



FACILITY CONDITION ASSESSMENT

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

DLR GROUP
1050 20th Street, Suite 250
Sacramento, California 95838



ISADOR COHEN ELEMENTARY SCHOOL
9025 Salmon Falls Drive
Sacramento, California 95826

PREPARED BY:

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1. Executive Summary

Portfolio Overview and Assessment Details

General Information	
Property Type/s	Elementary School
Main Address	9025 Salmon Falls Drive, Sacramento, California 95826
Building Construction Dates	001 Main Building: 1968 P01 Classrooms 14-15: 2005 P02 Classrooms 16-18: 2005, 1987, 2005 P03 Classrooms 19-21: 2005
Number of Buildings	Four
Current Occupants	All buildings: Sacramento City Unified School District
Date(s) of Visit	September 9, 2019
Management Point of Contact	Sacramento City Unified School District, Facilities Support Services, Mike Taxara, Facilities Project Technician 916.796.6538 Mike-taxara@scusd.edu
On-site Point of Contact (POC)	Louis Flores, Plant Manager
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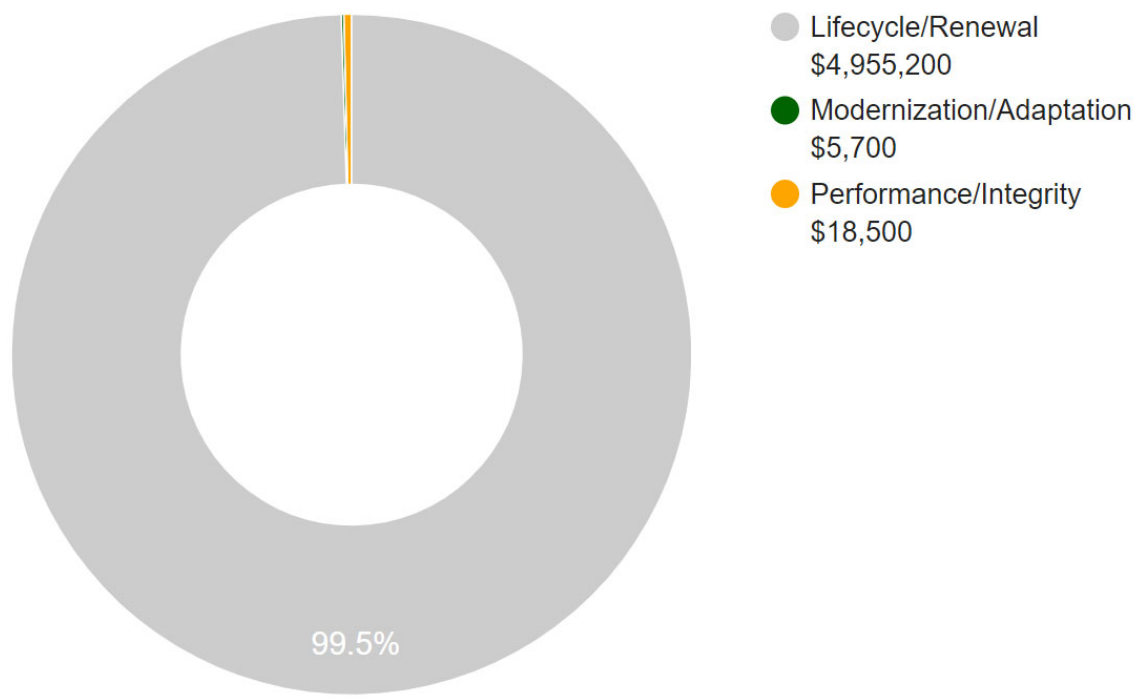
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$4,979,400

Portfolio-Level Findings and Deficiencies

Historical Summary

The main building was constructed in 1968. Portables were added in 2005 and the main building underwent a major renovation, upgrading site electrical and adding HVAC packaged rooftop units.

Architectural

The main building is aged but in fair condition. The portables are in overall fair condition. The exterior finishes appeared sound although paint on some of the doors is faded. The condition of the roofing on main building is fair, with some minor damage to the roof membrane in areas of pooling water. The windows of buildings are steel-framed and in fair condition. Windows showed no visible deterioration of the seals between the windows and frame, but the glazing is single-pane glass and not ideal for energy efficiency. Insulation was observed in the attic of the main building 001 and pipe chase for P01 but could not be determined in Portables P02 and P03. The insulation in the main building is in poor condition.

Interior finishes are generally in fair condition and are replaced as needed. The main building interior ceiling finish of Room 5 showed signs of a water leak. The plant manager, was made aware at the time of site visit.

Accessibility upgrades have been made during the life of the current buildings. Restrooms have been remodeled for accessibility, doors have lever handles, and knee space is provided beneath classroom sinks.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The main building is heated and cooled by packaged rooftop units. Classrooms in Portables P01-P03 are heated and cooled by wall-mounted heat pumps.

Electrical systems were upgraded in 2005, based on the manufacture dates of the distribution panels. The systems include copper branch wiring. No problems were reported with the electrical systems or their capacities.

Plumbing supply piping is copper with cast iron waste piping. No issues of leaks or clogs were reported. Restroom plumbing fixtures are standard flow porcelain fixtures and appeared to be in fair condition. Each classroom has a stainless steel sink with standard flow aerators. Only one water heater was observed, located in a mechanical room of main building.

A fire alarm system serves the entire campus. Fire extinguishers are located in all buildings and were serviced within the past year. The buildings are not sprinklered.

