 1]	1	5	1493565
D3045	16A-B001-Boiler room	Fair	Distribution Pump, 3 HP	1	9	1493655
D3049	16A-B001-Boiler room	Fair	HVAC System Hydronic Piping, 4-Pipe	1,100 SF	5	1497926
D3068	16A-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	25,259 SF	5	1497309

**Electrical**

D5012	16A-B001-Boiler room	Poor	Transfer Switch, 200 AMP	1	0	1493472
D5012	16A-B001-Boiler room	Fair	Main Distribution Panel, 1200 AMP [DBM]	1	11	1493375
D5012	16A-B001-Boiler room	Fair	Building/Main Switchboard, 1600 AMP	1	21	1493389
D5012	16A-B001-Boiler room	Fair	Motor Control Center w/ Main Breaker, 800 AMP	1	3	1493469
D5012	16A-B001-Boiler room	Fair	Secondary Transformer, 300 kVA	1	11	1493666
D5019	16A-Throughout building	Poor	Electrical Wiring & Switches, Average or Low Density/Complexity	25,259 SF	1	1497923
D5022	16A-Building exterior	Fair	Light Fixture, 250 WATT	1	5	1486090
D5022	16A-Building exterior	Fair	Light Fixture, 250 WATT	1	3	1486091
D5022	16A-Building exterior	Fair	Light Fixture, 250 WATT	6	3	1486094
D5029	16A-Throughout building	Poor	Lighting System, Interior, Medium Density & Standard Fixtures	25,259 SF	1	1497933
D5092	16A-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	13	3	1486088
D5092	16A-B001-Boiler room	Poor	Generator, 10 kW	1	0	1493482

**Fire Alarm & Comm**

D5037	16A-Throughout building	Fair	Fire Alarm System, Addressable, Install	25,259 SF	11	1497927
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**Component Condition Report | Hiram Johnson High School / 16B Music Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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**Component Condition Report | Hiram Johnson High School / 16B Music Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2031	16B-Building exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	4	15	1485865
B2032	16B-Building exterior	Fair	Exterior Door, Wood Solid-Core	5	10	1485871
<b>Roofing</b>						
B3011	16B-Roof	Poor	Roof, Modified Bituminous	14,900 SF	1	1493562
<b>Interiors</b>						
C1021	16B-Throughout building	Fair	Interior Door, Wood Solid-Core	11	10	1485868
C1023	16B-Throughout building	Fair	Door Hardware System, School (per Door)	20	15	1497961
C3012	16B-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	10,092 SF	2	1497964
C3012	16B-Throughout building	Fair	Interior Wall Finish, Acoustical Tile (ACT)	1,440 SF	5	1497965
C3024	16B-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	7,324 SF	5	1497962
C3024	16B-Restrooms	Fair	Interior Floor Finish, Ceramic Tile	314 SF	15	1497963
C3031	16B-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	364 SF	2	1497966
C3032	16B-Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	7,241 SF	5	1497967
<b>Plumbing</b>						
D2011	16B-Restrooms	Fair	Toilet, Commercial Water Closet	2	10	1485864
D2012	16B-Restrooms	Fair	Urinal, Standard	3	10	1485870
D2014	16B-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	10	1485863
D2018	16B-Throughout building	Fair	Drinking Fountain, Interior	2	5	1485866
D2018	16B-Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	5	1485869
D2029	16B-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	7,688 SF	5	1497952
<b>Fire Suppression</b>						
D4031	16B-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	3	1485862
<b>HVAC</b>						
D3031	16B-Roof	Fair	Chiller, 21 - 30 TON	1	6	1493407
D3041	16B-Roof	Fair	Air Handler (AHU), 2401 - 4000 CFM [AH-3]	1	3	1493328
D3041	16B-Roof	Fair	Air Handler (AHU), 2401 - 4000 CFM [AH-5]	1	2	1493583
D3041	16B-Roof	Fair	Air Handler (AHU), 2401 - 4000 CFM [AH-4]	1	2	1493603
D3041	16B-Roof	Fair	Air Handler (AHU), 2401 - 4000 CFM [AH-6]	1	3	1493560
D3041	16B-Throughout building	Fair	HVAC System Ductwork, Medium Density	7,688 SF	12	1497951
D3042	16B-Roof	Fair	Exhaust Fan, 5000 CFM	1	6	1493436
D3068	16B-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	7,688 SF	5	1497310
<b>Electrical</b>						

**Component Condition Report | Hiram Johnson High School / 16B Music Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5019	16B-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	7,688 SF	5	1497950
D5022	16B-Building exterior	Fair	Light Fixture, 250 WATT	2	10	1485872
D5029	16B-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	7,688 SF	2	1497953
D5092	16B-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	3	3	1485867
<b>Fire Alarm &amp; Comm</b>						
D5037	16B-Throughout building	Fair	Fire Alarm System, Addressable, Install	7,688 SF	11	1502838

**Component Condition Report | Hiram Johnson High School / P01 Classrooms X00-X03**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	P01-Building exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	6,000 SF	2	1497861
B2021	P01-Building exterior	Fair	Window, 24 SF	16	12	1485792
B2032	P01-Building exterior	Fair	Exterior Door, Wood Solid-Core	9	7	1485790
<b>Roofing</b>						
B3011	P01-Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	6,535 SF	2	1502839
<b>Interiors</b>						
C1021	P01-Classrooms	Fair	Interior Door, Wood Solid-Core	1	22	1485793
C3012	P01-Classrooms	Fair	Interior Wall Finish, Vinyl	11,520 SF	3	1497866
C3024	P01-Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	7,680 SF	3	1497864
C3032	P01-Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	7,680 SF	6	1497865
<b>Plumbing</b>						
D2014	P01-Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	12	1485795
D2029	P03-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	7,680 SF	22	1497885
<b>Fire Suppression</b>						
D4031	P01-Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	8	3	1485794
<b>HVAC</b>						
D3032	P01-X103-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493303
D3032	P01-X201-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493553
D3032	P01-X200-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493639
D3032	P01-X202-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493349
D3032	P01-X102-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493497
D3032	P01-X203-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493670
D3032	P01-X100-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493418



**Component Condition Report | Hiram Johnson High School / P01 Classrooms X00-X03**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3032	P01-X101-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493524
D3041	P01-Throughout building	Fair	HVAC System Ductwork, Medium Density	7,680 SF	12	1497882
D3068	P01-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	7,680 SF	5	1497311
<b>Electrical</b>						
D5019	P01-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	7,680 SF	22	1497884
D5022	P01-Building exterior	Fair	Light Fixture, 250 WATT	5	3	1485796
D5022	P01-Building exterior	Fair	Light Fixture, 100 WATT	16	3	1485791
D5029	P01-Classrooms	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	7,680 SF	2	1497867
<b>Fire Alarm &amp; Comm</b>						
D5037	P01-Throughout building	Fair	Fire Alarm System, Addressable, Upgrade/Install	7,680 SF	11	1497883

**Component Condition Report | Hiram Johnson High School / P02 Classrooms X04-X08**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	P02-Building exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	7,400 SF	2	1497862
B2021	P02-Building exterior	Fair	Window, 24 SF	20	12	1485788
B2032	P02-Building exterior	Fair	Exterior Door, Wood Solid-Core	10	7	1485786
<b>Roofing</b>						
B3011	P02-Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	5,200 SF	2	1502840
<b>Interiors</b>						
C3012	P02-Classrooms	Fair	Interior Wall Finish, Vinyl	14,400 SF	3	1497870
C3024	P02-Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	9,600 SF	3	1497868
C3032	P02-Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	9,600 SF	6	1497869
<b>Elevators</b>						
D1011	P02-Building exterior	Fair	Elevator Controls, 1 CAR, Modernize	1	4	1493552
D1011	P02-Building exterior	Fair	Elevator, 2500 LB, Renovate	1	26	1493534
D1019	P02-Building exterior	Fair	Elevator Cab Finishes, Standard w/out Stainless Steel Doors	1	6	1493479
<b>Plumbing</b>						
D2014	P02-Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	10	12	1485785
D2029	P02-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	9,600 SF	22	1497890
<b>Fire Suppression</b>						
D4031	P02-Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	10	3	1485784
<b>HVAC</b>						

**Component Condition Report | Hiram Johnson High School / P02 Classrooms X04-X08**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3032	P02-X206-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493623
D3032	P02-X106-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493486
D3032	P02-X107-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493444
D3032	P02-X105-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493566
D3032	P02-X108-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493653
D3032	P02-X105-Classrooms	Fair	Condensing Unit/Heat Pump, 4 TON	1	3	1493398
D3032	P02-X207-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493507
D3032	P02-X205-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493690
D3032	P02-X204-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493408
D3032	P02-X208-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493423
D3041	P02-Throughout building	Fair	HVAC System Ductwork, Medium Density	9,600 SF	12	1497887
D3068	P02-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	9,600 SF	5	1497312

**Electrical**

D5012	P02-Building exterior	Fair	Building/Main Switchboard, 600 AMP [DPN3]	1	21	1493490
D5012	P02-Building exterior	Fair	Building/Main Switchboard, 600 AMP [DPN4]	1	21	1493475
D5019	P02-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	9,600 SF	22	1497889
D5022	P02-Building exterior	Fair	Light Fixture, 100 WATT	16	3	1485789
D5022	P02-Building exterior	Fair	Light Fixture, 250 WATT	2	3	1485787
D5029	P03-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	7,680 SF	2	1497886
D5029	P02-Classrooms	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	9,600 SF	2	1497871

**Fire Alarm & Comm**

D5037	P02-Throughout building	Fair	Fire Alarm System, Addressable, Upgrade/Install	9,600 SF	11	1497888
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**Component Condition Report | Hiram Johnson High School / P03 Classrooms X09-X12**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1015	P03-Building exterior	Fair	Exterior Stairs, Metal or Pan-Filled	500 SF	22	1493411
<b>Facade</b>						
B2011	P03-Building exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	6,600 SF	4	1493476
B2021	P03-Building exterior	Fair	Window, 24 SF	16	12	1485774
B2021	P03-Building exterior	Fair	Window, 12 SF	1	12	1493641
B2032	P03-Building exterior	Fair	Exterior Door, Wood Solid-Core	11	7	1485775
B2032	P03-Building exterior	Fair	Exterior Door, Steel	12	22	1493652

**Component Condition Report | Hiram Johnson High School / P03 Classrooms X09-X12**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Roofing</b>						
B3011	P03-Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	5,200 SF	2	1502841
B3011	P03-Roof	Fair	Roof, Metal	1,100 SF	22	1502842
<b>Interiors</b>						
C1021	P03-Classrooms	Fair	Interior Door, Wood Solid-Core	1	22	1485776
C1023	P03-Classrooms	Fair	Door Hardware System, School (per Door)	9	11	1493618
C3012	P03-Classrooms	Fair	Interior Wall Finish, Vinyl	11,520 SF	3	1493403
C3024	P03-Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	7,680 SF	3	1493540
C3032	P03-Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	7,680 SF	6	1493345
<b>Plumbing</b>						
D2011	P03-Restrooms	Fair	Toilet, Commercial Water Closet	9	12	1485780
D2012	P03-Restrooms	Fair	Urinal, Standard	3	12	1485779
D2014	P03-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	9	12	1485781
D2014	P03-Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	12	1485782
D2029	P03-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	7,680 SF	22	1497880
<b>Fire Suppression</b>						
D4031	P03-Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	8	3	1485778
<b>HVAC</b>						
D3032	P03-X109-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493591
D3032	P03-X210-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493357
D3032	P03-X110-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493319
D3032	P03-X212-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493549
D3032	P03-X209-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493582
D3032	P03-X111-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493604
D3032	P03-X211-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493394
D3032	P03-X112-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493504
D3041	P03-Throughout building	Fair	HVAC System Ductwork, Medium Density	7,680 SF	12	1497875
D3052	P03-Building exterior	Fair	Heat Pump, 2 TON	1	3	1493679
D3052	P03-Building exterior	Fair	Heat Pump, 3.5 TON	1	3	1493391
D3068	P03-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	7,680 SF	5	1497313
<b>Electrical</b>						
D5012	P03-Building exterior	Fair	Building/Main Switchboard, 600 AMP [DPN2]	1	22	1493334
D5019	P03-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	7,680 SF	22	1497878

**Component Condition Report | Hiram Johnson High School / P03 Classrooms X09-X12**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5022	P03-Building exterior	Fair	Light Fixture, 400 WATT	6	11	1493354
D5022	P03-Building exterior	Fair	Light Fixture, 250 WATT	2	3	1485777
D5022	P03-Building exterior	Fair	Light Fixture, 100 WATT	16	11	1493352
D5022	P03-Building exterior	Fair	Light Fixture, 100 WATT	16	3	1485783
D5029	P03-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	7,680 SF	2	1493397
<b>Fire Alarm &amp; Comm</b>						
D5037	P03-Throughout building	Fair	Fire Alarm System, Addressable, Upgrade/Install	7,680 SF	11	1493341

**Component Condition Report | Hiram Johnson High School / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Roofing</b>						
B3011	Covered walkways	Fair	Roof, Modified Bituminous	30,600 SF	2	1493477
<b>Plumbing</b>						
D2018	Site	Fair	Drinking Fountain, Outside/Site Style	12	3	1485903
D2021	Site	Fair	Backflow Preventer, 6 INCH	1	3	1493481
D2021	Site	Poor	Backflow Preventer, 6 INCH	1	1	1493698
D2023	Site	Fair	Domestic Circulation/Booster Pump, 30 HP	1	5	1493664
<b>Electrical</b>						
D5012	Site	Fair	Building/Main Switchboard, 800 AMP [DP1]	1	13	1493685
D5012	Site	Fair	Building/Main Switchboard, 4000 AMP [MSBH]	1	22	1493306
D5012	Site	Fair	Building/Main Switchboard, 600 AMP [MSBL]	1	22	1493601
D5012	Site	Fair	Secondary Transformer, 750 kVA	1	12	1493637
D5012	Site	Fair	Building/Main Switchboard, 3000 AMP [No tag/plate found]	1	21	1485898
D5012	Site	Fair	Secondary Transformer, 300 kVA [T1]	1	13	1493625
D5022	Site	Fair	Light Fixture, 250 WATT	2	5	1485899
D5022	Site	Fair	Light Fixture, 250 WATT	27	5	1485904
D5022	Site	Fair	Light Fixture, 250 WATT	4	5	1485901
D5022	Site	Fair	Light Fixture, 250 WATT	4	5	1485900
D5022	Site	Fair	Light Fixture, 100 WATT	132	3	1485902
<b>Pavement</b>						
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	187,700 SF	22	1493551
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	187,700 SF	3	1493577

**Site Development**

**Component Condition Report | Hiram Johnson High School / Site**

<b>UF Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
G2047	Site	Good	Play Surfaces, Artificial Turf, 1/2" Pile, 5/16" Pad	202,930 SF	19	1493503
G2047	Site	Fair	Sports Apparatus, Basketball Backstop	12	16	1493431
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	207,600 SF	16	1493523
G2047	Site	Poor	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	207,600 SF	2	1493468
G2049	Site	Fair	Prefabricated/Ancillary Building or Structure, All Components	710 SF	16	1502869
<b>Landscaping</b>						
G2057	Site	Fair	Irrigation System, Replace/Install	421,500 SF	5	1493545

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## Appendix E: Replacement Reserves

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Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
Hiram Johnson High School	005 F Wing W	C3031	1497328	Interior Ceiling Finish, any flat surface, Prep & Paint	10	8	2	444	SF	\$2.74	\$1,218			\$1,218									\$1,218
Hiram Johnson High School	005 F Wing W	D2011	1486096	Toilet, Commercial Water Closet, Replace	30	20	10	3	EA	\$1,782.68	\$5,348											\$5,348	\$5,348
Hiram Johnson High School	005 F Wing W	D2014	1486100	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	20	10	2	EA	\$1,508.42	\$3,017											\$3,017	\$3,017
Hiram Johnson High School	005 F Wing W	D2014	1486099	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	3	EA	\$2,056.94	\$6,171											\$6,171	\$6,171
Hiram Johnson High School	005 F Wing W	D3042	1493425	Exhaust Fan, 1000 CFM, Replace	25	20	5	1	EA	\$3,291.10	\$3,291						\$3,291						\$3,291
Hiram Johnson High School	005 F Wing W	D3042	1493500	Exhaust Fan, 1000 CFM, Replace	25	20	5	1	EA	\$3,291.10	\$3,291						\$3,291						\$3,291
Hiram Johnson High School	005 F Wing W	D3042	1493554	Exhaust Fan, 1000 CFM, Replace	25	20	5	1	EA	\$3,291.10	\$3,291						\$3,291						\$3,291
Hiram Johnson High School	005 F Wing W	D3042	1493309	Exhaust Fan, 1000 CFM, Replace	25	20	5	1	EA	\$3,291.10	\$3,291						\$3,291						\$3,291
Hiram Johnson High School	005 F Wing W	D3068	1497293	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	10	5	5841	SF	\$3.43	\$20,024						\$20,024						\$20,024
Hiram Johnson High School	005 F Wing W	D4019	1502825	Sprinkler Heads (per SF), Replace	25	19	6	5841	SF	\$2.06	\$12,015							\$12,015					\$12,015
Hiram Johnson High School	005 F Wing W	D4031	1497338	Fire Extinguisher, Wet Chemical/CO2, Replace	10	7	3	5	EA	\$411.39	\$2,057				\$2,057								\$2,057
Hiram Johnson High School	005 F Wing W	D4031	1486101	Fire Extinguisher, Wet Chemical/CO2, Replace	10	7	3	1	EA	\$411.39	\$411				\$411								\$411
Hiram Johnson High School	005 F Wing W	D5092	1497336	Emergency Light, 2-Head w/ Battery, Replace	10	5	5	2	EA	\$301.68	\$603						\$603						\$603
Hiram Johnson High School	006 F Wing E	B2023	1502829	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	20	10	738	SF	\$75.42	\$55,661											\$55,661	\$55,661
Hiram Johnson High School	006 F Wing E	B2023	1502830	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	20	10	450	SF	\$75.42	\$33,939											\$33,939	\$33,939
Hiram Johnson High School	006 F Wing E	B2032	1486104	Exterior Door, Wood Solid-Core, Replace	25	15	10	5	EA	\$959.90	\$4,800											\$4,800	\$4,800
Hiram Johnson High School	006 F Wing E	C1031	1497500	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	3	EA	\$1,028.47	\$3,085						\$3,085						\$3,085
Hiram Johnson High School	006 F Wing E	C3012	1497462	Interior Wall Finish, any surface, Prep & Paint	10	8	2	1415	SF	\$2.06	\$2,911			\$2,911									\$2,911
Hiram Johnson High School	006 F Wing E	C3012	1497461	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced, Replace	25	19	6	6714	SF	\$19.20	\$128,896							\$128,896					\$128,896
Hiram Johnson High School	006 F Wing E	C3024	1497463	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	4476	SF	\$6.86	\$30,689						\$30,689						\$30,689
Hiram Johnson High School	006 F Wing E	C3031	1497456	Interior Ceiling Finish, any flat surface, Prep & Paint	10	8	2	1345	SF	\$2.74	\$3,689			\$3,689									\$3,689
Hiram Johnson High School	006 F Wing E	D2029	1497509	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	30	10	5821	SF	\$15.08	\$87,805											\$87,805	\$87,805
Hiram Johnson High School	006 F Wing E	D3042	1493499	Exhaust Fan, 100 CFM, Replace	25	19	6	1	EA	\$1,919.81	\$1,920							\$1,920					\$1,920
Hiram Johnson High School	006 F Wing E	D3068	1497299	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	10	5	5821	SF	\$3.43	\$19,956						\$19,956						\$19,956
Hiram Johnson High School	006 F Wing E	D4019	1502826	Sprinkler Heads (per SF), Replace	25	19	6	5821	SF	\$2.06	\$11,973							\$11,973					\$11,973
Hiram Johnson High School	006 F Wing E	D4031	1497466	Fire Extinguisher, Wet Chemical/CO2, Replace	10	7	3	3	EA	\$411.39	\$1,234				\$1,234								\$1,234
Hiram Johnson High School	006 F Wing E	D5092	1497464	Emergency Light, 2-Head w/ Battery, Replace	10	5	5	3	EA	\$301.68	\$905						\$905						\$905
Hiram Johnson High School	007 E Wing E	B2023	1502831	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	20	10	738	SF	\$75.42	\$55,661											\$55,661	\$55,661
Hiram Johnson High School	007 E Wing E	B2023	1502832	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	20	10	450	SF	\$75.42	\$33,939											\$33,939	\$33,939
Hiram Johnson High School	007 E Wing E	B2032	1486108	Exterior Door, Wood Solid-Core, Replace	25	15	10	5	EA	\$959.90	\$4,800											\$4,800	\$4,800
Hiram Johnson High School	007 E Wing E	C1021	1497468	Interior Door, Wood Solid-Core, Replace	40	30	10	4	EA	\$959.90	\$3,840											\$3,840	\$3,840
Hiram Johnson High School	007 E Wing E	C1031	1497501	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	4	EA	\$1,028.47	\$4,114						\$4,114						\$4,114
Hiram Johnson High School	007 E Wing E	C3012	1497473	Interior Wall Finish, any surface, Prep & Paint	10	8	2	1275	SF	\$2.06	\$2,623			\$2,623									\$2,623
Hiram Johnson High School	007 E Wing E	C3012	1497506	Interior Wall Finish, Vinyl, Replace	15	10	5	387	SF	\$3.43	\$1,327						\$1,327						\$1,327
Hiram Johnson High School	007 E Wing E	C3012	1497472	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced, Replace	25	19	6	7026	SF	\$19.20	\$134,886							\$134,886					\$134,886
Hiram Johnson High School	007 E Wing E	C3024	1497505	Interior Floor Finish, Linoleum, Replace	15	10	5	258	SF	\$4.80	\$1,238						\$1,238						\$1,238
Hiram Johnson High School	007 E Wing E	C3024	1497474	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	4684	SF	\$6.86	\$32,116						\$32,116						\$32,116
Hiram Johnson High School	007 E Wing E	C3031	1497467	Interior Ceiling Finish, any flat surface, Prep & Paint	10	8	2	1108	SF	\$2.74	\$3,039			\$3,039									\$3,039
Hiram Johnson High School	007 E Wing E	D2014	1486109	Service Sink, Wall-Hung, Replace	35	25	10	1	EA	\$1,919.81	\$1,920											\$1,920	\$1,920
Hiram Johnson High School	007 E Wing E	D2029	1497508	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	30	10	5472	SF	\$15.08	\$82,541											\$82,541	\$82,541
Hiram Johnson High School	007 E Wing E	D3068	1497300	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	10	5	5472	SF	\$3.43	\$18,759						\$18,759						\$18,759
Hiram Johnson High School	007 E Wing E	D4019	1502827	Sprinkler Heads (per SF), Replace	25	19	6	5792	SF	\$2.06	\$11,914							\$11,914					\$11,914
Hiram Johnson High School	007 E Wing E	D4031	1497477	Fire Extinguisher, Wet Chemical/CO2, Replace	10	7	3	5	EA	\$411.39	\$2,057				\$2,057								\$2,057
Hiram Johnson High School	007 E Wing E	D5092	1497475	Emergency Light, 2-Head w/ Battery, Replace	10	5	5	2	EA	\$301.68	\$603						\$603						\$603
Hiram Johnson High School	008 D Wing E	B2023	1486007	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	20	10	738	SF	\$75.42	\$55,661											\$55,661	\$55,661
Hiram Johnson High School	008 D Wing E	B2023	1486000	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	20	10	450	SF	\$75.42	\$33,939											\$33,939	\$33,939
Hiram Johnson High School	008 D Wing E	B2032	1486005	Exterior Door, Wood Solid-Core, Replace	25	15	10	8	EA	\$959.90	\$7,679											\$7,679	\$7,679
Hiram Johnson High School	008 D Wing E	C1021	1486004	Interior Door, Wood Solid-Core, Replace	40	30	10	6	EA	\$959.90	\$5,759											\$5,759	\$5,759
Hiram Johnson High School	008 D Wing E	C3012	1497484	Interior Wall Finish, any surface, Prep & Paint	10	8	2	8157	SF	\$2.06	\$16,778			\$16,778									\$16,778
Hiram Johnson High School	008 D Wing E	C3012	1497483	Interior Wall Finish, Vinyl, Replace	15	8	7	554	SF	\$3.43	\$1,899								\$1,899				\$1,899
Hiram Johnson High School	008 D Wing E	C3024	1497485	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	5438	SF	\$6.86	\$37,285						\$37,285						\$37,285
Hiram Johnson High School	008 D Wing E	C3024	1497511	Interior Floor Finish, Linoleum, Replace	15	10	5	369	SF	\$4.80	\$1,771						\$1,771						\$1,771

Building	Subfolder	Uniform Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate	
Hiram Johnson High School	008 D Wing E	C3031	1497478	Interior Ceiling Finish, any flat surface, Prep & Paint	10	8	2	369	SF	\$2.74	\$1,012			\$1,012									\$1,012	
Hiram Johnson High School	008 D Wing E	D2014	1486002	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	20	10	10	EA	\$1,508.42	\$15,084											\$15,084	\$15,084	
Hiram Johnson High School	008 D Wing E	D2029	1497513	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	30	10	5807	SF	\$15.08	\$87,594											\$87,594	\$87,594	
Hiram Johnson High School	008 D Wing E	D3042	1493355	Exhaust Fan, 600 CFM, Replace	25	15	10	1	EA	\$3,291.10	\$3,291											\$3,291	\$3,291	
Hiram Johnson High School	008 D Wing E	D3042	1493687	Exhaust Fan, 900 CFM, Replace	25	15	10	1	EA	\$1,919.81	\$1,920											\$1,920	\$1,920	
Hiram Johnson High School	008 D Wing E	D3068	1497301	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	10	5	5807	SF	\$3.43	\$19,908						\$19,908						\$19,908	
Hiram Johnson High School	008 D Wing E	D4031	1485999	Fire Extinguisher, Wet Chemical/CO2, Replace	10	7	3	5	EA	\$411.39	\$2,057			\$2,057									\$2,057	
Hiram Johnson High School	008 D Wing E	D5092	1486003	Emergency Light, 2-Head w/ Battery, Replace	10	5	5	8	EA	\$301.68	\$2,413						\$2,413						\$2,413	
Hiram Johnson High School	008 D Wing E	D5092	1497486	Emergency Light, 2-Head w/ Battery, Replace	10	5	5	2	EA	\$301.68	\$603						\$603						\$603	
Hiram Johnson High School	009 C Wing E	B2023	1485978	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	20	10	450	SF	\$75.42	\$33,939											\$33,939	\$33,939	
Hiram Johnson High School	009 C Wing E	B2023	1485985	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	20	10	738	SF	\$75.42	\$55,661											\$55,661	\$55,661	
Hiram Johnson High School	009 C Wing E	B2032	1485982	Exterior Door, Wood Solid-Core, Replace	25	15	10	9	EA	\$959.90	\$8,639											\$8,639	\$8,639	
Hiram Johnson High School	009 C Wing E	C1021	1485980	Interior Door, Wood Solid-Core, Replace	40	30	10	1	EA	\$959.90	\$960											\$960	\$960	
Hiram Johnson High School	009 C Wing E	C3012	1497495	Interior Wall Finish, any surface, Prep & Paint	10	8	2	8354	SF	\$2.06	\$17,184			\$17,184									\$17,184	
Hiram Johnson High School	009 C Wing E	C3012	1497494	Interior Wall Finish, Vinyl, Replace	15	10	5	387	SF	\$3.43	\$1,327						\$1,327						\$1,327	
Hiram Johnson High School	009 C Wing E	C3024	1497496	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	5041	SF	\$6.86	\$34,563						\$34,563						\$34,563	
Hiram Johnson High School	009 C Wing E	C3031	1497489	Interior Ceiling Finish, any flat surface, Prep & Paint	10	8	2	786	SF	\$2.74	\$2,156			\$2,156									\$2,156	
Hiram Johnson High School	009 C Wing E	D2014	1485983	Service Sink, Wall-Hung, Replace	35	25	10	2	EA	\$1,919.81	\$3,840											\$3,840	\$3,840	
Hiram Johnson High School	009 C Wing E	D2029	1497518	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	30	10	367	SF	\$15.08	\$5,536											\$5,536	\$5,536	
Hiram Johnson High School	009 C Wing E	D3068	1497302	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	10	5	5827	SF	\$3.43	\$19,976						\$19,976						\$19,976	
Hiram Johnson High School	009 C Wing E	D4031	1485981	Fire Extinguisher, Wet Chemical/CO2, Replace	10	7	3	6	EA	\$411.39	\$2,468			\$2,468									\$2,468	
Hiram Johnson High School	009 C Wing E	D5092	1497497	Emergency Light, 2-Head w/ Battery, Replace	10	5	5	2	EA	\$301.68	\$603						\$603						\$603	
Hiram Johnson High School	010 Library	B3011	1502835	Roof, Single-Ply TPO/PVC Membrane, Replace	20	18	2	2760	SF	\$23.31	\$64,341			\$64,341										\$64,341
Hiram Johnson High School	010 Library	C1017	1486056	Interior Window, 12 SF, Replace	40	30	10	9	EA	\$685.65	\$6,171											\$6,171	\$6,171	
Hiram Johnson High School	010 Library	C1021	1486055	Interior Door, Wood Solid-Core, Replace	40	30	10	12	EA	\$959.90	\$11,519											\$11,519	\$11,519	
Hiram Johnson High School	010 Library	C1031	1497558	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	8	EA	\$1,028.47	\$8,228						\$8,228						\$8,228	
Hiram Johnson High School	010 Library	C3012	1497548	Interior Wall Finish, any surface, Prep & Paint	10	8	2	5115	SF	\$2.06	\$10,521			\$10,521									\$10,521	
Hiram Johnson High School	010 Library	C3012	1497550	Interior Wall Finish, Acoustical Tile (ACT), Replace	25	20	5	450	SF	\$10.97	\$4,937						\$4,937						\$4,937	
Hiram Johnson High School	010 Library	C3024	1497545	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	3203	SF	\$6.86	\$21,961				\$21,961								\$21,961	
Hiram Johnson High School	010 Library	C3025	1497546	Interior Floor Finish, Carpet Commercial Standard, Replace	10	9	1	2888	SF	\$10.28	\$29,702		\$29,702										\$29,702	
Hiram Johnson High School	010 Library	C3031	1497552	Interior Ceiling Finish, any flat surface, Prep & Paint	10	8	2	652	SF	\$2.74	\$1,788			\$1,788									\$1,788	
Hiram Johnson High School	010 Library	C3032	1497551	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	20	5	6298	SF	\$4.80	\$30,227						\$30,227						\$30,227	
Hiram Johnson High School	010 Library	D2029	1497553	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	30	10	652	SF	\$15.08	\$9,835											\$9,835	\$9,835	
Hiram Johnson High School	010 Library	D3052	1493462	Packaged Unit (RTU), 5 TON, Replace	20	15	5	1	EA	\$15,084.19	\$15,084						\$15,084						\$15,084	
Hiram Johnson High School	010 Library	D3052	1493448	Packaged Unit (RTU), 4 TON, Replace	20	15	5	1	EA	\$15,084.19	\$15,084						\$15,084						\$15,084	
Hiram Johnson High School	010 Library	D3068	1497303	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	10	5	6950	SF	\$3.43	\$23,826						\$23,826						\$23,826	
Hiram Johnson High School	010 Library	D4031	1486054	Fire Extinguisher, LBS, Replace	10	7	3	1	EA	\$411.39	\$411				\$411								\$411	
Hiram Johnson High School	010 Library	D5022	1486051	Light Fixture, 100 WATT, Replace	20	17	3	6	EA	\$260.55	\$1,563				\$1,563								\$1,563	
Hiram Johnson High School	010 Library	D5092	1486053	Emergency Light, 2-Head w/ Battery, Replace	10	7	3	2	EA	\$301.68	\$603				\$603								\$603	
Hiram Johnson High School	011 S Wing W	B2011	1497576	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	5280	SF	\$4.11	\$21,721			\$21,721									\$21,721	
Hiram Johnson High School	011 S Wing W	B2021	1485821	Window, 12 SF, Replace	30	25	5	70	EA	\$822.77	\$57,594						\$57,594						\$57,594	
Hiram Johnson High School	011 S Wing W	B2021	1485822	Window, 24 SF, Replace	30	20	10	55	EA	\$2,331.19	\$128,216										\$128,216		\$128,216	
Hiram Johnson High School	011 S Wing W	B2032	1485830	Exterior Door, Wood Solid-Core, Replace	25	15	10	6	EA	\$959.90	\$5,759											\$5,759	\$5,759	
Hiram Johnson High School	011 S Wing W	C1017	1485827	Interior Window, 12 SF, Replace	40	30	10	12	EA	\$685.65	\$8,228											\$8,228	\$8,228	
Hiram Johnson High School	011 S Wing W	C1021	1485823	Interior Door, Wood Solid-Core, Replace	40	30	10	23	EA	\$959.90	\$22,078											\$22,078	\$22,078	
Hiram Johnson High School	011 S Wing W	C1023	1497561	Door Hardware System, School (per Door), Replace	30	20	10	29	EA	\$548.52	\$15,907											\$15,907	\$15,907	
Hiram Johnson High School	011 S Wing W	C3012	1497702	Interior Wall Finish, any surface, Prep & Paint	10	8	2	35752	SF	\$2.06	\$73,540			\$73,540									\$73,540	
Hiram Johnson High School	011 S Wing W	C3024	1497701	Interior Floor Finish, Vinyl Sheeting, Replace	15	14	1	1129	SF	\$9.60	\$10,837		\$10,837										\$10,837	
Hiram Johnson High School	011 S Wing W	C3024	1497670	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	3874	SF	\$6.86	\$26,562						\$26,562						\$26,562	
Hiram Johnson High School	011 S Wing W	C3025	1497671	Interior Floor Finish, Carpet Commercial Standard, Replace	10	8	2	2550	SF	\$10.28	\$26,226			\$26,226									\$26,226	
Hiram Johnson High School	011 S Wing W	C3031	1497704	Interior Ceiling Finish, any flat surface, Prep & Paint	10	8	2	2197	SF	\$2.74	\$6,025			\$6,025									\$6,025	
Hiram Johnson High School	011 S Wing W	C3032	1497703	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	20	5	15679	SF	\$4.80	\$75,252						\$75,252						\$75,252	