Site

Concrete paving throughout the campus is generally in fair condition without significant cracking. The asphalt play area and parking lot are in fair condition, some longitudinal cracks that have been sealed. Seal coating appears to have been accomplished within the past three years. A recent modification is visible in the parking lot where the van-accessible parking stall was retrofitted to provide a level surface. Chain link fencing throughout the campus is in fair condition.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Isador Cohen Elementary School / 001 Main Building	\$748	24,938	\$18,653,624	0.0%	0.7%	6.9%	8.2%
Isador Cohen Elementary School / P01 Classrooms 14-16	\$450	2,400	\$1,080,000	0.0%	0.0%	11.2%	20.8%
Isador Cohen Elementary School / P02 Classrooms 17-19	\$450	2,880	\$1,296,000	0.0%	0.0%	6.2%	18.3%
Isador Cohen Elementary School / P03 Classrooms 20-21	\$450	2,880	\$1,296,000	0.0%	0.0%	6.2%	24.4%

Immediate Needs

Facility/Building	Total Items	Total Cost
Isador Cohen Elementary School	1	\$2,331
Total	1	\$2,331

Isador Cohen Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1459367	Isador Cohen Elementary School / 001 Main Building	001-Roof	B3011	Roof, Single-Ply TPO/PVC Membrane, Replace	Poor	Performance/Integrity	\$2,331
Total (1 items)							\$2,331

Key Findings



Roof in Poor condition.

Single-Ply TPO/PVC Membrane
001 Main Building 001-Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,300

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Standing water has caused damage to TPO membrane. - AssetCALC ID: 1459367



Water Storage Tank in Poor condition.

2200 GAL
Site

Uniformat Code: D2023
Recommendation: **Replace in 2021**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$15,100

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Irrigation system is well past EUL. - AssetCALC ID: 1411355

2. 001 Main Building



001 Main Building: Systems Summary

Address	9025 Salmon Falls Drive, Sacramento, California 95826	
Constructed/ Renovated	1968 / 2005	
Building Size	24,938 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Brick with aluminum windows	Fair
Roof	Primary: Crossed hip construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board and wallpaper Floors: Carpet, ceramic tile, and unfinished concrete Ceilings: Painted gypsum board and hard tile ceiling	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Electric water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual rooftop package units	Fair

001 Main Building: Systems Summary

Fire Suppression	Dry-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: T-8 and LED	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Damage to TPO roof membrane, possible leaking condensate line from packaged rooftop unit	

001 Main Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$145,900	\$35,900	-	\$181,900
Roofing	\$2,300	-	-	-	\$1,078,800	\$1,081,100
Interiors	-	\$86,100	\$40,300	-	\$906,600	\$1,033,000
Plumbing	-	\$18,600	\$181,800	-	\$1,535,200	\$1,735,600
Fire Suppression	-	-	-	\$5,200	\$86,900	\$92,100
HVAC	-	-	\$210,500	-	\$602,700	\$813,200
Electrical	-	-	\$323,500	\$95,800	\$75,300	\$494,600
Fire Alarm & Comm	-	-	\$263,100	\$99,300	\$409,900	\$772,200
Equipment/Special	-	\$22,000	\$37,500	-	\$89,200	\$148,700
TOTALS	\$2,300	\$126,700	\$1,202,600	\$236,200	\$4,784,600	\$6,352,400

3. P01 Classrooms 14-15



P01 Classrooms 14-15: Systems Summary

Address	9025 Salmon Falls Drive, Sacramento, California 95826	
Constructed	2005	
Building Size	2,400 SF	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Vinyl Floors: Carpet, ceramic tile, and vinyl sheet Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	Fair
Plumbing	Copper supply and cast-iron waste and venting No hot water Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual wall mounted gas package units	Fair

P01 Classrooms 14-15: Systems Summary

Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring; fed from 001 building with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No issues observed or reported	

P01 Classrooms 14-15: Systems Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$17,900	-	\$136,900	\$154,800
Roofing	-	-	-	\$77,900	-	\$77,900
Interiors	-	-	\$21,100	\$19,500	\$46,300	\$86,900
Plumbing	-	-	\$40,500	-	\$17,800	\$58,400
Fire Suppression	-	-	-	\$500	\$700	\$1,200
HVAC	-	-	\$21,900	-	-	\$21,900
Electrical	-	-	\$24,100	-	\$4,800	\$28,900
Fire Alarm & Comm	-	-	-	\$8,800	-	\$8,800
TOTALS	-	-	\$125,500	\$106,700	\$206,500	\$438,800

4. P02 Classrooms 16-18



P02 Classrooms 16-18: Systems Summary

Address	9025 Salmon Falls Drive, Sacramento, California 95826	
Constructed	Classroom 16 - 2005/Classroom 17 - 1987/Classroom 18 - 2005	
Building Size	2,880 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Vinyl Floors: Carpet and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting No hot water	Fair
HVAC	Individual wall-mounted heat pump and gas package units	Fair
Fire Suppression	Fire extinguishers	Fair

P02 Classrooms 16-18: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring; Fed from 001 building with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No issues observed or reported	

P02 Classrooms 16-18: Systems Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$21,600	-	\$169,500	\$191,000
Roofing	-	-	-	\$97,400	-	\$97,400
Interiors	-	-	\$17,200	\$33,600	\$91,000	\$141,800
Plumbing	-	-	\$5,700	-	-	\$5,700
Fire Suppression	-	-	-	\$800	\$1,100	\$1,800
HVAC	-	-	\$10,900	\$18,500	-	\$29,400
Electrical	-	-	\$28,400	-	\$7,300	\$35,600
Fire Alarm & Comm	-	-	-	\$10,600	-	\$10,600
TOTALS	-	-	\$83,800	\$160,900	\$268,900	\$513,300

5. P03 Classrooms 19-21



P03 Classrooms 19-21: Systems Summary

Address	9025 Salmon Falls Drive, Sacramento, California 95826	
Constructed	2005	
Building Size	2,880 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Vinyl Floors: Carpet and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting No hot water	Fair
HVAC	Individual wall mounted gas package units	Fair
Fire Suppression	Fire extinguishers	Fair

P03 Classrooms 19-21: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring; Fed from 001 building with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No issues observed or reported	

P03 Classrooms 19-21: Systems Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$22,200	-	\$156,400	\$178,700
Roofing	-	-	-	\$94,600	-	\$94,600
Interiors	-	-	-	\$53,500	\$64,300	\$117,800
Plumbing	-	-	\$5,700	-	-	\$5,700
Fire Suppression	-	-	-	\$800	\$1,100	\$1,800
HVAC	-	-	\$32,800	-	-	\$32,800
Electrical	-	-	\$23,200	\$82,900	\$60,700	\$166,800
Fire Alarm & Comm	-	-	-	\$10,600	-	\$10,600
TOTALS	-	-	\$83,900	\$242,400	\$282,500	\$608,800