Building	Subfolder	Uniform 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		
Hiram Johnson High School	013 ROTC	C3024	1497853	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	2355	SF	\$6.86	\$16,147						\$16,147						\$16,147		
Hiram Johnson High School	013 ROTC	C3025	1497854	Interior Floor Finish, Carpet Commercial Standard, Replace	10	8	2	593	SF	\$10.28	\$6,099			\$6,099										\$6,099	
Hiram Johnson High School	013 ROTC	C3031	1497858	Interior Ceiling Finish, any flat surface, Prep & Paint	10	8	2	1181	SF	\$2.74	\$3,239			\$3,239										\$3,239	
Hiram Johnson High School	013 ROTC	C3032	1497857	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	22	3	1140	SF	\$4.80	\$5,471				\$5,471									\$5,471	
Hiram Johnson High School	013 ROTC	C3032	1497856	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	15	10	1923	SF	\$4.80	\$9,229											\$9,229		\$9,229	
Hiram Johnson High School	013 ROTC	D2011	1485811	Toilet, Residential Water Closet, Replace	30	20	10	1	EA	\$959.90	\$960											\$960		\$960	
Hiram Johnson High School	013 ROTC	D2014	1485816	Service Sink, Laundry, Replace	30	20	10	1	EA	\$1,234.16	\$1,234											\$1,234		\$1,234	
Hiram Johnson High School	013 ROTC	D2014	1485813	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	1	EA	\$2,056.94	\$2,057											\$2,057		\$2,057	
Hiram Johnson High School	013 ROTC	D2018	1485817	Drinking Fountain, Interior, Replace	15	13	2	1	EA	\$2,605.45	\$2,605			\$2,605										\$2,605	
Hiram Johnson High School	013 ROTC	D2023	1493600	Domestic Circulation Pump, .5 HP, Replace	15	9	6	1	EA	\$3,565.35	\$3,565								\$3,565					\$3,565	
Hiram Johnson High School	013 ROTC	D3031	1493682	Chiller, 30 TON, Replace	25	19	6	1	EA	\$54,440.21	\$54,440								\$54,440					\$54,440	
Hiram Johnson High School	013 ROTC	D3031	1493697	Chiller, 30 TON, Replace	25	19	6	1	EA	\$54,440.21	\$54,440								\$54,440					\$54,440	
Hiram Johnson High School	013 ROTC	D3041	1502836	HVAC System Ductwork, Medium Density, Replace	30	25	5	4400	SF	\$5.49	\$24,135						\$24,135							\$24,135	
Hiram Johnson High School	013 ROTC	D3042	1493321	Exhaust Fan, 400 CFM, Replace	25	19	6	1	EA	\$1,919.81	\$1,920								\$1,920					\$1,920	
Hiram Johnson High School	013 ROTC	D3044	1493416	Distribution Pump, 10 HP, Replace	25	18	7	1	EA	\$9,324.77	\$9,325								\$9,325					\$9,325	
Hiram Johnson High School	013 ROTC	D3044	1493661	Distribution Pump, 10 HP, Replace	25	18	7	1	EA	\$9,324.77	\$9,325								\$9,325					\$9,325	
Hiram Johnson High School	013 ROTC	D3045	1493681	Distribution Pump, 7.5 HP, Replace	25	18	7	1	EA	\$8,913.39	\$8,913								\$8,913					\$8,913	
Hiram Johnson High School	013 ROTC	D3045	1493460	Distribution Pump, 40 HP, Replace	25	18	7	1	EA	\$30,168.38	\$30,168								\$30,168					\$30,168	
Hiram Johnson High School	013 ROTC	D3045	1493335	Distribution Pump, 40 HP, Replace	25	18	7	1	EA	\$30,168.38	\$30,168								\$30,168					\$30,168	
Hiram Johnson High School	013 ROTC	D3045	1493429	Distribution Pump, 7.5 HP, Replace	25	18	7	1	EA	\$8,913.39	\$8,913								\$8,913					\$8,913	
Hiram Johnson High School	013 ROTC	D3049	1493536	HVAC System Hydronic Piping, 4-Pipe, Replace	40	30	10	4400	SF	\$10.97	\$48,269											\$48,269		\$48,269	
Hiram Johnson High School	013 ROTC	D3052	1493633	Packaged Unit (RTU), 3 TON, Replace	20	13	7	1	EA	\$10,284.68	\$10,285								\$10,285					\$10,285	
Hiram Johnson High School	013 ROTC	D3068	1497306	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	10	5	4400	SF	\$3.43	\$15,084						\$15,084							\$15,084	
Hiram Johnson High School	013 ROTC	D4019	1502828	Sprinkler Heads (per SF), Replace	25	19	6	4400	SF	\$2.06	\$9,051								\$9,051					\$9,051	
Hiram Johnson High School	013 ROTC	D4031	1485809	Fire Extinguisher, Wet Chemical/CO2, Replace	10	7	3	1	EA	\$411.39	\$411				\$411									\$411	
Hiram Johnson High School	013 ROTC	D5012	1493305	Variable Frequency Drive (VFD), 15 HP, Replace/Install	20	18	2	1	EA	\$9,599.03	\$9,599			\$9,599											\$9,599
Hiram Johnson High School	013 ROTC	D5012	1493362	Variable Frequency Drive (VFD), 40 HP, Replace/Install	20	18	2	1	EA	\$23,311.93	\$23,312			\$23,312											\$23,312
Hiram Johnson High School	013 ROTC	D5012	1493620	Variable Frequency Drive (VFD), 40 HP, Replace/Install	20	18	2	1	EA	\$23,311.93	\$23,312			\$23,312											\$23,312
Hiram Johnson High School	013 ROTC	D5012	1493484	Variable Frequency Drive (VFD), 15 HP, Replace/Install	20	18	2	1	EA	\$9,599.03	\$9,599			\$9,599											\$9,599
Hiram Johnson High School	013 ROTC	D5022	1485819	Light Fixture, 100 WATT, Replace	20	17	3	2	EA	\$260.55	\$521				\$521										\$521
Hiram Johnson High School	013 ROTC	D5022	1485814	Light Fixture, 250 WATT, Replace	20	17	3	1	EA	\$260.55	\$261				\$261										\$261
Hiram Johnson High School	014 Gymnasium	B2011	1497907	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	22944	SF	\$4.11	\$94,389			\$94,389											\$94,389
Hiram Johnson High School	014 Gymnasium	B2021	1485952	Window, 12 SF, Replace	30	20	10	10	EA	\$2,331.19	\$23,312											\$23,312		\$23,312	
Hiram Johnson High School	014 Gymnasium	B2021	1486045	Window, 12 SF, Replace	30	20	10	26	EA	\$822.77	\$21,392											\$21,392		\$21,392	
Hiram Johnson High School	014 Gymnasium	B2021	1486010	Window, 12 SF, Replace	30	20	10	14	EA	\$822.77	\$11,519											\$11,519		\$11,519	
Hiram Johnson High School	014 Gymnasium	B2023	1486044	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	20	10	780	SF	\$75.42	\$58,828											\$58,828		\$58,828	
Hiram Johnson High School	014 Gymnasium	B2023	1486037	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	20	10	256	SF	\$75.42	\$19,308											\$19,308		\$19,308	
Hiram Johnson High School	014 Gymnasium	B2023	1486024	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	20	10	780	SF	\$75.42	\$58,828											\$58,828		\$58,828	
Hiram Johnson High School	014 Gymnasium	B2023	1486046	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	20	10	550	SF	\$75.42	\$41,482											\$41,482		\$41,482	
Hiram Johnson High School	014 Gymnasium	B2023	1486017	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	20	10	480	SF	\$75.42	\$36,202											\$36,202		\$36,202	
Hiram Johnson High School	014 Gymnasium	B2032	1486113	Exterior Door, Wood Solid-Core, Replace	25	15	10	21	EA	\$959.90	\$20,158											\$20,158		\$20,158	
Hiram Johnson High School	014 Gymnasium	B3011	1497910	Roof, Single-Ply TPO/PVC Membrane, Replace	20	15	5	17100	SF	\$23.31	\$398,634						\$398,634							\$398,634	
Hiram Johnson High School	014 Gymnasium	C1017	1486011	Interior Window, 12 SF, Replace	40	30	10	16	EA	\$685.65	\$10,970											\$10,970		\$10,970	
Hiram Johnson High School	014 Gymnasium	C1021	1486041	Interior Door, Wood Solid-Core, Replace	40	30	10	23	EA	\$959.90	\$22,078											\$22,078		\$22,078	
Hiram Johnson High School	014 Gymnasium	C1021	1486018	Interior Door, Wood Solid-Core, Replace	40	30	10	18	EA	\$959.90	\$17,278											\$17,278		\$17,278	
Hiram Johnson High School	014 Gymnasium	C1021	1485955	Interior Door, Wood Solid-Core, Replace	40	30	10	18	EA	\$959.90	\$17,278											\$17,278		\$17,278	
Hiram Johnson High School	014 Gymnasium	C3012	1497920	Interior Wall Finish, any surface, Prep & Paint	10	7	3	58959	SF	\$2.06	\$121,275				\$121,275										\$121,275
Hiram Johnson High School	014 Gymnasium	C3024	1497917	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	13	2	1837	SF	\$6.86	\$12,595			\$12,595											\$12,595
Hiram Johnson High School	014 Gymnasium	C3024	1497918	Interior Floor Finish, Maple Sports Floor, Refinish	10	5	5	18152	SF	\$6.86	\$124,458							\$124,458						\$124,458	
Hiram Johnson High School	014 Gymnasium	C3031	1497921	Interior Ceiling Finish, any flat surface, Prep & Paint	10	7	3	40347	SF	\$2.74	\$110,655				\$110,655										\$110,655
Hiram Johnson High School	014 Gymnasium	D2011	1486032	Toilet, Commercial Water Closet, Replace	30	20	10	13	EA	\$1,782.68	\$23,175											\$23,175		\$23,175	
Hiram Johnson High School	014 Gymnasium	D2014	1486119	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	6	EA	\$2,056.94	\$12,342											\$12,342		\$12,342	

Building	Subfolder	Unifomat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate						
Hiram Johnson High School	014 Gymnasium	D2014	1486013	Service Sink, Wall-Hung, Replace	35	25	10	2	EA	\$1,919.81	\$3,840												\$3,840	\$3,840					
Hiram Johnson High School	014 Gymnasium	D2014	1493449	Service Sink, Wall-Hung, Replace	35	25	10	1	EA	\$1,919.81	\$1,920													\$1,920	\$1,920				
Hiram Johnson High School	014 Gymnasium	D2014	1486025	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	14	EA	\$2,056.94	\$28,797													\$28,797	\$28,797				
Hiram Johnson High School	014 Gymnasium	D2014	1485946	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	1	EA	\$1,645.55	\$1,646													\$1,646	\$1,646				
Hiram Johnson High School	014 Gymnasium	D2017	1486015	Shower Head w/ Valve, Replace	30	20	10	14	EA	\$1,097.03	\$15,358													\$15,358	\$15,358				
Hiram Johnson High School	014 Gymnasium	D2017	1486115	Shower Head w/ Valve, Replace	30	20	10	2	EA	\$1,097.03	\$2,194													\$2,194	\$2,194				
Hiram Johnson High School	014 Gymnasium	D2018	1486012	Drinking Fountain, Outside/Site Style, Replace	15	10	5	8	EA	\$4,936.64	\$39,493						\$39,493							\$39,493	\$39,493				
Hiram Johnson High School	014 Gymnasium	D2018	1486048	Drinking Fountain, Outside/Site Style, Replace	15	10	5	1	EA	\$4,936.64	\$4,937						\$4,937							\$4,937	\$4,937				
Hiram Johnson High School	014 Gymnasium	D2018	1486038	Drinking Fountain, Interior, Replace	15	10	5	3	EA	\$2,605.45	\$7,816						\$7,816							\$7,816	\$7,816				
Hiram Johnson High School	014 Gymnasium	D2021	1493327	Backflow Preventer, 1.5 INCH, Replace	30	27	3	1	EA	\$4,388.13	\$4,388				\$4,388										\$4,388	\$4,388			
Hiram Johnson High School	014 Gymnasium	D2023	1493546	Water Heater, 16 - 29 GAL, Replace	15	12	3	1	EA	\$891.34	\$891				\$891										\$891	\$891			
Hiram Johnson High School	014 Gymnasium	D2023	1486117	Water Heater, 75 GAL, Replace	20	15	5	1	EA	\$17,004.00	\$17,004						\$17,004								\$17,004	\$17,004			
Hiram Johnson High School	014 Gymnasium	D2023	1486020	Water Heater, 6 GAL, Replace	15	10	5	1	EA	\$754.21	\$754						\$754								\$754	\$754			
Hiram Johnson High School	014 Gymnasium	D2023	1486026	Water Heater, 6 GAL, Replace	15	10	5	1	EA	\$754.21	\$754						\$754								\$754	\$754			
Hiram Johnson High School	014 Gymnasium	D2023	1493310	Domestic Boiler, 1825 MBH, Replace	25	19	6	1	EA	\$65,136.28	\$65,136							\$65,136							\$65,136	\$65,136			
Hiram Johnson High School	014 Gymnasium	D2029	1497902	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	30	10	40347	SF	\$15.08	\$608,602												\$608,602		\$608,602	\$608,602			
Hiram Johnson High School	014 Gymnasium	D3022	1493304	Chemical Feed System, , Replace	15	9	6	2	EA	\$16,044.09	\$32,088								\$32,088							\$32,088	\$32,088		
Hiram Johnson High School	014 Gymnasium	D3051	1493634	Unit Heater, 13 - 36 MBH, Replace	20	17	3	2	EA	\$2,331.19	\$4,662				\$4,662											\$4,662	\$4,662		
Hiram Johnson High School	014 Gymnasium	D3051	1493510	Unit Heater, 13 - 36 MBH, Replace	20	17	3	1	EA	\$2,331.19	\$2,331				\$2,331											\$2,331	\$2,331		
Hiram Johnson High School	014 Gymnasium	D3051	1493320	Unit Heater, 13 - 36 MBH, Replace	20	17	3	2	EA	\$2,331.19	\$4,662				\$4,662												\$4,662	\$4,662	
Hiram Johnson High School	014 Gymnasium	D3052	1493502	Packaged Unit (RTU), 10 TON, Replace	20	18	2	1	EA	\$27,425.80	\$27,426				\$27,426												\$27,426	\$27,426	
Hiram Johnson High School	014 Gymnasium	D3052	1493480	Packaged Unit (RTU), 10 TON, Replace	20	18	2	1	EA	\$27,425.80	\$27,426				\$27,426												\$27,426	\$27,426	
Hiram Johnson High School	014 Gymnasium	D3052	1493657	Packaged Unit (RTU), 10 TON, Replace	20	18	2	1	EA	\$27,425.80	\$27,426				\$27,426												\$27,426	\$27,426	
Hiram Johnson High School	014 Gymnasium	D3052	1493363	Packaged Unit (RTU), 10 TON, Replace	20	18	2	1	EA	\$27,425.80	\$27,426				\$27,426												\$27,426	\$27,426	
Hiram Johnson High School	014 Gymnasium	D3052	1493694	Packaged Unit (RTU), 10 TON, Replace	20	18	2	1	EA	\$27,425.80	\$27,426				\$27,426												\$27,426	\$27,426	
Hiram Johnson High School	014 Gymnasium	D3052	1493532	Packaged Unit (RTU), 10 TON, Replace	20	18	2	1	EA	\$27,425.80	\$27,426				\$27,426												\$27,426	\$27,426	
Hiram Johnson High School	014 Gymnasium	D3052	1493677	Packaged Unit (RTU), 10 TON, Replace	20	18	2	1	EA	\$27,425.80	\$27,426				\$27,426												\$27,426	\$27,426	
Hiram Johnson High School	014 Gymnasium	D3052	1493378	Packaged Unit (RTU), 10 TON, Replace	20	18	2	1	EA	\$27,425.80	\$27,426				\$27,426												\$27,426	\$27,426	
Hiram Johnson High School	014 Gymnasium	D3052	1493607	Packaged Unit (RTU), 10 TON, Replace	20	18	2	1	EA	\$27,425.80	\$27,426				\$27,426												\$27,426	\$27,426	
Hiram Johnson High School	014 Gymnasium	D3052	1493584	Packaged Unit (RTU), 10 TON, Replace	20	18	2	1	EA	\$27,425.80	\$27,426				\$27,426												\$27,426	\$27,426	
Hiram Johnson High School	014 Gymnasium	D3068	1497307	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	10	5	40347	SF	\$3.43	\$138,319						\$138,319										\$138,319	\$138,319	
Hiram Johnson High School	014 Gymnasium	D4031	1485947	Fire Extinguisher, Wet Chemical/CO2, Replace	10	7	3	3	EA	\$411.39	\$1,234				\$1,234												\$1,234	\$1,234	
Hiram Johnson High School	014 Gymnasium	D5022	1486029	Light Fixture, 100 WATT, Replace	20	20	0	1	EA	\$260.55	\$261	\$261															\$261	\$261	
Hiram Johnson High School	014 Gymnasium	D5022	1486112	Light Fixture, 100 WATT, Replace	20	17	3	8	EA	\$260.55	\$2,084				\$2,084												\$2,084	\$2,084	
Hiram Johnson High School	014 Gymnasium	D5022	1486114	Light Fixture, 100 WATT, Replace	20	17	3	8	EA	\$260.55	\$2,084				\$2,084												\$2,084	\$2,084	
Hiram Johnson High School	014 Gymnasium	D5022	1485951	Light Fixture, 100 WATT, Replace	20	17	3	4	EA	\$260.55	\$1,042				\$1,042												\$1,042	\$1,042	
Hiram Johnson High School	014 Gymnasium	D5022	1486019	Light Fixture, 250 WATT, Replace	20	17	3	2	EA	\$301.68	\$603				\$603												\$603	\$603	
Hiram Johnson High School	014 Gymnasium	D5022	1486036	Light Fixture, 100 WATT, Replace	20	17	3	2	EA	\$260.55	\$521				\$521												\$521	\$521	
Hiram Johnson High School	014 Gymnasium	D5022	1486042	Light Fixture, 100 WATT, Replace	20	17	3	7	EA	\$260.55	\$1,824				\$1,824												\$1,824	\$1,824	
Hiram Johnson High School	014 Gymnasium	D5029	1497904	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	18	2	24267	SF	\$10.97	\$266,217				\$266,217													\$266,217	\$266,217
Hiram Johnson High School	014 Gymnasium	D5029	1497905	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	18	2	16080	SF	\$13.25	\$213,001				\$213,001													\$213,001	\$213,001
Hiram Johnson High School	014 Gymnasium	D5092	1486009	Emergency Light, 2-Head w/ Battery, Replace	10	7	3	8	EA	\$301.68	\$2,413				\$2,413												\$2,413	\$2,413	
Hiram Johnson High School	014 Gymnasium	D5092	1485957	Emergency Light, 2-Head w/ Battery, Replace	10	7	3	16	EA	\$301.68	\$4,827				\$4,827													\$4,827	\$4,827
Hiram Johnson High School	014 Gymnasium	D5092	1486033	Emergency Light, 2-Head w/ Battery, Replace	10	7	3	6	EA	\$301.68	\$1,810				\$1,810													\$1,810	\$1,810
Hiram Johnson High School	014 Gymnasium	E1093	1493331	Commercial Kitchen, Icemaker, Freestanding, Replace	15	12	3	1	EA	\$9,187.64	\$9,188				\$9,188												\$9,188	\$9,188	
Hiram Johnson High School	014 Gymnasium	E1093	1493442	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	12	3	1	EA	\$3,702.48	\$3,702				\$3,702													\$3,702	\$3,702
Hiram Johnson High School	014 Gymnasium	E1093	1493307	Commercial Kitchen, Icemaker, Freestanding, Replace	15	8	7	1	EA	\$9,187.64	\$9,188							\$9,188									\$9,188	\$9,188	
Hiram Johnson High School	014 Gymnasium	F1041	1493344	Circulation Pump, Swimming Pool, 7.5 HP, Replace	25	22	3	1	EA	\$8,913.39	\$8,913				\$8,913												\$8,913	\$8,913	
Hiram Johnson High School	014 Gymnasium	F1041	1493382	Circulation Pump, 5, Replace	25	22	3	1	EA	\$8,364.87	\$8,365				\$8,365													\$8,365	\$8,365
Hiram Johnson High School	014 Gymnasium	F1041	1493539	Circulation Pump, Swimming Pool, 3 HP, Replace	15	10	5	1	EA	\$6,993.58	\$6,994						\$6,994										\$6,994	\$6,994	
Hiram Johnson High School	015 Cafeteria	B2011	1493322	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	4760	SF	\$4.11	\$19,582			\$19,582													\$19,582	\$19,582	
Hiram Johnson High School	015 Cafeteria	B2022	1493323	Curtain Wall, Aluminum-Framed System w/ Glazing, Replace	50	40	10	1862	SF	\$150.84	\$280,868													\$280,868		\$280,868	\$280,868		