6. Site Summary



Site Information

Lot Size	11.21 acres (estimated)	
Parking Spaces	25 total spaces all in open lots; 2 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt parking lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage, chain link fencing with gates, Playgrounds and sports courts, fencing, and site lights Limited park benches	Fair
Landscaping and Topography	Moderate landscaping features Irrigation is present Flat to low	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED, HPS, and metal halide	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Some asphalt wear, aging irrigation system	

Site: Systems Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	\$16,000	\$10,800	-	-	\$26,800
Pavement	-	\$19,600	\$166,900	\$22,800	\$366,000	\$575,300
Site Development	-	\$39,800	-	\$188,000	\$1,017,900	\$1,245,700
Utilities	-	-	-	\$77,200	-	\$77,200
Landscaping	-	-	-	\$1,735,100	-	\$1,735,100
TOTALS	-	\$75,400	\$177,700	\$2,023,100	\$1,383,900	\$3,660,100

7. Property Space Use and Observed Areas

Unit Allocation

All 33,098 square feet of the property are occupied by Sacramento City Unified School District. The spaces are mostly classrooms with 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 were accessible and observed.

8. ADA Accessibility

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

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

However, this does not:

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

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

The facility was originally constructed in 1968 and significantly renovated in 2005. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior litigation related to existing barriers or previously removed barriers.

A full ADA Compliance Survey has been previously performed at the site. The accessibility study was not available at the time of the report. The associated recommendations appear to have been addressed in full.

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

9. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

10. 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.

11. Certification

DLR Group (the Client) retained EMG to perform this Facility Condition Assessment in connection with the preparation for an architectural master plan of Isador Cohen Elementary School, 9025 Salmon Falls Drive, Sacramento, California 95826, 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.

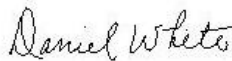
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

Reviewed by:



Daniel White,
Technical Report Reviewer for
Matthew Anderson,
Program Manager
mfanderson@emgcorp.com
800.733.0660 x7613

12. Appendices

Appendix A: Photographic Record

Appendix B: Site Plans

Appendix C: EMG Accessibility Checklist

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

Appendix F: Equipment Inventory List

Appendix A: Photographic Record



#1	PORTABLES
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#2	COVER PHOTO
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#3	FRONT ELEVATION
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#4	LEFT ELEVATION
----	----------------



#5	REAR ELEVATION
----	----------------



#6	RIGHT ELEVATION
----	-----------------



#7	ROOF MEMBRANE
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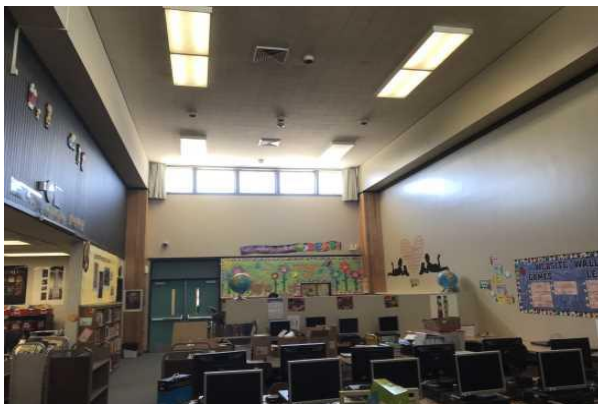
#8	ISADOR COHEN ELEMENTARY SCHOOL (PHOTOLOG)
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#9	ISADOR COHEN ELEMENTARY SCHOOL (PHOTOLOG)
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#10	CAFETERIA
-----	-----------