Building	Subfolder	Unifomat CodeID	Cost Description	Lifespan (EUL)EAge	RUL	QuantityUnit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
<b>Totals, Unescalated</b>									\$334,301	\$652,683	\$4,901,630	\$1,966,804	\$35,818	\$5,487,080	\$1,468,905	\$1,613,440	\$135,710	\$11,656	\$4,603,479	\$21,211,505
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									\$334,301	\$672,264	\$5,200,139	\$2,149,179	\$40,314	\$6,361,030	\$1,753,950	\$1,984,328	\$171,913	\$15,208	\$6,186,690	\$24,869,316

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## Appendix F: Equipment Inventory List

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**Component Condition Report | Hiram Johnson High School**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Plumbing</b>						
D2021	Site	Fair	Water Line, Copper, 4"	440 LF	7	1836717
<b>Fire Alarm &amp; Comm</b>						
D5031	All buildings	Fair	Public Address/Announcement (PA) System, Facility Wide	244,713 SF	10	1829367
D5038	All buildings	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	244,713 SF	7	1829413
<b>Pavement</b>						
G2031	Quad	Poor	Pedestrian Pavement, Concrete Large Areas	10,000 SF	2	1833284
<b>Utilities</b>						
G3011	Site	Fair	Water Line, Copper, 4"	86 LF	7	1836720
G3011	site	Fair	Sewer Line, PVC, 8"	440 LF	7	1836718
G3021	Site	Fair	Sewer Line, PVC, 8"	86 LF	7	1836719
<b>Site Lighting</b>						
G4021	Parking lot	Fair	Site Pole Light, 20' High, 400 W (LED Lamp Replacement)	18	10	1832359

**Component Condition Report | Hiram Johnson High School / 001 A Wing, B Wing**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2021	001-Building exterior	Fair	Window, 24 SF	91	10	1485967
B2032	001-Building exterior	Fair	Exterior Door, Wood Solid-Core	36	10	1485975
<b>Roofing</b>						
B3011	001-Roof	Fair	Roof, Modified Bituminous	2,300 SF	2	1493488
B3011	001-Roof	Poor	Roof, Single-Ply TPO/PVC Membrane	36,000 SF	2	1496105
<b>Interiors</b>						
C1021	001-Throughout building	Fair	Interior Door, Wood Solid-Core	4	10	1486059
C1023	001-Throughout building	Fair	Door Hardware System, School (per Door)	40	10	1495770
C1031	001-Restrooms	Fair	Toilet Partitions, Plastic/Laminate	12	5	1497455
C3012	001-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	33,548 SF	5	1495723
C3012	001-Theater	Fair	Interior Wall Finish, Acoustical Tile (ACT)	585 SF	6	1496188
C3021	001-Restrooms	Fair	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	1,784 SF	5	1495766
C3024	001-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	26,693 SF	5	1495695
C3024	001-Throughout building	Fair	Interior Floor Finish, Ceramic Tile	1,222 SF	10	1495765
C3032	001-Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	19,569 SF	15	1495696



**Component Condition Report | Hiram Johnson High School / 001 A Wing, B Wing**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3032	001-Theater	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	1,800 SF	6	1496189
<b>Plumbing</b>						
D2011	001-Restrooms	Fair	Toilet, Commercial Water Closet	13	10	1485977
D2012	001-Restrooms	Fair	Urinal, Standard	13	10	1485970
D2014	001-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	13	10	1485976
D2014	001-Classrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	6	10	1485968
D2014	001-Utility closet	Fair	Service Sink, Wall-Hung	3	10	1485974
D2018	001-Building exterior	Fair	Drinking Fountain, Outside/Site Style	2	3	1486062
D2018	001-Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	5	1485969
D2023	01B-Z001	Fair	Water Heater, 30 GAL	1	3	1493616
D2029	001-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	35,494 SF	20	1495767
<b>Fire Suppression</b>						
D4019	001-Throughout building	Fair	Sprinkler Heads (per SF)	35,494 SF	6	1496103
D4031	001-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	16	3	1486063
<b>HVAC</b>						
D3032	01A-Roof	Poor	Condensing Unit, 5 TON [CU-4]	1	0	1493662
D3032	01A-Roof	Poor	Condensing Unit, 5 TON [CU-1]	1	0	1493537
D3032	01B-Roof	Fair	Heat Pump, 3 TON [HPO-1]	1	3	1493441
D3032	01A-Roof	Poor	Condensing Unit, 5 TON [CU-3]	1	0	1493491
D3032	01A-Roof	Poor	Condensing Unit, 5 TON [CU-2]	1	0	1493683
D3041	01A-O225-Classroom	Fair	Unit Ventilator, 1000 CFM	1	3	1493393
D3041	01A-O221-Classroom	Fair	Unit Ventilator, 1250 CFM	1	3	1493673
D3041	01A-O208-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493364
D3041	01A-O220-Classroom	Fair	Unit Ventilator, 1250 CFM	1	3	1493450
D3041	01A-O211-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493318
D3041	01A-O220-Classroom	Fair	Unit Ventilator, 1250 CFM	1	3	1493434
D3041	01A-O223-Classroom	Fair	Unit Ventilator, 1250 CFM	1	3	1493701
D3041	01A-O222-Classroom	Fair	Unit Ventilator, 1250 CFM	1	3	1493559
D3041	01A-O201-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493437
D3041	01A-O223-Classroom	Fair	Unit Ventilator, 1250 CFM	1	3	1493501
D3041	01A-O200-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493489
D3041	01A-O223-Classroom	Fair	Unit Ventilator, 1250 CFM	1	3	1493703
D3041	01A-O224-Classroom	Fair	Unit Ventilator, 1000 CFM	1	3	1493651

**Component Condition Report | Hiram Johnson High School / 001 A Wing, B Wing**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3041	01A-O203-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493453
D3041	01A-O202-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493353
D3041	01A-O222-Classroom	Fair	Unit Ventilator, 1250 CFM	1	3	1493594
D3041	01A-O210-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493421
D3041	01A-O207-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493338
D3041	01A-O205-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493346
D3041	01A-O206-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493626
D3041	01A-O212-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493587
D3041	01A-O222-Classroom	Fair	Unit Ventilator, 1250 CFM	1	3	1493308
D3041	01A-O224-Classroom	Fair	Unit Ventilator, 1000 CFM	1	3	1493596
D3041	01A-O204-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493692
D3041	01A-O220-Classroom	Fair	Unit Ventilator, 1250 CFM	1	3	1493544
D3041	01A-O225-Classroom	Fair	Unit Ventilator, 1000 CFM	1	2	1493598
D3041	01A-O221-Classroom	Fair	Unit Ventilator, 1250 CFM	1	3	1493621
D3041	01A-O221-Classroom	Fair	Unit Ventilator, 1250 CFM	1	3	1493433
D3041	01A-O209-Classrooms	Fair	Unit Ventilator, 1500 CFM	1	11	1493521
D3049	001-Throughout building	Fair	HVAC System Hydronic Piping, 4-Pipe	35,494 SF	20	1495763
D3052	001-Roof	Good	Packaged Unit (RTU), 17.5 TON	1	19	1493650
D3068	001-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/ Install	35,494 SF	5	1497295
<b>Electrical</b>						
D5012	01B-M001-Mechanical room	Fair	Secondary Transformer, 75 kVA	1	12	1493614
D5012	001-J027	Fair	Secondary Transformer, 75 kVA	1	12	1493457
D5012	01B-M001-Mechanical room	Fair	Secondary Transformer, 75 kVA	1	12	1493706
D5012	01B-M001-Mechanical room	Fair	Building/Main Switchboard, 1200 AMP	1	26	1493474
D5019	001-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	35,494 SF	21	1495761
D5022	001-Building exterior	Fair	Light Fixture, 100 WATT	21	3	1485973
D5029	001-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	35,494 SF	11	1495768
D5092	001-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	2	3	1486067
<b>Fire Alarm &amp; Comm</b>						
D5037	001-Throughout building	Fair	Fire Alarm System, Addressable, Install	35,494 SF	11	1495769
D5037	001-J027	Fair	Fire Alarm Control Panel, Addressable	1	6	1493569
<b>Equipment/Special</b>						
E1093	01B-Z001	Fair	Commercial Kitchen, Icemaker, Freestanding	1	3	1493336

**Component Condition Report | Hiram Johnson High School / 001 A Wing, B Wing**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1093	01B-Z001	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	3	1493622
E1093	01B-Z001	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	3	1493337

**Site Development**

G2044	001-Building exterior	Fair	Signage, Property, Monument/Pylon	1	10	1502870
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**Component Condition Report | Hiram Johnson High School / 002 C Wing W**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	002-Building exterior	Fair	Exterior Wall, Brick, 1-2 Stories	2,475 SF	20	1496102
B2023	002-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	738 SF	10	1485989
B2023	002-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	450 SF	10	1485990
B2032	002-Building exterior	Fair	Exterior Door, Wood Solid-Core	4	10	1485987

**Roofing**

B3011	002-Roof	Good	Roof, Single-Ply TPO/PVC Membrane	8,800 SF	19	1493494
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**Interiors**

C1021	002-Throughout building	Fair	Interior Door, Wood Solid-Core	3	10	1485988
C1023	002-Throughout building	Fair	Door Hardware System, School (per Door)	7	10	1495772
C3012	002-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	1,247 SF	2	1496196
C3012	002-Throughout building	Fair	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced	7,742 SF	6	1496194
C3024	002-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	5,161 SF	5	1496193
C3031	002-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	831 SF	2	1496199
C3032	002-Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,161 SF	24	1496198

**Fire Suppression**

D4031	002-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	5	3	1485991
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**HVAC**

D3041	002-Throughout building	Good	HVAC System Ductwork, Medium Density	5,992 SF	29	1495774
D3052	002-Roof	Good	Packaged Unit (RTU), 5 TON [C-4]	1	19	1493465
D3052	002-Roof	Good	Packaged Unit (RTU), 4 TON [C-2]	1	19	1493446
D3052	002-Roof	Good	Packaged Unit (RTU), 5 TON [C-6]	1	19	1493550
D3052	002-Roof	Good	Packaged Unit (RTU), 5 TON [C-7]	1	19	1493420
D3052	002-Roof	Good	Packaged Unit (RTU), 4 TON [C-1]	1	19	1493506
D3052	002-Roof	Good	Packaged Unit (RTU), 5 TON [C-3]	1	19	1493463
D3052	002-Roof	Good	Packaged Unit (RTU), 5 TON [C-5]	1	19	1493428

**Component Condition Report | Hiram Johnson High School / 002 C Wing W**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3068	002-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,992 SF	5	1497296
<b>Electrical</b>						
D5012	002-Roof	Good	Main Distribution Panel, 400 AMP [ACC1]	1	29	1493581
D5012	002-O0C7-Building exterior	Fair	Secondary Transformer, 75 kVA	1	12	1493688
D5019	002-Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	5,992 SF	39	1495773
D5029	002-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,992 SF	19	1495789
<b>Fire Alarm &amp; Comm</b>						
D5037	002-Throughout building	Fair	Fire Alarm System, Addressable, Install	5,992 SF	11	1495790

**Component Condition Report | Hiram Johnson High School / 003 D Wing W**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2023	003-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	450 SF	10	1485998
B2023	003-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	738 SF	10	1485992
B2032	003-Building exterior	Fair	Exterior Door, Wood Solid-Core	7	10	1485994
<b>Roofing</b>						
B3011	003-Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	8,400 SF	19	1493543
<b>Interiors</b>						
C1017	003-Classrooms	Fair	Interior Window, 24 SF	2	10	1485996
C1021	003-Throughout building	Fair	Interior Door, Wood Solid-Core	4	10	1485993
C1023	003-Throughout building	Fair	Door Hardware System, School (per Door)	11	15	1497968
C3012	003-Throughout building	Fair	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced	8,150 SF	6	1496386
C3012	003-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	824 SF	2	1496387
C3024	003-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	5,433 SF	5	1496385
C3031	003-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	549 SF	2	1496389
C3032	003-Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,433 SF	24	1496388
<b>Fire Suppression</b>						
D4031	003-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	5	3	1485997
<b>HVAC</b>						
D3041	003-Throughout building	Good	HVAC System Ductwork, Medium Density	5,982 SF	29	1496203
D3052	003-Roof	Good	Packaged Unit (RTU), 5 TON [D-3]	1	19	1493588
D3052	003-Roof	Good	Packaged Unit (RTU), 5 TON [D-4]	1	19	1493401
D3052	003-Roof	Good	Packaged Unit (RTU), 5 TON [D-5]	1	19	1493313

**Component Condition Report | Hiram Johnson High School / 003 D Wing W**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	003-Roof	Good	Packaged Unit (RTU), 5 TON [D-1A]	1	19	1493570
D3052	003-Roof	Good	Packaged Unit (RTU), 5 TON [D-2]	1	19	1493376
D3052	003-Roof	Good	Packaged Unit (RTU), 5 TON [D-1B]	1	19	1493435
D3068	003-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,982 SF	5	1497297
<b>Electrical</b>						
D5012	003-O0D3-Building exterior	Good	Main Distribution Panel, 400 AMP [HD]	1	12	1493332
D5012	003-Roof	Good	Main Distribution Panel, 400 AMP [ACD1]	1	29	1493632
D5019	003-Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	5,982 SF	39	1496201
D5029	003-Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	5,982 SF	19	1496271
D5092	003-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	2	5	1485995
<b>Fire Alarm &amp; Comm</b>						
D5037	003-Throughout building	Fair	Fire Alarm System, Addressable, Install	5,982 SF	11	1496384