#11	LIBRARY
-----	---------



#12	CLASSROOM
-----	-----------



#13	MAIN BUILDING HALLWAY
-----	-----------------------



#14	SINK/LAVATORY, WALL HUNG
-----	--------------------------



#15	TOILET
-----	--------



#16	URINAL, STANDARD
-----	------------------



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



#18	WATER HEATER, ELECTRIC, COMMERCIAL
-----	------------------------------------



#19	BACKFLOW PREVENTER, DOMESTIC
-----	------------------------------



#20	PACKAGED UNIT (RTU)
-----	---------------------



#21	HEAT PUMP, WALL-MOUNTED
-----	-------------------------



#22	HVAC SYSTEM DUCTWORK, MEDIUM DENSITY
-----	--------------------------------------



#23	SPRINKLER HEADS (PER SF)
-----	--------------------------



#24	BUILDING/MAIN SWITCHBOARD
-----	---------------------------



#25	LIGHTING SYSTEM, INTERIOR
-----	---------------------------



#26	MAIN DISTRIBUTION PANEL
-----	-------------------------



#27	ELECTRICAL DISTRIBUTION
-----	-------------------------



#28	FIRE ALARM CONTROL PANEL, BASIC/ZONED
-----	---------------------------------------



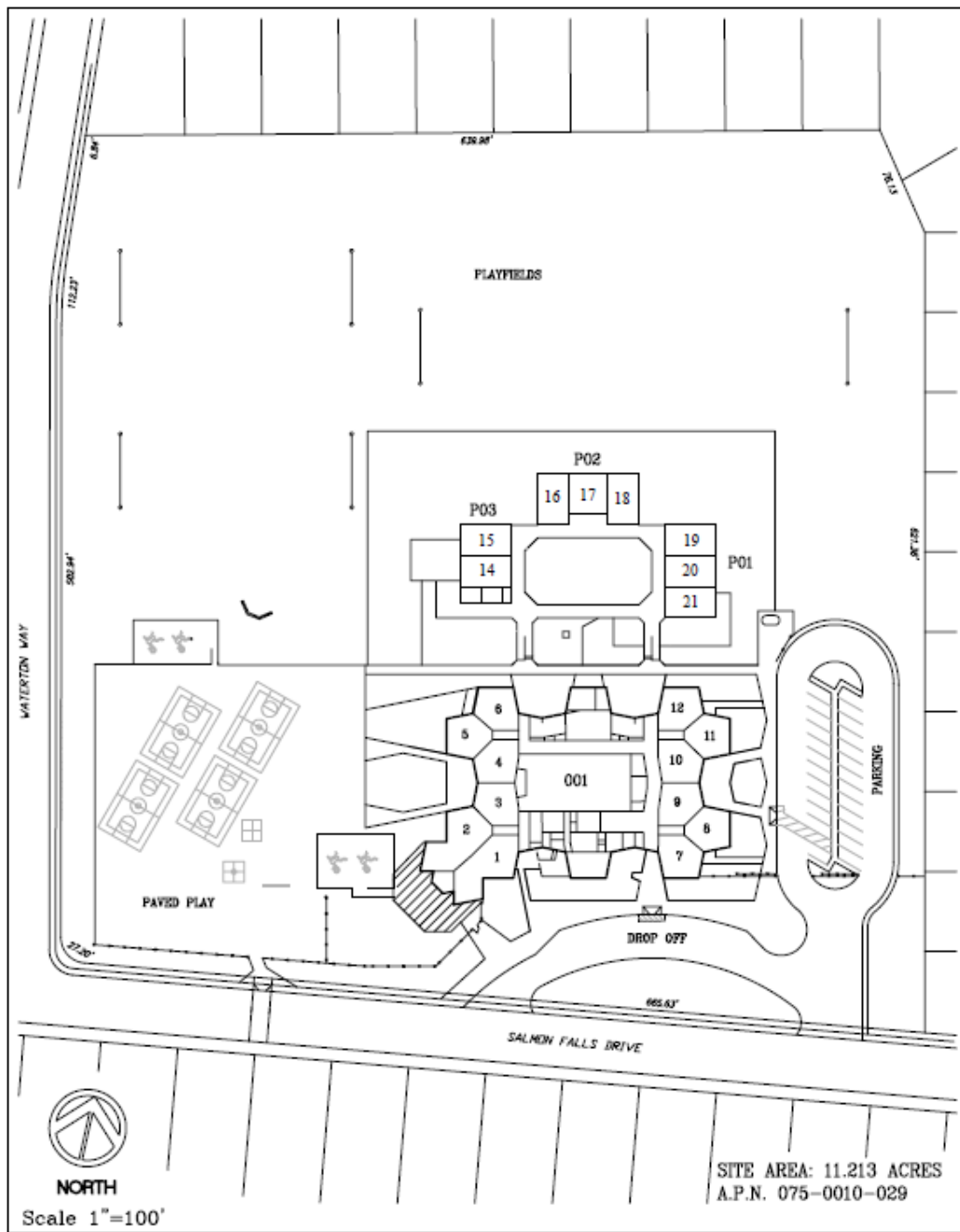
#29	PEDESTRIAN PAVEMENT, SIDEWALK, ASPHALT
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#30	AGING IRRIGATION WATER STORAGE TANK
-----	-------------------------------------

Appendix B: Site Plans

Floor Plan



Isador Cohen Elementary School (146)
9025 Salmon Falls Drive
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

EXISTING SITE DIAGRAM
DECEMBER 2003

Source:

Sacramento City Unified School District

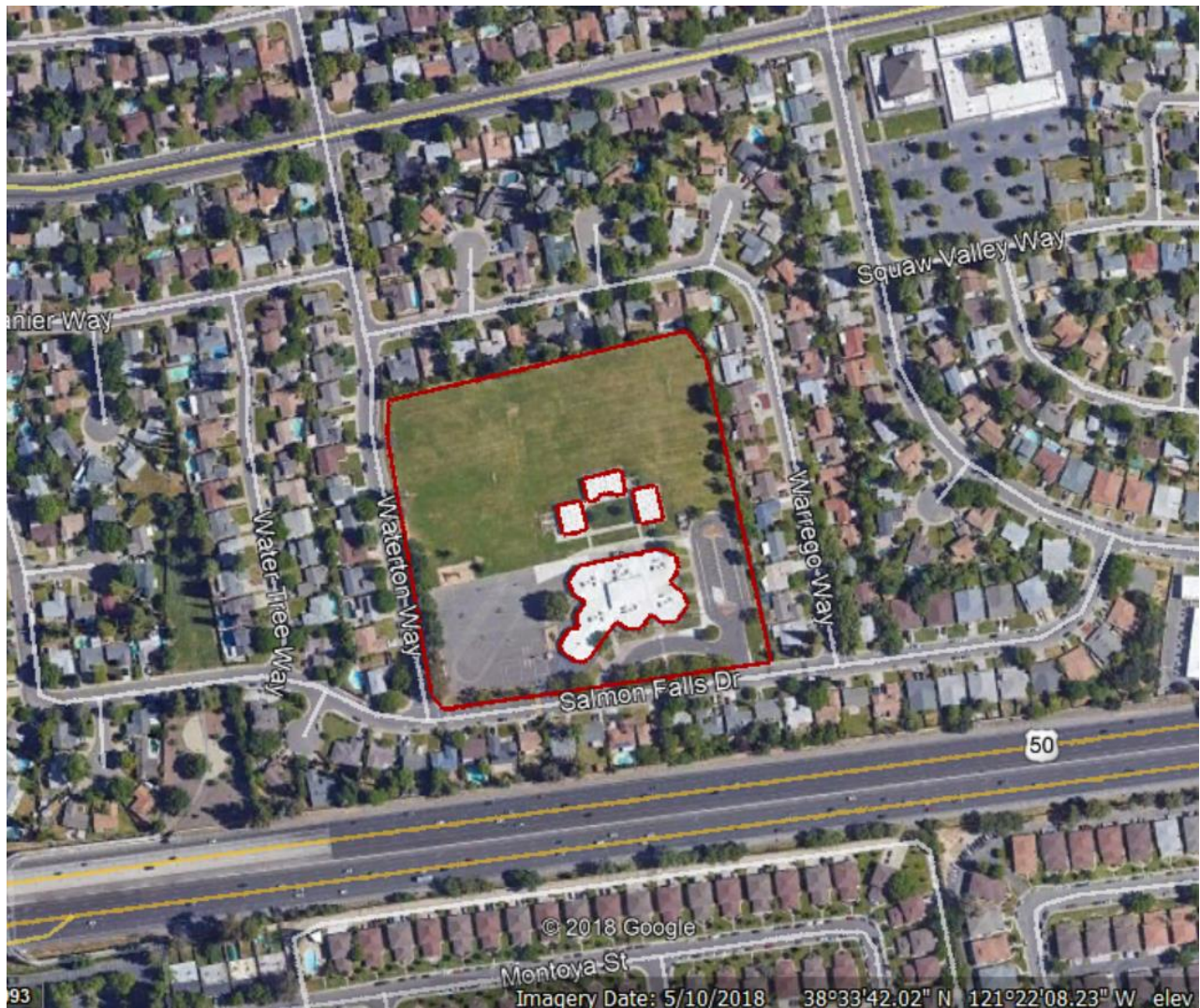
ON-SITE DATE:

September 9, 2019

FACILITY CONDITION ASSESSMENT
AERIAL SITE PLAN

ISADOR COHEN ELEMENTARY SCHOOL

EMG PROJECT NO.: 136988.19R000-028.322



SOURCE:
DLR Group

ON-SITE DATE:
September 9, 2019

Appendix C: EMG Accessibility Checklist

ADA CHECKLIST

Date Completed: September 29, 2019

Property Name: Isador Cohen Elementary School

EMG Project Number: 136988.19R000-028.322

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	
3	Does the width between railings appear at least 36 inches?			X	

ADA CHECKLIST

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

ADA CHECKLIST

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

Appendix D: Component Condition Report

Component Condition Report | Isador Cohen Elementary School

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5031	All buildings	Fair	Public Address/Announcement (PA) System, Facility Wide	38,956 SF	10	1829347
D5038	All buildings	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	38,956 SF	7	1829451

Component Condition Report | Isador Cohen Elementary School / 001 Main Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2021	Building exterior	Fair	Window, 24 SF	44	5	1432829
B2021	001-Roof	Fair	Window, 12 SF	30	10	1411329
B2031	001-Building exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	2	5	1432850
B2032	001-Building exterior	Fair	Exterior Door, Steel	24	5	1432844
Roofing						
B3011	001-Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	33,300 SF	11	1459351
B3011	001-Roof	Poor	Roof, Single-Ply TPO/PVC Membrane	100 SF	0	1459367
Interiors						
C3012	001-Throughout building	Fair	Interior Wall Finish, Wallpaper	11,536 SF	5	1411323
C3012	001-Throughout building	Poor	Interior Wall Finish, any surface, Prep & Paint	90 SF	1	1411305
C3024	001-Throughout building	Fair	Interior Floor Finish, Ceramic Tile	16,332 SF	20	1411318
C3025	001-Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	6,740 SF	3	1411347
C3031	001-Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	3,378 SF	3	1459357
C3032	001-Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	21,347 SF	25	1411354
Plumbing						
D2011	001-Restrooms	Fair	Toilet, Commercial Water Closet	17	5	1432835
D2012	001-Restrooms	Fair	Urinal, Standard	4	5	1432846
D2014	001-Restrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	8	5	1432832
D2014	001-Restrooms	Fair	Trough Style Sink, Solid Surface, Vandalism Resistant	15	5	1432839
D2014	001-Restrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	5	1432834
D2014	001-K001	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	15	1411335
D2014	001-Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	5	1432849
D2014	001-Utility closet	Fair	Service Sink, Wall-Hung	1	5	1432852
D2018	001-Building exterior	Fair	Drinking Fountain, Outside/Site Style	6	5	1432841
D2018	001-Building exterior	Fair	Drinking Fountain, Outside/Site Style	2	5	1432838
D2023	001-SK02	Fair	Water Heater, 50 GAL	1	3	1411332
D2023	001-B100-Boiler room	Fair	Water Heater, 30 GAL	1	4	1411348
D2029	001-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	33,098 SF	15	1411339
D2029	001-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	24,938 SF	20	1459334
Fire Suppression						
D4019	001-Throughout building	Fair	Sprinkler Heads (per SF)	24,938 SF	15	1411309
D4031	001-Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	20	8	1472639
HVAC						

Component Condition Report | Isador Cohen Elementary School / 001 Main Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3041	001-Throughout building	Fair	HVAC System Ductwork, Medium Density	33,098 SF	5	1411308
D3041	001-Throughout building	Fair	HVAC System Ductwork, Medium Density	24,938 SF	16	1459358
D3052	001-Roof	Fair	Packaged Unit (RTU), 9 TON [AC-4]	1	12	1411343
D3052	001-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-11]	1	12	1411295
D3052	001-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-10]	1	12	1411294
D3052	001-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-2]	1	12	1411359
D3052	001-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-8]	1	12	1411315
D3052	001-Roof	Fair	Packaged Unit (RTU), 7 TON [AC-5]	1	12	1411337
D3052	001-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-17]	1	12	1411316
D3052	001-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-7]	1	12	1411291
D3052	001-Roof	Fair	Packaged Unit (RTU), 9 TON [AC-5]	1	12	1411356
D3052	001-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-3]	1	12	1411304
D3052	001-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-9]	1	12	1411307
D3052	001-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-14]	1	12	1411350
D3052	001-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-1]	1	12	1411346
D3052	001-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-12]	1	12	1411319
D3052	001-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-13]	1	12	1411330
D3052	001-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-18]	1	12	1411357
D3052	001-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-15]	1	12	1411317
D3052	001-Roof	Fair	Packaged Unit (RTU), 4 TON [AC-16]	1	12	1411358
Electrical						
D5012	001-B100-Boiler room	Fair	Secondary Transformer, 75 kVA	1	16	1411338
D5012	001-B100-Boiler room	Fair	Main Distribution Panel, 1200 AMP [HDA]	1	16	1411340
D5012	001-S108-SMUD room	Fair	Building/Main Switchboard, 1000 AMP [MAIN SW]	1	10	1411300
D5012	001-S108-SMUD room	Fair	Secondary Transformer, 75 kVA [TB]	1	16	1411298
D5019	001-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	33,098 SF	26	1411326
D5022	001-Building exterior	Fair	Light Fixture, 100 WATT	19	5	1432840
D5022	001-Building exterior	Fair	Light Fixture, 250 WATT	1	5	1432842
D5029	001-Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	24,938 SF	5	1432843
D5092	001-Throughout building	Fair	Exit Sign Light Fixture, LED	1	5	1411322
Fire Alarm & Comm						
D5037	001-C100	Fair	Fire Alarm Control Panel, Addressable	1	10	1411351
D5037	001-Throughout building	Fair	Fire Alarm System, Addressable, Upgrade/Install	24,938 SF	10	1459331
D5038	001-S100	Fair	Security/Surveillance System, Cameras and CCTV, Upgrade/Install	33,098 SF	5	1411299
Equipment/Special						
E1093	001-Kitchen	Fair	Commercial Kitchen, Convection Oven, Single [No tag/plate found*]	1	3	1432836
E1093	001-Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	5	1432848
E1093	001-Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	5	1432847
E1093	001-Kitchen	Fair	Commercial Kitchen, Convection Oven, Single [No tag/plate found]	1	3	1432828
E1093	001-Kitchen	Fair	Commercial Kitchen, Refrigerator, 1-Door Reach-In [No tag/plate found*]	1	5	1432837
E1093	001-Kitchen	Fair	Commercial Kitchen, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	3	1432833