**Component Condition Report | Hiram Johnson High School / 004 E Wing W**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2032	004-Building exterior	Excellent	Exterior Door, Steel	6	40	1497969
<b>Roofing</b>						
B3011	004-Roof	Good	Roof, Single-Ply TPO/PVC Membrane	8,400 SF	19	1493325
<b>Interiors</b>						
C1021	004-Throughout building	Fair	Interior Door, Wood Solid-Core	4	10	1497318
C1023	004-Throughout building	Excellent	Door Hardware System, School (per Door)	10	30	1497970
C3012	004-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	645 SF	2	1497323
C3012	004-Throughout building	Fair	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced	8,316 SF	6	1497322
C3024	004-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	5,544 SF	5	1497324
C3031	004-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	430 SF	2	1497317
C3032	004-Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,544 SF	24	1497319
<b>Fire Suppression</b>						
D4019	004-Throughout building	Fair	Sprinkler Heads (per SF)	5,974 SF	6	1502824
D4031	004-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	5	3	1497327
<b>HVAC</b>						
D3041	004-Throughout building	Good	HVAC System Ductwork, Medium Density	5,974 SF	29	1497321
D3052	004-Roof	Good	Packaged Unit (RTU), 4 TON [E-3B]	1	19	1493302

**Component Condition Report | Hiram Johnson High School / 004 E Wing W**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	004-Roof	Good	Packaged Unit (RTU), 4 TON [E-2B]	1	19	1493348
D3052	004-Roof	Good	Packaged Unit (RTU), 4 TON [E-1B]	1	19	1493299
D3052	004-Roof	Good	Packaged Unit (RTU), 4 TON [E-1A]	1	19	1493628
D3052	004-Roof	Good	Packaged Unit (RTU), 3 TON [E-2A]	1	19	1493415
D3052	004-Roof	Good	Packaged Unit (RTU), 3 TON [E-3A]	1	19	1493573
D3068	004-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,974 SF	5	1497298
<b>Electrical</b>						
D5012	004-O0E4-Building exterior	Fair	Secondary Transformer, 75 kVA	1	11	1493527
D5012	004-Roof	Good	Main Distribution Panel, 200 AMP [ACE2]	1	29	1502580
D5019	004-Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	5,974 SF	39	1496514
D5029	004-Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	5,974 SF	19	1497320
D5092	004-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	2	5	1497325
<b>Fire Alarm &amp; Comm</b>						
D5037	004-Throughout building	Fair	Fire Alarm System, Addressable, Install	5,974 SF	11	1497326

**Component Condition Report | Hiram Johnson High School / 005 F Wing W**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2021	005-Building exterior	Fair	Window, 12 SF	52	10	1486098
B2032	005-Building exterior	Fair	Exterior Door, Wood Solid-Core	6	10	1486103
<b>Roofing</b>						
B3011	005-Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	8,300 SF	19	1493561
<b>Interiors</b>						
C1017	005-Throughout building	Fair	Interior Window, 12 SF	4	10	1486102
C1021	005-Throughout building	Fair	Interior Door, Wood Solid-Core	11	10	1486097
C1023	005-Throughout building	Excellent	Door Hardware System, School (per Door)	17	30	1497971
C3012	005-Throughout building	Fair	Interior Wall Finish, any flat surface	5,794 SF	6	1497333
C3012	005-Throughout building	Fair	Interior Wall Finish, Ceramic Tile	176 SF	32	1497334
C3024	005-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	3,402 SF	5	1497335
C3025	005-Throughout building	Fair	Interior Floor Finish, Carpet Commercial Tile	1,469 SF	5	1497454
C3031	005-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	444 SF	2	1497328
C3032	005-Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,402 SF	24	1497330
<b>Plumbing</b>						

**Component Condition Report | Hiram Johnson High School / 005 F Wing W**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2011	005-Restrooms	Fair	Toilet, Commercial Water Closet	3	10	1486096
D2014	005-Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	2	10	1486100
D2014	005-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	10	1486099
<b>Fire Suppression</b>						
D4019	005-Throughout building	Fair	Sprinkler Heads (per SF)	5,841 SF	6	1502825
D4031	005-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	5	3	1497338
D4031	005-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	3	1486101
<b>HVAC</b>						
D3041	005-Throughout building	Good	HVAC System Ductwork, Medium Density	5,841 SF	29	1497332
D3042	005-Roof	Fair	Exhaust Fan, 1000 CFM	1	5	1493425
D3042	005-Roof	Fair	Exhaust Fan, 1000 CFM	1	5	1493500
D3042	005-Roof	Fair	Exhaust Fan, 1000 CFM	1	5	1493554
D3042	005-Roof	Fair	Exhaust Fan, 1000 CFM	1	5	1493309
D3052	005-Roof	Good	Packaged Unit (RTU), 3 TON [F-3A]	1	19	1493705
D3052	005-Roof	Good	Packaged Unit (RTU), 5 TON [F-4B]	1	19	1493414
D3052	005-Roof	Good	Packaged Unit (RTU), 5 TON [F-2]	1	19	1493654
D3052	005-Roof	Good	Packaged Unit (RTU), 5 TON [F-1]	1	19	1493384
D3052	005-Roof	Good	Packaged Unit (RTU), 4 TON [F-3B]	1	19	1493339
D3052	005-Roof	Good	Packaged Unit (RTU), 5 TON [F-4A]	1	19	1493365
D3068	005-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,841 SF	5	1497293
<b>Electrical</b>						
D5012	005-O0F3-Building exterior	Fair	Secondary Transformer, 75 kVA	1	11	1493579
D5012	005-Roof	Good	Main Distribution Panel, 200 AMP [ACF2]	1	29	1493358
D5012	005-Roof	Good	Main Distribution Panel, 200 AMP	1	29	1493696
D5019	005-Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	5,841 SF	39	1502581
D5029	005-Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	5,841 SF	19	1497331
D5092	005-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	2	5	1497336
<b>Fire Alarm &amp; Comm</b>						
D5037	005-Throughout building	Fair	Fire Alarm System, Addressable, Install	5,841 SF	11	1497337

**Component Condition Report | Hiram Johnson High School / 006 F Wing E**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						



**Component Condition Report | Hiram Johnson High School / 006 F Wing E**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2023	006-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	738 SF	10	1502829
B2023	006-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	450 SF	10	1502830
B2032	006-Building exterior	Fair	Exterior Door, Wood Solid-Core	5	10	1486104
<b>Roofing</b>						
B3011	006-Roof	Good	Roof, Single-Ply TPO/PVC Membrane	8,700 SF	19	1493505
<b>Interiors</b>						
C1021	006-Throughout building	Excellent	Interior Door, Wood Solid-Core	2	40	1497457
C1023	006-Throughout building	Excellent	Door Hardware System, School (per Door)	7	30	1497972
C1031	006-Restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	5	1497500
C3012	006-Throughout building	Fair	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced	6,714 SF	6	1497461
C3012	006-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	1,415 SF	2	1497462
C3024	006-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	4,476 SF	5	1497463
C3031	006-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,345 SF	2	1497456
C3032	006-Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,476 SF	24	1497458
<b>Plumbing</b>						
D2011	006-Restrooms	Fair	Toilet, Commercial Water Closet	3	15	1486106
D2012	006-Restrooms	Fair	Urinal, Standard	5	15	1486105
D2014	006-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	1486107
D2029	006-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,821 SF	10	1497509
<b>Fire Suppression</b>						
D4019	006-Throughout building	Fair	Sprinkler Heads (per SF)	5,821 SF	6	1502826
D4031	006-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	3	3	1497466
<b>HVAC</b>						
D3041	006-Throughout building	Good	HVAC System Ductwork, Medium Density	5,821 SF	29	1497460
D3042	006-Roof	Fair	Exhaust Fan, 100 CFM	1	6	1493499
D3052	006-Roof	Good	Packaged Unit (RTU), 3 TON [F-7A]	1	19	1493531
D3052	006-Roof	Good	Packaged Unit (RTU), 4 TON [F-7B]	1	19	1493564
D3052	006-Roof	Good	Packaged Unit (RTU), 3 TON [F-5A]	1	19	1493610
D3052	006-Roof	Good	Packaged Unit (RTU), 3 TON [F-6A]	1	19	1493464
D3052	006-Roof	Good	Packaged Unit (RTU), 4 TON [F-5B]	1	19	1493684
D3052	006-Roof	Good	Packaged Unit (RTU), 4 TON [F-6B]	1	19	1493317
D3068	006-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,821 SF	5	1497299
<b>Electrical</b>						

**Component Condition Report | Hiram Johnson High School / 006 F Wing E**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	006-00F6-Building exterior	Fair	Secondary Transformer, 75 kVA	1	11	1493301
D5019	006-Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	5,821 SF	39	1497510
D5029	006-Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	5,821 SF	19	1497459
D5092	006-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	3	5	1497464
<b>Fire Alarm &amp; Comm</b>						
D5037	006-Throughout building	Fair	Fire Alarm System, Addressable, Install	5,821 SF	11	1497465

**Component Condition Report | Hiram Johnson High School / 007 E Wing E**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2023	007-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	738 SF	10	1502831
B2023	007-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	450 SF	10	1502832
B2032	007-Building exterior	Fair	Exterior Door, Wood Solid-Core	5	10	1486108
<b>Roofing</b>						
B3011	007-Roof	Good	Roof, Single-Ply TPO/PVC Membrane	8,700 SF	19	1493422
<b>Interiors</b>						
C1021	007-Throughout building	Fair	Interior Door, Wood Solid-Core	4	10	1497468
C1023	007-Throughout building	Excellent	Door Hardware System, School (per Door)	9	30	1497973
C1031	007-Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	5	1497501
C3012	007-Throughout building	Fair	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced	7,026 SF	6	1497472
C3012	007-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	1,275 SF	2	1497473
C3012	007-Restrooms	Fair	Interior Wall Finish, Vinyl	387 SF	5	1497506
C3024	007-Restrooms	Fair	Interior Floor Finish, Linoleum	258 SF	5	1497505
C3024	007-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	4,684 SF	5	1497474
C3031	007-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,108 SF	2	1497467
C3032	007-Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,684 SF	24	1497469
<b>Plumbing</b>						
D2011	007-Restrooms	Fair	Toilet, Commercial Water Closet	4	15	1486110
D2014	007-Utility closet	Fair	Service Sink, Wall-Hung	1	10	1486109
D2014	007-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	15	1486111
D2029	007-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,472 SF	10	1497508
<b>Fire Suppression</b>						
D4019	007-Throughout building	Fair	Sprinkler Heads (per SF)	5,792 SF	6	1502827

**Component Condition Report | Hiram Johnson High School / 007 E Wing E**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4031	007-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	5	3	1497477
<b>HVAC</b>						
D3041	007-Throughout building	Good	HVAC System Ductwork, Medium Density	5,472 SF	29	1497471
D3052	007-Roof	Good	Packaged Unit (RTU), 4 TON [E-5B]	1	19	1493535
D3052	007-Roof	Good	Packaged Unit (RTU), 4 TON [E-6B]	1	19	1493508
D3052	007-Roof	Good	Packaged Unit (RTU), 4 TON [E-4B]	1	19	1493538
D3052	007-Roof	Good	Packaged Unit (RTU), 3 TON [E-5A]	1	19	1493312
D3052	007-Roof	Good	Packaged Unit (RTU), 3 TON [E-6A]	1	19	1493368
D3052	007-Roof	Good	Packaged Unit (RTU), 3 TON [E-4A]	1	19	1493311
D3068	007-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,472 SF	5	1497300
<b>Electrical</b>						
D5012	007-Roof	Fair	Main Distribution Panel, 200 AMP [ACE2]	1	29	1493589
D5019	007-Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	5,472 SF	39	1497507
D5029	007-Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	5,472 SF	19	1497470
D5092	007-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	2	5	1497475
<b>Fire Alarm &amp; Comm</b>						
D5037	007-Throughout building	Fair	Fire Alarm System, Addressable, Install	5,472 SF	11	1497476

**Component Condition Report | Hiram Johnson High School / 008 D Wing E**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2023	008-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	738 SF	10	1486007
B2023	008-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	450 SF	10	1486000
B2032	008-Building exterior	Fair	Exterior Door, Wood Solid-Core	8	10	1486005
<b>Roofing</b>						
B3011	008-Roof	Good	Roof, Single-Ply TPO/PVC Membrane	8,700 SF	19	1493454
<b>Interiors</b>						
C1021	008-Throughout building	Fair	Interior Door, Wood Solid-Core	6	10	1486004
C1023	007-Throughout building	Fair	Door Hardware System, School (per Door)	14	15	1497974
C3012	008-Throughout building	Fair	Interior Wall Finish, Vinyl	554 SF	7	1497483
C3012	008-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	8,157 SF	2	1497484
C3024	008-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	5,438 SF	5	1497485
C3024	008-Restrooms	Fair	Interior Floor Finish, Linoleum	369 SF	5	1497511

**Component Condition Report | Hiram Johnson High School / 008 D Wing E**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3031	008-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	369 SF	2	1497478
C3032	008-Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,438 SF	24	1497480
<b>Plumbing</b>						
D2011	008-Restrooms	Fair	Toilet, Commercial Water Closet	5	15	1486006
D2014	008-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	1486001
D2014	008-Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	10	10	1486002
D2029	008-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,807 SF	10	1497513
<b>Fire Suppression</b>						
D4031	008-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	5	3	1485999
<b>HVAC</b>						
D3041	008-Throughout building	Good	HVAC System Ductwork, Medium Density	5,807 SF	29	1497482
D3042	008-Roof	Fair	Exhaust Fan, 500 CFM	1	11	1493586
D3042	008-Roof	Fair	Exhaust Fan, 900 CFM	1	11	1493541
D3042	008-Roof	Fair	Exhaust Fan, 900 CFM	1	11	1493404
D3042	008-Roof	Fair	Exhaust Fan, 600 CFM	1	10	1493355
D3042	008-Roof	Fair	Exhaust Fan, 900 CFM	1	10	1493687
D3052	008-Roof	Good	Packaged Unit (RTU), 3 TON [D-6A]	1	19	1493509
D3052	008-Roof	Good	Packaged Unit (RTU), 4 TON [D-6B]	1	19	1493314
D3052	008-Roof	Good	Packaged Unit (RTU), 3 TON [D-8A]	1	19	1493613
D3052	008-Roof	Good	Packaged Unit (RTU), 4 TON [D-9A]	1	19	1493526
D3052	008-Roof	Good	Packaged Unit (RTU), 4 TON [D-9B]	1	19	1493512
D3052	008-Roof	Good	Packaged Unit (RTU), 3 TON [D-7A]	1	19	1493447
D3052	008-Roof	Good	Packaged Unit (RTU), 4 TON [D-7B]	1	19	1493402
D3052	008-Roof	Good	Packaged Unit (RTU), 4 TON [D-8B]	1	19	1493693
D3068	008-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,807 SF	5	1497301
<b>Electrical</b>						
D5012	008-00D9-Building exterior	Fair	Secondary Transformer, 75 kVA	1	12	1493347
D5012	008-00D7-Building exterior	Fair	Secondary Transformer, 75 kVA	1	12	1493667
D5012	008-Roof	Good	Main Distribution Panel, 200 AMP [ACD2]	1	29	1493343
D5019	008-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	5,807 SF	39	1497512
D5029	008-Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	5,807 SF	19	1497481
D5092	008-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	8	5	1486003
D5092	008-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	2	5	1497486

**Component Condition Report | Hiram Johnson High School / 008 D Wing E**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Fire Alarm &amp; Comm</b>						
D5037	008-Throughout building	Fair	Fire Alarm System, Addressable, Install	5,807 SF	11	1497487

**Component Condition Report | Hiram Johnson High School / 009 C Wing E**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2023	009-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	450 SF	10	1485978
B2023	009-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	738 SF	10	1485985
B2032	009-Building exterior	Fair	Exterior Door, Wood Solid-Core	9	10	1485982
<b>Roofing</b>						
B3011	009-Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	9,200 SF	19	1493611
<b>Interiors</b>						
C1021	009-Throughout building	Fair	Interior Door, Wood Solid-Core	1	10	1485980
C1023	009-Throughout building	Fair	Door Hardware System, School (per Door)	10	15	1497975
C3012	009-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	8,354 SF	2	1497495
C3012	009-Throughout building	Fair	Interior Wall Finish, Vinyl	387 SF	5	1497494
C3024	009-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	5,041 SF	5	1497496
C3031	009-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	786 SF	2	1497489
C3032	009-Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,433 SF	24	1497491
<b>Plumbing</b>						
D2011	009-Restrooms	Fair	Toilet, Commercial Water Closet	2	15	1485986
D2012	009-Restrooms	Fair	Urinal, Standard	5	15	1485979
D2014	009-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	15	1485984
D2014	009-Janitorial	Fair	Service Sink, Wall-Hung	2	10	1485983
D2029	009-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	367 SF	10	1497518
<b>Fire Suppression</b>						
D4031	009-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	6	3	1485981
<b>HVAC</b>						
D3041	009-Throughout building	Good	HVAC System Ductwork, Medium Density	5,827 SF	29	1497493
D3052	009-Roof	Good	Packaged Unit (RTU), 5 TON [C-14]	1	19	1493514
D3052	009-Roof	Good	Packaged Unit (RTU), 5 TON [C-10]	1	19	1493300
D3052	009-Roof	Good	Packaged Unit (RTU), 5 TON [C-8]	1	19	1493516
D3052	009-Roof	Good	Packaged Unit (RTU), 5 TON [C-9]	1	19	1493597

**Component Condition Report | Hiram Johnson High School / 009 C Wing E**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	009-Roof	Good	Packaged Unit (RTU), 5 TON [C-12]	1	19	1493518
D3052	009-Roof	Good	Packaged Unit (RTU), 5 TON [C-13]	1	19	1493388
D3068	009-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,827 SF	5	1497302
<b>Electrical</b>						
D5012	009-Roof	Good	Main Distribution Panel, 400 AMP [ACF1]	1	29	1493638
D5012	009-Roof	Good	Main Distribution Panel, 200 AMP [ACC2]	1	29	1493691
D5019	009-Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	5,827 SF	39	1497517
D5029	009-Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	5,827 SF	19	1497492
D5092	009-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	2	5	1497497
<b>Fire Alarm &amp; Comm</b>						
D5037	009-Throughout building	Fair	Fire Alarm System, Addressable, Install	5,827 SF	11	1497498