Component Condition Report | Isador Cohen Elementary School / 001 Main Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1093	001-Kitchen	Fair	Commercial Kitchen, Refrigerator, 1-Door Reach-In [No tag/plate found**]	1	5	1432845
E1093	001-Kitchen	Fair	Commercial Kitchen, Food Warmer [No tag/plate found]	1	5	1432831
E1093	001-Kitchen	Fair	Commercial Kitchen, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	5	1432830
E1093	001-Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In [No tag/plate found*]	1	5	1432851
E2012	001-Throughout building	Fair	Kitchen Counter, Plastic Laminate, Postformed	16 LF	3	1411290

Component Condition Report | Isador Cohen Elementary School / P01 Classrooms 14-16

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	P01-Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,890 SF	5	1472672
B2011	P01-Building exterior	Fair	Exterior Wall, Wood Clapboard Siding, 1-2 Stories	1,890 SF	16	1459332
B2021	P01-Building exterior	Fair	Window, 24 SF	4	5	1432855
B2032	P01-Building exterior	Fair	Exterior Door, Steel	3	5	1432854
Roofing						
B3011	P01-Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	2,800 SF	6	1459359
Interiors						
C3012	P01-Throughout building	Fair	Interior Wall Finish, Vinyl	2,880 SF	10	1459328
C3024	P01-Throughout building	Fair	Interior Floor Finish, Ceramic Tile	96 SF	26	1459327
C3024	P01-Throughout building	Fair	Interior Floor Finish, Vinyl Sheeting	480 SF	10	1459341
C3025	P01-Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	1,824 SF	4	1459362
C3032	P01-Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,400 SF	15	1459326
Plumbing						
D2011	P01-Restrooms	Fair	Toilet, Commercial Water Closet	4	5	1432858
D2012	P01-Restrooms	Fair	Urinal, Standard	2	5	1432862
D2014	P01-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	5	5	1432856
D2014	P01-Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	5	1432857
D2018	P01-Building exterior	Fair	Drinking Fountain, Outside/Site Style	2	5	1432860
D2029	P01-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	2,400 SF	26	1459345
Fire Suppression						
D4031	P01-Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	8	1472705
HVAC						
D3052	P01-0014-Building exterior	Fair	Package Unit, Gas, 3.5 TON	1	5	1411301
D3052	P01-0015-Building exterior	Fair	Package Unit, Gas, 3.5 TON	1	5	1411342
Electrical						
D5012	P01-0014-Building exterior	Fair	Main Distribution Panel, 100 AMP	1	16	1411292
D5012	P01-0015-Building exterior	Fair	Main Distribution Panel, 100 AMP	1	16	1411325
D5019	P01-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	2,400 SF	26	1459340
D5022	P01-Building exterior	Fair	Light Fixture, 100 WATT	4	5	1432861
D5029	P01-Classrooms	Fair	Lighting System, Interior, Low Density & Standard Fixtures	2,400 SF	5	1432859
Fire Alarm & Comm						
D5037	P01-Throughout building	Fair	Fire Alarm System, Addressable, Upgrade/Install	2,400 SF	10	1459330

Component Condition Report | Isador Cohen Elementary School / P02 Classrooms 17-19

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	P02-Building exterior	Fair	Exterior Wall, Wood Clapboard Siding, 1-2 Stories	2,340 SF	16	1459350
B2011	P02-Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,340 SF	5	1472673
B2021	P02-Building exterior	Fair	Window, 24 SF	5	5	1432872
B2032	P02-Building exterior	Fair	Exterior Door, Steel	3	5	1432871
Roofing						
B3011	P02-Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	3,500 SF	6	1459343
Interiors						
C3012	P02-Throughout building	Fair	Interior Wall Finish, Vinyl	4,320 SF	5	1459324
C3024	P02-Throughout building	Fair	Interior Floor Finish, Ceramic Tile	144 SF	26	1459344
C3025	P02-Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	2,736 SF	6	1459337
C3032	P02-Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,880 SF	11	1459354
Plumbing						
D2014	P02-Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	5	1432873
D2029	P02-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	2,880 SF	26	1459329
Fire Suppression						
D4031	P02-Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	8	1472706
HVAC						
D3052	P02-0018-Building exterior	Fair	Package Unit, Gas, 3.5 TON	1	6	1411289
D3052	P02-0016-Building exterior	Fair	Package Unit, Gas, 3.5 TON	1	5	1411302
D3052	P02-0017-Building exterior	Fair	Heat Pump, 3 TON	1	6	1411313
Electrical						
D5012	P02-0018-Building exterior	Fair	Main Distribution Panel, 100 AMP	1	16	1411297
D5012	P02-0016-Building exterior	Fair	Main Distribution Panel, 100 AMP	1	16	1411333
D5012	P02-0017-Building exterior	Fair	Main Distribution Panel, 100 AMP	1	16	1411336
D5019	P02-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	2,880 SF	26	1459360
D5022	P02-Building exterior	Fair	Light Fixture, 100 WATT	3	5	1432869
D5029	P02-Classrooms	Fair	Lighting System, Interior, Low Density & Standard Fixtures	2,880 SF	5	1432870
Fire Alarm & Comm						
D5037	P02-Throughout building	Fair	Fire Alarm System, Addressable, Upgrade/Install	2,880 SF	10	1459349

Component Condition Report | Isador Cohen Elementary School / P03 Classrooms 20-21

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	P03-Building exterior	Fair	Exterior Wall, Wood Clapboard Siding, 1-2 Stories	2,160 SF	16	1459352
B2011	P03-Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,160 SF	5	1472674
B2021	P03-Building exterior	Fair	Window, 24 SF	6	5	1432866
B2032	P03-Building exterior	Fair	Exterior Door, Steel	3	5	1432865
Roofing						
B3011	P03-Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	3,400 SF	6	1459355
Interiors						

Component Condition Report | Isador Cohen Elementary School / P03 Classrooms 20-21

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3012	P03-Throughout building	Fair	Interior Wall Finish, Vinyl	4,320 SF	10	1459338
C3024	P03-Throughout building	Fair	Interior Floor Finish, Ceramic Tile	144 SF	26	1459356
C3025	P03-Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	2,736 SF	6	1459363
C3032	P03-Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,880 SF	11	1459325
Plumbing						
D2014	P03-Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	5	1432867
D2029	P03-Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	2,880 SF	26	1459353
Fire Suppression						
D4031	P03-Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	8	1472707
HVAC						
D3052	P03-O019-Building exterior	Fair	Package Unit, Gas, 3.5 TON	1	5	1411296
D3052	P03-O020-Building exterior	Fair	Package Unit, Gas, 3.5 TON	1	5	1411321
D3052	P03-O021-Building exterior	Fair	Package Unit, Gas, 3.5 TON	1	5	1411344
Electrical						
D5012	P03-O020-Building exterior	Fair	Main Distribution Panel, 100 AMP	1	16	1411314
D5012	P03-O021-Building exterior	Fair	Building/Main Switchboard, 600 AMP	1	10	1411327
D5012	P03-O019-Building exterior	Fair	Main Distribution Panel, 100 AMP	1	16	1411320
D5012	P03-O021-Building exterior	Fair	Secondary Transformer, 225 kVA	1	15	1411306
D5012	P03-O021-Building exterior	Fair	Main Distribution Panel, 100 AMP	1	16	1411341
D5019	P03-Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	2,880 SF	26	1459347
D5022	P03-Building exterior	Fair	Light Fixture, 100 WATT	1	5	1432864
D5029	P03-Classrooms	Fair	Lighting System, Interior, Low Density & Standard Fixtures	2,400 SF	5	1432863
Fire Alarm & Comm						
D5037	P03-Throughout building	Fair	Fire Alarm System, Addressable, Upgrade/Install	2,880 SF	10	1459342

Component Condition Report | Isador Cohen Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2021	Site	Fair	Backflow Preventer, 3 INCH	1	26	1411310
D2023	Site	Poor	Water Storage Tank, 2200 GAL	1	2	1411355
D2023	Site	Fair	Domestic Circulation/Booster Pump, 10 HP	1	5	1411312
Pavement						
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	30,000 SF	5	1472734
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	30,000 SF	2	1472810
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Asphalt	29,600 SF	11	1411328
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	30,900 SF	36	1411352
Site Development						
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	2,290 LF	10	1411293
G2047	Site	Fair	Play Structure, Small	1	6	1411303
G2047	Site	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	1,104 SF	6	1411349
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	61,000 SF	2	1472835

Component Condition Report | Isador Cohen Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt	61,000 SF	11	1411311
G2047	Site	Fair	Play Structure, Medium	1	6	1411353
G2047	Site	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	1,680 SF	6	1411334
G2047	Site	Fair	Sports Apparatus, Basketball Backstop	8	11	1411324
G2048	Site	Fair	Flagpole, Metal	1	15	1411331
Landscaping						
G2057	Site	Fair	Irrigation System	269,000 SF	10	1472993
Utilities						
G3011	Site	Fair	Water Line, Copper, 2"	114 LF	10	1836469
G3021	Site	Fair	Sewer Line, PVC, 6"	114 LF	9	1836468

Appendix E: Replacement Reserves

Replacement Reserves Report

6/17/2020

Location	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Escalated Estimate
Isador Cohen Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$213,524	\$0	\$0	\$118,457	\$331,981
Isador Cohen Elementary School / 001 Main Building	\$2,331	\$191	\$0	\$126,478	\$1,389	\$1,201,313	\$0	\$0	\$5,211	\$0	\$231,055	\$1,567,969
Isador Cohen Elementary School / P01 Classrooms 14-16	\$0	\$0	\$0	\$0	\$21,114	\$103,668	\$77,940	\$0	\$521	\$0	\$28,307	\$231,549
Isador Cohen Elementary School / P02 Classrooms 17-19	\$0	\$0	\$0	\$0	\$0	\$83,397	\$149,103	\$0	\$782	\$0	\$10,615	\$243,897
Isador Cohen Elementary School / P03 Classrooms 20-21	\$0	\$0	\$0	\$0	\$0	\$82,813	\$128,241	\$0	\$782	\$0	\$113,449	\$325,284
Isador Cohen Elementary School / Site	\$0	\$0	\$75,488	\$0	\$0	\$177,729	\$53,202	\$68,960	\$0	\$38,836	\$1,862,098	\$2,276,312
Grand Total	\$2,331	\$191	\$75,488	\$126,478	\$22,503	\$1,648,920	\$408,485	\$282,484	\$7,296	\$38,836	\$2,363,981	\$4,976,993

Isador Cohen Elementary School

Uniformat CodeID	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
D5031	1829347 Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	38956	SF	\$2.26	\$88,143											\$88,143	\$88,143
D5038	1829451 Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	15	8	7	38956	SF	\$4.46	\$173,615							\$173,615					\$173,615
Totals, Unescalated									\$0	\$0	\$0	\$0	\$0	\$0	\$173,615	\$0	\$0	\$88,143	\$261,758	
Totals, Escalated (3.0% inflation, compounded annually)									\$0	\$0	\$0	\$0	\$0	\$0	\$213,524	\$0	\$0	\$118,457	\$331,981	