**Component Condition Report | Hiram Johnson High School / 010 Library**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	010-Building exterior	Fair	Exterior Wall, Brick, 1-2 Stories	2,752 SF	30	1497575
B2023	010-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	144 SF	15	1486057
B2031	010-Building exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	6	15	1486052
B2032	010-Building exterior	Fair	Exterior Door, Steel	3	25	1486050
<b>Roofing</b>						
B3011	010-Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	2,760 SF	2	1502835
<b>Interiors</b>						
C1017	010-Throughout building	Fair	Interior Window, 12 SF	9	10	1486056
C1021	010-Throughout building	Fair	Interior Door, Wood Solid-Core	12	10	1486055
C1023	010-Throughout building	Fair	Door Hardware System, School (per Door)	21	15	1497734
C1031	010-Restrooms	Fair	Toilet Partitions, Plastic/Laminate	8	5	1497558
C3012	010-Throughout building	Fair	Interior Wall Finish, Ceramic Tile	978 SF	35	1497549
C3012	010-Throughout building	Fair	Interior Wall Finish, Acoustical Tile (ACT)	450 SF	5	1497550
C3012	010-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	5,115 SF	2	1497548
C3024	010-Restrooms	Fair	Interior Floor Finish, Ceramic Tile	652 SF	35	1497547
C3024	010-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	3,203 SF	3	1497545
C3025	010-Throughout building	Poor	Interior Floor Finish, Carpet Commercial Standard	2,888 SF	1	1497546
C3031	010-Restrooms	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	652 SF	2	1497552

**Component Condition Report | Hiram Johnson High School / 010 Library**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3032	010-Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	6,298 SF	5	1497551
<b>Plumbing</b>						
D2011	010-Restrooms	Fair	Toilet, Commercial Water Closet	10	15	1497555
D2012	010-Restrooms	Fair	Urinal, Standard	5	15	1497556
D2014	010-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	15	1497554
D2029	010-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	652 SF	10	1497553
<b>Fire Suppression</b>						
D4031	010-Throughout building	Fair	Fire Extinguisher, LBS	1	3	1486054
<b>HVAC</b>						
D3041	010-Throughout building	Good	HVAC System Ductwork, Medium Density	6,950 SF	29	1497520
D3052	010-Roof	Fair	Packaged Unit (RTU), 5 TON [AC-1]	1	5	1493462
D3052	010-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-2]	1	5	1493448
D3068	010-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	6,950 SF	5	1497303
<b>Electrical</b>						
D5019	010-Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	6,950 SF	21	1497521
D5022	010-Building exterior	Fair	Light Fixture, 100 WATT	6	3	1486051
D5029	010-Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	6,950 SF	19	1497522
D5092	010-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	2	3	1486053
<b>Fire Alarm &amp; Comm</b>						
D5037	010-Throughout building	Fair	Fire Alarm System, Addressable, Install	6,950 SF	11	1497519

**Component Condition Report | Hiram Johnson High School / 011 S Wing W**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	011-Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	5,280 SF	2	1497576
B2021	011-Building exterior	Fair	Window, 24 SF	55	10	1485822
B2021	011-Building exterior	Fair	Window, 12 SF	70	5	1485821
B2032	011-Building exterior	Fair	Exterior Door, Wood Solid-Core	6	10	1485830
<b>Roofing</b>						
B3011	011-Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	19,900 SF	11	1493609
<b>Interiors</b>						
C1017	011-Throughout building	Fair	Interior Window, 12 SF	12	10	1485827
C1021	011-Throughout building	Fair	Interior Door, Wood Solid-Core	23	10	1485823



**Component Condition Report | Hiram Johnson High School / 011 S Wing W**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1023	011-Throughout building	Fair	Door Hardware System, School (per Door)	29	10	1497561
C3012	011-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	35,752 SF	2	1497702
C3024	011-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	3,874 SF	5	1497670
C3024	011-Throughout building	Poor	Interior Floor Finish, Vinyl Sheetting	1,129 SF	1	1497701
C3025	011-Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	2,550 SF	2	1497671
C3031	011-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	2,197 SF	2	1497704
C3032	011-Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	15,679 SF	5	1497703
<b>Plumbing</b>						
D2014	011-Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	10	1485820
D2014	011-Classrooms	Fair	Service Sink, Wall-Hung	2	10	1485826
D2018	011-Throughout building	Fair	Drinking Fountain, Interior	2	5	1485828
D2029	011-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	17,876 SF	10	1497705
<b>Fire Suppression</b>						
D4019	011-Throughout building	Fair	Sprinkler Heads (per SF)	17,876 SF	5	1497985
D4031	011-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	3	3	1485824
<b>HVAC</b>						
D3041	011-O0N3-Classroom	Fair	Unit Ventilator, 1250 CFM	3	11	1493656
D3041	011-N001-Classroom	Fair	Unit Ventilator, 1250 CFM	3	11	1493396
D3041	011-O0S2-Classroom	Fair	Unit Ventilator, 1250 CFM	2	11	1493648
D3041	011-O05E-Classrooms	Fair	Unit Ventilator, 1250 CFM	1	11	1493461
D3041	011-O0N4-Classroom	Fair	Unit Ventilator, 1250 CFM	3	11	1493660
D3049	011-Throughout building	Fair	HVAC System Hydronic Piping, 4-Pipe	17,876 SF	2	1497574
D3052	011-Roof	Fair	Packaged Unit (RTU), 2 TON [PHP-]	1	3	1493629
D3052	011-Roof	Fair	Packaged Unit (RTU), 2 TON [PHP-1]	1	3	1493409
D3052	011-Roof	Fair	Packaged Unit (RTU), 2 TON [PHP-1]	1	3	1493459
D3052	011-Roof	Fair	Packaged Unit (RTU), 5 TON	1	3	1493547
D3068	011-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	17,876 SF	5	1497304
<b>Electrical</b>						
D5012	011-O0S3-Building exterior	Fair	Secondary Transformer, 75 kVA	1	11	1493635
D5012	011-N001-Classroom	Fair	Secondary Transformer, 75 kVA	1	11	1493645
D5012	011-O0S4-Building exterior	Fair	Secondary Transformer, 75 kVA	1	11	1493329
D5012	011-O0N4-Classroom	Poor	Secondary Transformer, 75 kVA	1	0	1493585
D5012	011-O0S2-Classroom	Fair	Secondary Transformer, 75 kVA	1	11	1493571

**Component Condition Report | Hiram Johnson High School / 011 S Wing W**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5019	011-Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	17,876 SF	39	1497560
D5022	011-Building exterior	Fair	Light Fixture, 100 WATT	19	3	1485825
D5029	011-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	17,876 SF	19	1497562
D5092	011-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	1	3	1485829
<b>Fire Alarm &amp; Comm</b>						
D5037	011-Throughout building	Fair	Fire Alarm System, Addressable, Install	17,876 SF	11	1497563

**Component Condition Report | Hiram Johnson High School / 012 S Wing E**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	012-Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	5,600 SF	3	1493558
B2021	012-Building exterior	Fair	Window, 24 SF	46	10	1485966
B2021	012-Building exterior	Fair	Window, 24 SF	12	10	1485963
B2032	012-Building exterior	Fair	Exterior Door, Wood Solid-Core	5	10	1485961
B2032	012-Building exterior	Fair	Exterior Door, Steel	7	21	1493406
<b>Roofing</b>						
B3011	012-Roof	Poor	Roof, Single-Ply TPO/PVC Membrane	8,600 SF	2	1493608
<b>Interiors</b>						
C1017	012-Throughout building	Fair	Interior Window, 12 SF	4	10	1485960
C1021	012-Throughout building	Fair	Interior Door, Wood Solid-Core	10	10	1485958
C1023	012-Throughout building	Fair	Door Hardware System, School (per Door)	22	10	1497565
C3012	012-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	5,038 SF	2	1497839
C3012	012-Throughout building	Poor	Interior Wall Finish, Wallpaper	4,363 SF	1	1497837
C3024	012-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,664 SF	5	1497833
C3024	012-Throughout building	Fair	Interior Floor Finish, Vinyl Sheeting	898 SF	5	1497832
C3025	012-Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	1,831 SF	5	1497835
C3032	012-Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	6,267 SF	10	1497840
<b>Plumbing</b>						
D2014	012-Throughout building	Fair	Service Sink, Wall-Hung	2	10	1485962
D2018	012-Throughout building	Fair	Drinking Fountain, Interior	1	5	1485965
D2029	012-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	6,267 SF	10	1497843
D2091	012-N11A	Fair	Air Compressor, 2 HP	1	2	1493658
<b>Fire Suppression</b>						

**Component Condition Report | Hiram Johnson High School / 012 S Wing E**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4031	012-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	3	3	1485959
<b>HVAC</b>						
D3041	012-0S12A	Fair	Unit Ventilator, 1000 CFM	1	3	1493513
D3041	012-N11A	Fair	Unit Ventilator, 1250 CFM	3	3	1493615
D3041	012-Throughout building	Fair	HVAC System Ductwork, Medium Density	2,702 SF	10	1497841
D3042	012-Roof	Fair	Exhaust Fan, 900 CFM	1	6	1493686
D3042	012-Roof	Fair	Exhaust Fan, 2400 CFM	1	6	1493602
D3049	012-Throughout building	Fair	HVAC System Hydronic Piping, 4-Pipe	3,565 SF	20	1497842
D3052	012-Roof	Fair	Packaged Unit (RTU), 4 TON	1	2	1493427
D3052	012-Roof	Fair	Packaged Unit (RTU), 4 TON	1	2	1493424
D3052	012-Roof	Fair	Packaged Unit (RTU), 2 TON [PHP-1]	1	3	1493359
D3052	012-Roof	Fair	Packaged Unit (RTU), 2 TON [PHP-1]	1	3	1493533
D3068	012-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	6,267 SF	5	1497305
<b>Electrical</b>						
D5012	012-0S10-Building exterior	Fair	Secondary Transformer, 75 kVA	1	15	1493445
D5019	012-Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	6,267 SF	39	1497564
D5029	012-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	6,267 SF	19	1497566
D5092	012-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	2	3	1485964
<b>Fire Alarm &amp; Comm</b>						
D5037	012-Throughout building	Fair	Fire Alarm System, Addressable, Install	6,267 SF	11	1497567

**Component Condition Report | Hiram Johnson High School / 013 ROTC**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	013-Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	5,520 SF	2	1497850
B2021	013-Building exterior	Fair	Window, 12 SF	20	3	1485812
B2022	013-Throughout building	Fair	Curtain Wall, Aluminum-Framed System w/ Glazing	480 SF	30	1497873
B2032	013-Building exterior	Fair	Exterior Door Steel, Steel	2	25	1485815
B2032	013-Building exterior	Fair	Exterior Door, Wood Solid-Core	2	10	1485810
<b>Roofing</b>						
B3011	013-Roof	Fair	Roof, Modified Bituminous	5,600 SF	11	1493342
<b>Interiors</b>						
C1021	013-Throughout building	Fair	Interior Door, Wood Solid-Core	8	10	1485818

**Component Condition Report | Hiram Johnson High School / 013 ROTC**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1023	013-Throughout building	Fair	Door Hardware System, School (per Door)	12	10	1497569
C1033	013-I004	Fair	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	50	10	1493522
C3012	013-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	6,600 SF	2	1497855
C3024	013-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,355 SF	5	1497853
C3025	013-Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	593 SF	2	1497854
C3031	013-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,181 SF	2	1497858
C3032	013-Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,923 SF	10	1497856
C3032	013-Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	1,140 SF	3	1497857
<b>Plumbing</b>						
D2011	013-Restrooms	Fair	Toilet, Residential Water Closet	1	10	1485811
D2014	013-Utility closet	Fair	Service Sink, Laundry	1	10	1485816
D2014	013-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	10	1485813
D2018	013-Utility closet	Fair	Drinking Fountain, Interior	1	2	1485817
D2023	013-B001-Boiler room	Fair	Water Heater, 100 GAL	1	13	1493605
D2023	013-B001-Boiler room	Fair	Water Heater, 100 GAL	1	13	1493619
D2023	013-B001-Boiler room	Fair	Domestic Circulation Pump, .5 HP	1	6	1493600
D2029	013-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	4,400 SF	20	1497849
<b>Fire Suppression</b>						
D4019	013-Throughout building	Fair	Sprinkler Heads (per SF)	4,400 SF	6	1502828
D4031	013-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	3	1485809
<b>HVAC</b>						
D3021	013-B001-Boiler room	Fair	Boiler, 4000 MBH [Boiler 1]	1	11	1493383
D3021	013-B001-Boiler room	Fair	Boiler, 4000 MBH [Boiler 2]	1	11	1493380
D3022	013-B001-Boiler room	Fair	Expansion Tank, 1400 GAL [NLA-1400]	1	22	1493563
D3022	013-B001-Boiler room	Fair	Expansion Tank, 600 GAL [NLA-600]	1	22	1493440
D3031	013-B001-Boiler room	Fair	Chiller, 30 TON [Chiller 2]	1	6	1493682
D3031	013-B001-Boiler room	Fair	Chiller, 30 TON [Chiller 1]	1	6	1493697
D3041	013-O010-Classrooms	Fair	Unit Ventilator, 100 CFM	1	11	1493612
D3041	013-S009-Office	Fair	Unit Ventilator, 500 CFM	1	11	1493590
D3041	013-S009-Office	Fair	Unit Ventilator, 500 CFM	1	11	1493315
D3041	013-Throughout building	Fair	HVAC System Ductwork, Medium Density	4,400 SF	5	1502836
D3041	013-O010-Classrooms	Fair	Unit Ventilator, 1000 CFM	1	11	1493369
D3042	013-Roof	Fair	Exhaust Fan, 1500 CFM	1	16	1493377

**Component Condition Report | Hiram Johnson High School / 013 ROTC**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3042	013-Roof	Fair	Exhaust Fan, 400 CFM	1	6	1493321
D3044	013-B001-Boiler room	Fair	Distribution Pump, 10 HP [HWP-4]	1	7	1493416
D3044	013-B001-Boiler room	Fair	Distribution Pump, 10 HP [HWP-3]	1	7	1493661
D3045	013-B001-Boiler room	Fair	Distribution Pump, 7.5 HP [CHWP-2]	1	7	1493681
D3045	013-B001-Boiler room	Fair	Distribution Pump, 40 HP [CHWP-3]	1	7	1493460
D3045	013-B001-Boiler room	Fair	Distribution Pump, 40 HP [CHWP-4]	1	7	1493335
D3045	013-B001-Boiler room	Fair	Distribution Pump, 7.5 HP [CHWP-1]	1	7	1493429
D3049	013-Throughout building	Fair	HVAC System Hydronic Piping, 4-Pipe	4,400 SF	10	1493536
D3052	013-Roof	Fair	Packaged Unit (RTU), 3 TON [AH-7]	1	7	1493633
D3068	013-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	4,400 SF	5	1497306
<b>Electrical</b>						
D5012	013-B001-Boiler room	Fair	Main Distribution Panel, 400 AMP [M]	1	12	1493451
D5012	013-B001-Boiler room	Fair	Variable Frequency Drive (VFD), 15 HP, Replace/Install [HWP-3]	1	2	1493305
D5012	013-B001-Boiler room	Fair	Variable Frequency Drive (VFD), 40 HP, Replace/Install [CHWP-4]	1	2	1493362
D5012	013-B001-Boiler room	Fair	Variable Frequency Drive (VFD), 40 HP, Replace/Install [CHWP-3]	1	2	1493620
D5012	013-B001-Boiler room	Fair	Variable Frequency Drive (VFD), 15 HP, Replace/Install [HWP-4]	1	2	1493484
D5012	013-M002-Mechanical room	Fair	Secondary Transformer, 45 kVA	1	11	1493438
D5012	013-M002-Mechanical room	Fair	Building/Main Switchboard, 2500 AMP	1	22	1493689
D5019	013-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	4,400 SF	25	1493399
D5022	013-Building exterior	Fair	Light Fixture, 100 WATT	2	3	1485819
D5022	013-Building exterior	Fair	Light Fixture, 250 WATT	1	3	1485814
D5029	013-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	4,400 SF	19	1497570
<b>Fire Alarm &amp; Comm</b>						
D5037	013-Throughout building	Fair	Fire Alarm System, Addressable, Install	4,400 SF	11	1497571

**Component Condition Report | Hiram Johnson High School / 014 Gymnasium**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	014-Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	22,944 SF	2	1497907
B2021	014-Building exterior	Fair	Window, 12 SF	10	10	1485952
B2021	014-Building exterior	Fair	Window, 12 SF	26	10	1486045
B2021	014-Building exterior	Fair	Window, 12 SF	14	10	1486010
B2022	014-Building exterior	Fair	Curtain Wall, Aluminum-Framed System w/ Glazing	420 SF	15	1486014

**Component Condition Report | Hiram Johnson High School / 014 Gymnasium**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2023	014-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	780 SF	10	1486044
B2023	014-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	256 SF	10	1486037
B2023	014-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	144 SF	15	1485948
B2023	014-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	780 SF	10	1486024
B2023	014-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	550 SF	10	1486046
B2023	014-Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	480 SF	10	1486017
B2031	014-Building exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	9	15	1485956
B2032	014-Building exterior	Fair	Exterior Door, Wood Solid-Core	21	10	1486113
<b>Roofing</b>						
B3011	014-Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	17,100 SF	5	1497910
B3011	014-Roof	Fair	Roof, Modified Bituminous	38,400 SF	11	1493413
<b>Interiors</b>						
C1017	014-Throughout building	Fair	Interior Window, 12 SF	16	10	1486011
C1021	014-Throughout building	Fair	Interior Door, Wood Solid-Core	23	10	1486041
C1021	014-Throughout building	Fair	Interior Door, Wood Solid-Core	18	10	1486018
C1021	014-Throughout building	Fair	Interior Door, Wood Solid-Core	18	10	1485955
C3012	014-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	58,959 SF	3	1497920
C3024	014-Throughout building	Fair	Interior Floor Finish, Terrazzo	1,889 SF	20	1497916
C3024	014-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,837 SF	2	1497917
C3024	014-Throughout building	Fair	Interior Floor Finish, Maple Sports Floor, Refinish	18,152 SF	5	1497918
C3024	014-Restrooms	Fair	Interior Floor Finish, Ceramic Tile	1,041 SF	15	1497919
C3031	014-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	40,347 SF	3	1497921
<b>Plumbing</b>						
D2011	014-Throughout building	Fair	Toilet, Commercial Water Closet	13	10	1486032
D2011	014-Restrooms	Fair	Toilet, Commercial Water Closet	7	15	1485954
D2012	014-Locker room	Fair	Urinal, Standard	6	15	1486049
D2012	014-Restrooms	Fair	Urinal, Standard	2	15	1485950
D2014	014-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	10	1486119
D2014	014-Utility closet	Fair	Service Sink, Wall-Hung	2	10	1486013
D2014	014-Gymnasium	Fair	Service Sink, Wall-Hung	1	10	1493449
D2014	014-Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	14	10	1486025
D2014	014-Snack bar	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	1485946
D2017	014-Locker room	Fair	Shower Head w/ Valve	14	10	1486015

**Component Condition Report | Hiram Johnson High School / 014 Gymnasium**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2017	014-Building exterior	Fair	Shower Head w/ Valve	2	10	1486115
D2018	014-Building exterior	Fair	Drinking Fountain, Outside/Site Style	8	5	1486012
D2018	014-Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	5	1486048
D2018	014-Throughout building	Fair	Drinking Fountain, Interior	3	5	1486038
D2021	14C-M001-Pool room	Fair	Backflow Preventer, 1.5 INCH	1	3	1493327
D2023	14D-M001 Restrooms	Fair	Water Heater, 75 GAL [No tag/plate found]	1	5	1486117
D2023	14A-Z014	Fair	Water Heater, 16 - 29 GAL	1	3	1493546
D2023	014-Restrooms	Fair	Water Heater, 6 GAL [No tag/plate found]	1	5	1486020
D2023	14C-M001-Pool room	Fair	Water Storage Tank, 400 GAL	1	11	1493470
D2023	14C-M001-Pool room	Fair	Domestic Boiler, 1825 MBH	1	6	1493310
D2023	014-Restrooms	Fair	Water Heater, 6 GAL [No tag/plate found]	1	5	1486026
D2023	14C-M001-Pool room	Fair	Water Storage Tank, 150 GAL	1	13	1493439
D2029	014-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	40,347 SF	10	1497902
<b>Fire Suppression</b>						
D4031	014-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	3	3	1485947
<b>HVAC</b>						
D3022	14C-M001-Pool room	Fair	Chemical Feed System	2	6	1493304
D3041	014-Throughout building	Fair	HVAC System Ductwork, Medium Density	40,347 SF	12	1497900
D3042	014-Roof	Fair	Exhaust Fan, 1000 CFM	1	16	1493671
D3042	014-Roof	Fair	Exhaust Fan, 500 CFM	7	16	1493324
D3042	014-Roof	Fair	Exhaust Fan, 1200 CFM [REF-1]	1	19	1493649
D3042	014-Roof	Fair	Exhaust Fan, 2500 CFM	9	16	1493593
D3051	14A-G003-Weight room	Fair	Unit Heater, 13 - 36 MBH	2	3	1493634
D3051	14A-G012-Orthopedic room	Fair	Unit Heater, 13 - 36 MBH	1	3	1493510
D3051	14A-Z014	Fair	Unit Heater, 13 - 36 MBH	2	3	1493320
D3052	014-Roof	Fair	Packaged Unit (RTU), 10 TON [AC-6]	1	2	1493502
D3052	014-Roof	Fair	Packaged Unit (RTU), 10 TON [AC-1]	1	2	1493480
D3052	014-Roof	Fair	Packaged Unit (RTU), 10 TON [AC-2]	1	2	1493657
D3052	014-Roof	Fair	Packaged Unit (RTU), 10 TON [AC-10]	1	2	1493363
D3052	014-Roof	Fair	Packaged Unit (RTU), 10 TON [AC-8]	1	2	1493694
D3052	014-Roof	Fair	Packaged Unit (RTU), 10 TON [AC8]	1	2	1493532
D3052	014-Roof	Fair	Packaged Unit (RTU), 10 TON [AC-3]	1	2	1493677
D3052	014-Roof	Fair	Packaged Unit (RTU), 10 TON [AC-9]	1	2	1493378



**Component Condition Report | Hiram Johnson High School / 014 Gymnasium**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	014-Roof	Fair	Packaged Unit (RTU), 6 TON [AC-1]	1	15	1493443
D3052	014-Roof	Fair	Packaged Unit (RTU), 10 TON [AC-5]	1	2	1493607
D3052	014-Roof	Fair	Packaged Unit (RTU), 10 TON [AC-4]	1	2	1493584
D3068	014-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	40,347 SF	5	1497307
<b>Electrical</b>						
D5012	14C-M001-Pool room	Fair	Secondary Transformer, 45 kVA	1	11	1493548
D5012	014-Gymnasium	Fair	Secondary Transformer, 75 kVA	1	11	1493699
D5012	014-Gymnasium	Fair	Secondary Transformer, 75 kVA	1	11	1493495
D5019	014-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	40,347 SF	22	1497899
D5022	014-Building exterior	Fair	Light Fixture, 100 WATT	8	3	1486112
D5022	014-Building exterior	Fair	Light Fixture, 100 WATT	8	3	1486114
D5022	014-Building exterior	Fair	Light Fixture, 100 WATT	4	3	1485951
D5022	014-Building exterior	Fair	Light Fixture, 250 WATT	2	3	1486019
D5022	014-Building exterior	Fair	Light Fixture, 100 WATT	2	3	1486036
D5022	014-Building exterior	Poor	Light Fixture, 100 WATT	1	0	1486029
D5022	014-Building exterior	Fair	Light Fixture, 100 WATT	7	3	1486042
D5029	014-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	24,267 SF	2	1497904
D5029	014-Gymnasium	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	16,080 SF	2	1497905
D5092	014-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	8	3	1486009
D5092	014-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	16	3	1485957
D5092	014-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	6	3	1486033
<b>Fire Alarm &amp; Comm</b>						
D5037	014-Throughout building	Fair	Fire Alarm System, Addressable, Install	40,347 SF	11	1502837
<b>Equipment/Special</b>						
E1093	014-Snack bar	Fair	Commercial Kitchen, Icemaker, Freestanding	1	7	1493307
E1093	14A-Z014	Fair	Commercial Kitchen, Icemaker, Freestanding	1	3	1493331
E1093	014-Snack bar	Fair	Commercial Kitchen, Refrigerator, 1-Door Reach-In	1	3	1493442
F1041	14C-M001-Pool room	Fair	Circulation Pump, Swimming Pool, 3 HP	1	5	1493539
F1041	14C-M001-Pool room	Fair	Circulation Pump, Swimming Pool, 7.5 HP	1	3	1493344
F1041	14C-M001-Pool room	Fair	Circulation Pump, 5	1	3	1493382
<b>Site Development</b>						
G2047	014-Gymnasium	Fair	Sports Apparatus, Basketball Backstop	16	15	1493432

**Component Condition Report | Hiram Johnson High School / 015 Cafeteria**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	015-Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,760 SF	2	1493322
B2022	015-Building exterior	Fair	Curtain Wall, Aluminum-Framed System w/ Glazing	1,862 SF	10	1493323
B2031	015-Building exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	4	15	1485845
B2032	015-Building exterior	Fair	Exterior Door, Wood Solid-Core	7	10	1485851
<b>Roofing</b>						
B3011	015-Roof	Poor	Roof, Modified Bituminous	12,000 SF	2	1493672
B3016	015-Building exterior	Fair	Gutters & Downspouts, Aluminum w/ Fittings	36 LF	11	1493467
<b>Interiors</b>						
C1021	015-Cafeteria	Fair	Interior Door, Wood Solid-Core	17	21	1493458
C1021	015-Throughout building	Fair	Interior Door, Wood Solid-Core	4	21	1493644
C1021	015-Throughout building	Fair	Interior Door, Wood Solid-Core	21	10	1485847
C1023	015-Throughout building	Fair	Door Hardware System, School (per Door)	1	11	1493361
C1031	015-Restrooms	Fair	Toilet Partitions, Metal	4	10	1493555
C3012	015-Cafeteria	Fair	Interior Wall Finish, Acoustical Tile (ACT)	294 SF	5	1493485
C3012	015-Restrooms	Fair	Interior Wall Finish, Ceramic Tile	128 SF	21	1493647
C3012	015-Breakroom	Fair	Interior Wall Finish, Plate Glass	240 SF	21	1493366
C3012	015-Cafeteria	Fair	Interior Wall Finish, any surface, Prep & Paint	3,784 SF	5	1493381
C3012	015-Cafeteria	Fair	Interior Wall Finish, Wood Paneling	592 SF	11	1493636
C3024	015-Kitchen	Fair	Interior Floor Finish, Linoleum	264 SF	5	1493676
C3024	015-Cafeteria	Fair	Interior Floor Finish, Ceramic Tile	6,524 SF	5	1493680
C3031	015-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	2,000 SF	3	1493386
C3032	015-Cafeteria	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,704 SF	6	1493493
C3032	015-Cafeteria	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	1,820 SF	6	1493473
<b>Plumbing</b>						
D2011	015-Restrooms	Fair	Toilet, Commercial Water Closet	6	10	1485848
D2012	015-Restrooms	Fair	Urinal, Standard	2	10	1485840
D2014	015-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	10	1485844
D2014	015-Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	11	1493580
D2014	015-Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	11	1493492
D2014	015-Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 3-Bowl	1	11	1493669
D2018	015-Cafeteria	Fair	Drinking Fountain, Interior	2	5	1485842
D2023	015-M011-Mechanical room	Fair	Domestic Boiler, 399 MBH	1	7	1493385

**Component Condition Report | Hiram Johnson High School / 015 Cafeteria**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2023	015-M011-Mechanical room	Fair	Water Storage Tank, 120 GAL	1	26	1493452
D2023	015-M011-Mechanical room	Good	Domestic Circulation Pump, .5 HP	1	14	1493371
D2029	015-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	10,276 SF	10	1493372
D2091	015-M011-Mechanical room	Fair	Air Compressor, 2 HP	2	3	1493478
<b>Fire Suppression</b>						
D4031	015-Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	3	1485852
<b>HVAC</b>						
D3032	015-Roof	Fair	Condensing Unit/Heat Pump, 2 TON	1	3	1493575
D3041	015-Roof	Fair	Make-Up Air Unit, 2000 - 6000 CFM	1	2	1493599
D3041	015-Throughout building	Fair	HVAC System Ductwork, Medium Density	10,276 SF	12	1497896
D3042	015-Roof	Fair	Exhaust Fan, 1800 CFM [HEF-2]	1	8	1493360
D3042	015-Roof	Fair	Exhaust Fan, 1800 CFM [HEF-1]	1	8	1493419
D3042	015-Roof	Fair	Exhaust Fan, 1000 CFM	1	6	1493574
D3042	015-Roof	Fair	Exhaust Fan, 100 - 1000 CFM	1	6	1493557
D3042	015-Roof	Fair	Exhaust Fan, 1001 - 2000 CFM	1	6	1493528
D3042	015-Roof	Fair	Exhaust Fan, 1000 CFM	1	6	1493675
D3052	015-Roof	Fair	Packaged Unit (RTU), 7.5 TON [AC-3]	1	3	1493646
D3052	015-Roof	Fair	Packaged Unit (RTU), 6 - 7.5 TON [AC-6]	1	3	1493704
D3052	015-Roof	Good	Packaged Unit (RTU), 8 TON	1	19	1493316
D3052	015-Roof	Fair	Packaged Unit (RTU), 2 TON [AC-1]	1	3	1493511
D3052	015-Roof	Good	Packaged Unit (RTU), 8 TON	1	19	1493387
D3052	015-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-2]	1	3	1493466
D3068	015-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	10,276 SF	5	1497308
<b>Electrical</b>						
D5012	015-M011-Mechanical room	Fair	Main Distribution Panel, 400 AMP [PNL K-3]	1	3	1493592
D5019	015-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	10,276 SF	21	1493567
D5022	015-Building exterior	Fair	Light Fixture, 250 WATT	1	10	1485841
D5022	015-Building exterior	Fair	Light Fixture, 250 WATT	4	3	1485846
D5029	015-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	10,276 SF	11	1493525
D5092	015-Throughout building	Fair	Exit Sign Light Fixture, LED	6	6	1493542
D5092	015-Building exterior	Fair	Emergency Light, 250	6	2	1493517
D5092	015-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	2	3	1485850
D5092	015-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	1	6	1493350

**Component Condition Report | Hiram Johnson High School / 015 Cafeteria**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Fire Alarm &amp; Comm</b>						
D5037	015-Throughout building	Fair	Fire Alarm System, Addressable, Upgrade/Install	10,276 SF	10	1493330
<b>Equipment/Special</b>						
E1028	015-Cafeteria	Fair	Defibrillator (AED), Cabinet Mounted	1	6	1493520
E1093	015-Kitchen	Fair	Commercial Kitchen, Convection Oven, Single	1	2	1493695
E1093	015-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	9	1493595
E1093	015-Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	8	1493663
E1093	015-Storage	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	11	1493356
E1093	015-Kitchen	Fair	Commercial Kitchen, Convection Oven, Single	1	6	1493483
E1093	015-Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator	1	3	1493340
E1093	015-Kitchen	Fair	Commercial Kitchen, Freezer, 3-Door Reach-In	1	3	1493405
E1093	015-Kitchen	Fair	Commercial Kitchen, Steamer, Freestanding	1	2	1493659
E1093	015-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	3	1493455
E1093	015-Storage	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	11	1493412
E1093	015-Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator	1	3	1493519
E1093	015-Kitchen	Fair	Commercial Kitchen, Range/Oven, 4-Burner w/ Griddle	1	3	1493456
E1093	015-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	6	1493572
E1093	015-Storage	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	2	1493374
E1093	015-Kitchen	Fair	Commercial Kitchen, Steam Kettle	1	3	1493578
E1093	015-Kitchen	Fair	Commercial Kitchen, Freezer, 3-Door Reach-In	1	11	1493529
E1093	015-S005	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	13	1493640
E1093	015-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	3	1493668
E1093	015-Kitchen	Fair	Commercial Kitchen, Convection Oven, Single	1	2	1493665
E1093	015-Kitchen	Fair	Commercial Kitchen, Range/Oven, 4-Burner w/ Griddle	1	3	1493700
E1093	015-Kitchen	Fair	Commercial Kitchen, Convection Oven, Single	1	6	1493379
E1093	015-Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	5	1493471
E1093	015-S005	Fair	Commercial Kitchen, Icemaker, Freestanding	1	3	1493624
E1093	015-Kitchen	Fair	Commercial Kitchen, Convection Oven, Single	1	6	1493417
E1093	015-Kitchen	Fair	Commercial Kitchen, Mixer, Freestanding	1	17	1493370
E1093	015-S005	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	11	1493395
E1093	015-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	11	1493643
E1093	015-Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	12	1493617
E1093	015-Kitchen	Fair	Commercial Kitchen, Convection Oven, Single	1	6	1493400

**Component Condition Report | Hiram Johnson High School / 015 Cafeteria**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1093	015-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	3	1493556
E1093	015-Breakroom	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	8	1493702
E1093	015-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	3	1493678
E1093	015-S005	Fair	Commercial Kitchen, Warmer/Warming Drawers, Set of 4	1	3	1493576
E1093	015-S005	Fair	Commercial Kitchen, Warmer/Warming Drawers, Set of 4	1	3	1493487
E1093	015-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	6	1493351
E1093	015-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	3	1493642
E1093	015-Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	12	1493498
E1093	015-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	9	1493373

**Component Condition Report | Hiram Johnson High School / 16A Auditorium**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2023	16A-Building exterior	Fair	Storefront, Metal-Framed 3' x 7' Swinging Door Only	4	15	1486092
<b>Roofing</b>						
B3011	16A-Roof	Poor	Roof, Modified Bituminous	14,929 SF	0	1497949
<b>Interiors</b>						
C1021	16A-Throughout building	Fair	Interior Door, Wood Solid-Core Decorative High-End	6	10	1486089
C1021	16A-Throughout building	Fair	Interior Door, Wood Solid-Core	23	10	1486086
C1023	16A-Throughout building	Fair	Door Hardware System, School (per Door)	33	3	1497922
C3012	16A-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	37,889 SF	2	1497942
C3021	16A-Throughout building	Fair	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	14,881 SF	2	1497936
C3024	16A-Stage	Fair	Interior Floor Finish, Wood Strip	5,178 SF	10	1497939
C3024	16A-Lobby	Fair	Interior Floor Finish, Terrazzo	4,000 SF	30	1497938
C3031	16A-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	21,807 SF	2	1497944
C3032	16A-Throughout building	Poor	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	173 SF	0	1497947
C3032	16A-Throughout building	Poor	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	3,452 SF	1	1497945
<b>Plumbing</b>						
D2011	16A-Restrooms	Fair	Toilet, Residential Water Closet	9	5	1486084
D2012	16A-Restrooms	Fair	Urinal, Standard	6	10	1486095
D2014	16A-Restrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	9	10	1486093
D2014	16A-Throughout building	Fair	Service Sink, Wall-Hung	3	10	1486085
D2018	16A-Throughout building	Fair	Drinking Fountain, Interior	6	5	1486083

**Component Condition Report | Hiram Johnson High School / 16A Auditorium**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2023	16A-B001-Boiler room	Fair	Domestic Circulation Pump, .5 HP	1	5	1493631
D2023	16A-B001-Boiler room	Fair	Water Heater, 100 GAL	1	2	1493392
D2023	16A-B001-Boiler room	Fair	Domestic Boiler, 801 - 1400 MBH [Boiler 1]	1	22	1493326
D2029	16A-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	25,259 SF	5	1497925
D2091	16A-B001-Boiler room	Fair	Air Compressor, 2 HP	1	3	1493630

**Fire Suppression**

D4019	16A-Throughout building	Fair	Sprinkler Heads (per SF)	25,259 SF	5	1497928
D4031	16A-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	4	3	1486087

**HVAC**

D3031	16A-B001-Boiler room	Poor	Chiller, 10 - 20 TON	1	0	1493496
D3041	16A-Throughout building	Fair	HVAC System Ductwork, Medium Density	25,259 SF	28	1497924
D3041	16A-B001-Boiler room	Fair	Air Handler (AHU), 36600 CFM [AC Unit 1]	1	5	1493565
D3045	16A-B001-Boiler room	Fair	Distribution Pump, 3 HP	1	9	1493655
D3049	16A-B001-Boiler room	Fair	HVAC System Hydronic Piping, 4-Pipe	1,100 SF	5	1497926
D3068	16A-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	25,259 SF	5	1497309

**Electrical**

D5012	16A-B001-Boiler room	Poor	Transfer Switch, 200 AMP	1	0	1493472
D5012	16A-B001-Boiler room	Fair	Main Distribution Panel, 1200 AMP [DBM]	1	11	1493375
D5012	16A-B001-Boiler room	Fair	Building/Main Switchboard, 1600 AMP	1	21	1493389
D5012	16A-B001-Boiler room	Fair	Motor Control Center w/ Main Breaker, 800 AMP	1	3	1493469
D5012	16A-B001-Boiler room	Fair	Secondary Transformer, 300 kVA	1	11	1493666
D5019	16A-Throughout building	Poor	Electrical Wiring & Switches, Average or Low Density/Complexity	25,259 SF	1	1497923
D5022	16A-Building exterior	Fair	Light Fixture, 250 WATT	1	5	1486090
D5022	16A-Building exterior	Fair	Light Fixture, 250 WATT	1	3	1486091
D5022	16A-Building exterior	Fair	Light Fixture, 250 WATT	6	3	1486094
D5029	16A-Throughout building	Poor	Lighting System, Interior, Medium Density & Standard Fixtures	25,259 SF	1	1497933
D5092	16A-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	13	3	1486088
D5092	16A-B001-Boiler room	Poor	Generator, 10 kW	1	0	1493482

**Fire Alarm & Comm**

D5037	16A-Throughout building	Fair	Fire Alarm System, Addressable, Install	25,259 SF	11	1497927
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**Component Condition Report | Hiram Johnson High School / 16B Music Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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**Component Condition Report | Hiram Johnson High School / 16B Music Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2031	16B-Building exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	4	15	1485865
B2032	16B-Building exterior	Fair	Exterior Door, Wood Solid-Core	5	10	1485871
<b>Roofing</b>						
B3011	16B-Roof	Poor	Roof, Modified Bituminous	14,900 SF	1	1493562
<b>Interiors</b>						
C1021	16B-Throughout building	Fair	Interior Door, Wood Solid-Core	11	10	1485868
C1023	16B-Throughout building	Fair	Door Hardware System, School (per Door)	20	15	1497961
C3012	16B-Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	10,092 SF	2	1497964
C3012	16B-Throughout building	Fair	Interior Wall Finish, Acoustical Tile (ACT)	1,440 SF	5	1497965
C3024	16B-Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	7,324 SF	5	1497962
C3024	16B-Restrooms	Fair	Interior Floor Finish, Ceramic Tile	314 SF	15	1497963
C3031	16B-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	364 SF	2	1497966
C3032	16B-Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	7,241 SF	5	1497967
<b>Plumbing</b>						
D2011	16B-Restrooms	Fair	Toilet, Commercial Water Closet	2	10	1485864
D2012	16B-Restrooms	Fair	Urinal, Standard	3	10	1485870
D2014	16B-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	10	1485863
D2018	16B-Throughout building	Fair	Drinking Fountain, Interior	2	5	1485866
D2018	16B-Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	5	1485869
D2029	16B-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	7,688 SF	5	1497952
<b>Fire Suppression</b>						
D4031	16B-Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	3	1485862
<b>HVAC</b>						
D3031	16B-Roof	Fair	Chiller, 21 - 30 TON	1	6	1493407
D3041	16B-Roof	Fair	Air Handler (AHU), 2401 - 4000 CFM [AH-3]	1	3	1493328
D3041	16B-Roof	Fair	Air Handler (AHU), 2401 - 4000 CFM [AH-5]	1	2	1493583
D3041	16B-Roof	Fair	Air Handler (AHU), 2401 - 4000 CFM [AH-4]	1	2	1493603
D3041	16B-Roof	Fair	Air Handler (AHU), 2401 - 4000 CFM [AH-6]	1	3	1493560
D3041	16B-Throughout building	Fair	HVAC System Ductwork, Medium Density	7,688 SF	12	1497951
D3042	16B-Roof	Fair	Exhaust Fan, 5000 CFM	1	6	1493436
D3068	16B-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	7,688 SF	5	1497310
<b>Electrical</b>						



**Component Condition Report | Hiram Johnson High School / 16B Music Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5019	16B-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	7,688 SF	5	1497950
D5022	16B-Building exterior	Fair	Light Fixture, 250 WATT	2	10	1485872
D5029	16B-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	7,688 SF	2	1497953
D5092	16B-Throughout building	Fair	Emergency Light, 2-Head w/ Battery	3	3	1485867
<b>Fire Alarm &amp; Comm</b>						
D5037	16B-Throughout building	Fair	Fire Alarm System, Addressable, Install	7,688 SF	11	1502838

**Component Condition Report | Hiram Johnson High School / P01 Classrooms X00-X03**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	P01-Building exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	6,000 SF	2	1497861
B2021	P01-Building exterior	Fair	Window, 24 SF	16	12	1485792
B2032	P01-Building exterior	Fair	Exterior Door, Wood Solid-Core	9	7	1485790
<b>Roofing</b>						
B3011	P01-Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	6,535 SF	2	1502839
<b>Interiors</b>						
C1021	P01-Classrooms	Fair	Interior Door, Wood Solid-Core	1	22	1485793
C3012	P01-Classrooms	Fair	Interior Wall Finish, Vinyl	11,520 SF	3	1497866
C3024	P01-Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	7,680 SF	3	1497864
C3032	P01-Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	7,680 SF	6	1497865
<b>Plumbing</b>						
D2014	P01-Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	12	1485795
D2029	P03-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	7,680 SF	22	1497885
<b>Fire Suppression</b>						
D4031	P01-Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	8	3	1485794
<b>HVAC</b>						
D3032	P01-X103-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493303
D3032	P01-X201-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493553
D3032	P01-X200-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493639
D3032	P01-X202-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493349
D3032	P01-X102-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493497
D3032	P01-X203-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493670
D3032	P01-X100-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493418

**Component Condition Report | Hiram Johnson High School / P01 Classrooms X00-X03**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3032	P01-X101-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493524
D3041	P01-Throughout building	Fair	HVAC System Ductwork, Medium Density	7,680 SF	12	1497882
D3068	P01-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	7,680 SF	5	1497311
<b>Electrical</b>						
D5019	P01-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	7,680 SF	22	1497884
D5022	P01-Building exterior	Fair	Light Fixture, 250 WATT	5	3	1485796
D5022	P01-Building exterior	Fair	Light Fixture, 100 WATT	16	3	1485791
D5029	P01-Classrooms	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	7,680 SF	2	1497867
<b>Fire Alarm &amp; Comm</b>						
D5037	P01-Throughout building	Fair	Fire Alarm System, Addressable, Upgrade/Install	7,680 SF	11	1497883

**Component Condition Report | Hiram Johnson High School / P02 Classrooms X04-X08**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	P02-Building exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	7,400 SF	2	1497862
B2021	P02-Building exterior	Fair	Window, 24 SF	20	12	1485788
B2032	P02-Building exterior	Fair	Exterior Door, Wood Solid-Core	10	7	1485786
<b>Roofing</b>						
B3011	P02-Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	5,200 SF	2	1502840
<b>Interiors</b>						
C3012	P02-Classrooms	Fair	Interior Wall Finish, Vinyl	14,400 SF	3	1497870
C3024	P02-Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	9,600 SF	3	1497868
C3032	P02-Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	9,600 SF	6	1497869
<b>Elevators</b>						
D1011	P02-Building exterior	Fair	Elevator Controls, 1 CAR, Modernize	1	4	1493552
D1011	P02-Building exterior	Fair	Elevator, 2500 LB, Renovate	1	26	1493534
D1019	P02-Building exterior	Fair	Elevator Cab Finishes, Standard w/out Stainless Steel Doors	1	6	1493479
<b>Plumbing</b>						
D2014	P02-Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	10	12	1485785
D2029	P02-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	9,600 SF	22	1497890
<b>Fire Suppression</b>						
D4031	P02-Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	10	3	1485784
<b>HVAC</b>						

**Component Condition Report | Hiram Johnson High School / P02 Classrooms X04-X08**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3032	P02-X206-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493623
D3032	P02-X106-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493486
D3032	P02-X107-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493444
D3032	P02-X105-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493566
D3032	P02-X108-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493653
D3032	P02-X105-Classrooms	Fair	Condensing Unit/Heat Pump, 4 TON	1	3	1493398
D3032	P02-X207-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493507
D3032	P02-X205-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493690
D3032	P02-X204-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493408
D3032	P02-X208-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493423
D3041	P02-Throughout building	Fair	HVAC System Ductwork, Medium Density	9,600 SF	12	1497887
D3068	P02-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	9,600 SF	5	1497312

**Electrical**

D5012	P02-Building exterior	Fair	Building/Main Switchboard, 600 AMP [DPN3]	1	21	1493490
D5012	P02-Building exterior	Fair	Building/Main Switchboard, 600 AMP [DPN4]	1	21	1493475
D5019	P02-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	9,600 SF	22	1497889
D5022	P02-Building exterior	Fair	Light Fixture, 100 WATT	16	3	1485789
D5022	P02-Building exterior	Fair	Light Fixture, 250 WATT	2	3	1485787
D5029	P03-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	7,680 SF	2	1497886
D5029	P02-Classrooms	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	9,600 SF	2	1497871

**Fire Alarm & Comm**

D5037	P02-Throughout building	Fair	Fire Alarm System, Addressable, Upgrade/Install	9,600 SF	11	1497888
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**Component Condition Report | Hiram Johnson High School / P03 Classrooms X09-X12**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1015	P03-Building exterior	Fair	Exterior Stairs, Metal or Pan-Filled	500 SF	22	1493411
<b>Facade</b>						
B2011	P03-Building exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	6,600 SF	4	1493476
B2021	P03-Building exterior	Fair	Window, 24 SF	16	12	1485774
B2021	P03-Building exterior	Fair	Window, 12 SF	1	12	1493641
B2032	P03-Building exterior	Fair	Exterior Door, Wood Solid-Core	11	7	1485775
B2032	P03-Building exterior	Fair	Exterior Door, Steel	12	22	1493652

**Component Condition Report | Hiram Johnson High School / P03 Classrooms X09-X12**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Roofing</b>						
B3011	P03-Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	5,200 SF	2	1502841
B3011	P03-Roof	Fair	Roof, Metal	1,100 SF	22	1502842
<b>Interiors</b>						
C1021	P03-Classrooms	Fair	Interior Door, Wood Solid-Core	1	22	1485776
C1023	P03-Classrooms	Fair	Door Hardware System, School (per Door)	9	11	1493618
C3012	P03-Classrooms	Fair	Interior Wall Finish, Vinyl	11,520 SF	3	1493403
C3024	P03-Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	7,680 SF	3	1493540
C3032	P03-Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	7,680 SF	6	1493345
<b>Plumbing</b>						
D2011	P03-Restrooms	Fair	Toilet, Commercial Water Closet	9	12	1485780
D2012	P03-Restrooms	Fair	Urinal, Standard	3	12	1485779
D2014	P03-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	9	12	1485781
D2014	P03-Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	12	1485782
D2029	P03-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	7,680 SF	22	1497880
<b>Fire Suppression</b>						
D4031	P03-Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	8	3	1485778
<b>HVAC</b>						
D3032	P03-X109-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493591
D3032	P03-X210-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493357
D3032	P03-X110-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493319
D3032	P03-X212-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493549
D3032	P03-X209-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493582
D3032	P03-X111-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493604
D3032	P03-X211-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493394
D3032	P03-X112-Classrooms	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1493504
D3041	P03-Throughout building	Fair	HVAC System Ductwork, Medium Density	7,680 SF	12	1497875
D3052	P03-Building exterior	Fair	Heat Pump, 2 TON	1	3	1493679
D3052	P03-Building exterior	Fair	Heat Pump, 3.5 TON	1	3	1493391
D3068	P03-Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	7,680 SF	5	1497313
<b>Electrical</b>						
D5012	P03-Building exterior	Fair	Building/Main Switchboard, 600 AMP [DPN2]	1	22	1493334
D5019	P03-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	7,680 SF	22	1497878

**Component Condition Report | Hiram Johnson High School / P03 Classrooms X09-X12**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5022	P03-Building exterior	Fair	Light Fixture, 400 WATT	6	11	1493354
D5022	P03-Building exterior	Fair	Light Fixture, 250 WATT	2	3	1485777
D5022	P03-Building exterior	Fair	Light Fixture, 100 WATT	16	11	1493352
D5022	P03-Building exterior	Fair	Light Fixture, 100 WATT	16	3	1485783
D5029	P03-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	7,680 SF	2	1493397
<b>Fire Alarm &amp; Comm</b>						
D5037	P03-Throughout building	Fair	Fire Alarm System, Addressable, Upgrade/Install	7,680 SF	11	1493341

**Component Condition Report | Hiram Johnson High School / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Roofing</b>						
B3011	Covered walkways	Fair	Roof, Modified Bituminous	30,600 SF	2	1493477
<b>Plumbing</b>						
D2018	Site	Fair	Drinking Fountain, Outside/Site Style	12	3	1485903
D2021	Site	Fair	Backflow Preventer, 6 INCH	1	3	1493481
D2021	Site	Poor	Backflow Preventer, 6 INCH	1	1	1493698
D2023	Site	Fair	Domestic Circulation/Booster Pump, 30 HP	1	5	1493664
<b>Electrical</b>						
D5012	Site	Fair	Building/Main Switchboard, 800 AMP [DP1]	1	13	1493685
D5012	Site	Fair	Building/Main Switchboard, 4000 AMP [MSBH]	1	22	1493306
D5012	Site	Fair	Building/Main Switchboard, 600 AMP [MSBL]	1	22	1493601
D5012	Site	Fair	Secondary Transformer, 750 kVA	1	12	1493637
D5012	Site	Fair	Building/Main Switchboard, 3000 AMP [No tag/plate found]	1	21	1485898
D5012	Site	Fair	Secondary Transformer, 300 kVA [T1]	1	13	1493625
D5022	Site	Fair	Light Fixture, 250 WATT	2	5	1485899
D5022	Site	Fair	Light Fixture, 250 WATT	27	5	1485904
D5022	Site	Fair	Light Fixture, 250 WATT	4	5	1485901
D5022	Site	Fair	Light Fixture, 250 WATT	4	5	1485900
D5022	Site	Fair	Light Fixture, 100 WATT	132	3	1485902
<b>Pavement</b>						
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	187,700 SF	22	1493551
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	187,700 SF	3	1493577

**Site Development**

**Component Condition Report | Hiram Johnson High School / Site**

<b>UF Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
G2047	Site	Good	Play Surfaces, Artificial Turf, 1/2" Pile, 5/16" Pad	202,930 SF	19	1493503
G2047	Site	Fair	Sports Apparatus, Basketball Backstop	12	16	1493431
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	207,600 SF	16	1493523
G2047	Site	Poor	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	207,600 SF	2	1493468
G2049	Site	Fair	Prefabricated/Ancillary Building or Structure, All Components	710 SF	16	1502869
<b>Landscaping</b>						
G2057	Site	Fair	Irrigation System, Replace/Install	421,500 SF	5	1493545