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

Isador Cohen Elementary School / 001 Main Building

Uniformat CodeID	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
B2021	1432829 Window, 24 SF, Replace	30	25	5	44	EA	\$2,331.19	\$102,572						\$102,572						\$102,572
B2021	1411329 Window, 12 SF, Replace	30	20	10	30	EA	\$891.34	\$26,740										\$26,740		\$26,740
B2031	1432850 Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	25	5	2	EA	\$1,782.68	\$3,565						\$3,565						\$3,565
B2032	1432844 Exterior Door, Steel, Replace	40	35	5	24	EA	\$822.77	\$19,747						\$19,747						\$19,747
B3011	1459367 Roof, Single-Ply TPO/PVC Membrane, Replace	20	20	0	100	SF	\$23.31	\$2,331	\$2,331											\$2,331
C3012	1411305 Interior Wall Finish, any surface, Prep & Paint	10	9	1	90	SF	\$2.06	\$185		\$185										\$185
C3012	1411323 Interior Wall Finish, Wallpaper, Replace	15	10	5	11536	SF	\$3.02	\$34,802						\$34,802						\$34,802
C3025	1411347 Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	6740	SF	\$10.28	\$69,319			\$69,319									\$69,319
C3031	1459357 Interior Ceiling Finish, any flat surface, Prep & Paint	10	7	3	3378	SF	\$2.74	\$9,264			\$9,264									\$9,264
D2011	1432835 Toilet, Commercial Water Closet, Replace	30	25	5	17	EA	\$1,782.68	\$30,306						\$30,306						\$30,306
D2012	1432846 Urinal, Standard, Replace	30	25	5	4	EA	\$1,508.42	\$6,034						\$6,034						\$6,034
D2014	1432832 Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	25	5	8	EA	\$1,508.42	\$12,067						\$12,067						\$12,067
D2014	1432839 Trough Style Sink, Solid Surface, Vandalism Resistant, Replace	30	25	5	15	EA	\$3,510.50	\$52,658						\$52,658						\$52,658
D2014	1432834 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	25	5	6	EA	\$1,645.55	\$9,873						\$9,873						\$9,873
D2014	1432849 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	25	5	2	EA	\$1,645.55	\$3,291						\$3,291						\$3,291
D2014	1432852 Service Sink, Wall-Hung, Replace	35	30	5	1	EA	\$1,919.81	\$1,920						\$1,920						\$1,920
D2018	1432841 Drinking Fountain, Outside/Site Style, Replace	15	10	5	6	EA	\$4,936.64	\$29,620						\$29,620						\$29,620
D2018	1432838 Drinking Fountain, Outside/Site Style, Replace	15	10	5	2	EA	\$4,936.64	\$9,873						\$9,873						\$9,873
D2023	1411332 Water Heater, 50 GAL, Replace	20	17	3	1	EA	\$17,004.00	\$17,004			\$17,004									\$17,004
D2023	1411348 Water Heater, 30 GAL, Replace	15	11	4	1	EA	\$1,234.16	\$1,234				\$1,234								\$1,234
D3041	1411308 HVAC System Ductwork, Medium Density, Replace	30	25	5	33098	SF	\$5.49	\$181,548						\$181,548						\$181,548
D4031	1472639 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	2	8	20	EA	\$205.69	\$4,114								\$4,114				\$4,114
D5012	1411300 Building/Main Switchboard, 1000 AMP, Replace	40	30	10	1	EA	\$71,307.08	\$71,307										\$71,307		\$71,307
D5022	1432840 Light Fixture, 100 WATT, Replace	20	15	5	19	EA	\$260.55	\$4,950						\$4,950						\$4,950
D5022	1432842 Light Fixture, 250 WATT, Replace	20	15	5	1	EA	\$260.55	\$261						\$261						\$261
D5029	1432843 Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	15	5	24938	SF	\$10.97	\$273,578						\$273,578						\$273,578
D5037	1411351 Fire Alarm Control Panel, Addressable, Replace	15	5	10	1	EA	\$5,485.16	\$5,485										\$5,485		\$5,485
D5037	1459331 Fire Alarm System, Addressable, Upgrade/Install	20	10	10	24938	SF	\$2.74	\$68,394										\$68,394		\$68,394
D5038	1411299 Security/Surveillance System, Cameras and CCTV, Upgrade/Install	15	10	5	33098	SF	\$6.86	\$226,935						\$226,935						\$226,935
D5092	1411322 Exit Sign Light Fixture, LED, Replace	10	5	5	1	EA	\$301.68	\$302						\$302						\$302
E1093	1432836 Commercial Kitchen, Convection Oven, Single, Replace	10	7	3	1	EA	\$7,679.22	\$7,679				\$7,679								\$7,679
E1093	1432828 Commercial Kitchen, Convection Oven, Single, Replace	10	7	3	1	EA	\$7,679.22	\$7,679				\$7,679								\$7,679
E1093	1432833 Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	12	3	1	EA	\$3,702.48	\$3,702				\$3,702								\$3,702
E1093	1432848 Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$6,307.93	\$6,308						\$6,308						\$6,308
E1093	1432847 Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$6,307.93	\$6,308						\$6,308						\$6,308
E1093	1432837 Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	\$3,702.48	\$3,702						\$3,702						\$3,702
E1093	1432845 Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	\$3,702.48	\$3,702						\$3,702						\$3,702
E1093	1432831 Commercial Kitchen, Food Warmer, Replace	15	10	5	1	EA	\$2,331.19	\$2,331						\$2,331						\$2,331
E1093	1432830 Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	\$3,702.48	\$3,702						\$3,702						\$3,702
E1093	1432851 Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$6,307.93	\$6,308						\$6,308						\$6,308
E2012	1411290 Kitchen Counter, Plastic Laminate, Postformed, Replace	15	12	3	16	LF	\$68.56	\$1,097				\$1,097								\$1,097

Totals, Unescalated									\$2,331	\$185	\$0	\$115,745	\$1,234	\$1,036,264	\$0	\$0	\$4,114	\$0	\$171,927	\$1,331,800
Totals, Escalated (3.0% inflation, compounded annually)									\$2,331	\$191	\$0	\$126,478	\$1,389	\$1,201,313	\$0	\$0	\$5,211	\$0	\$231,055	\$1,567,969

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		
D2023	1411355	Water Storage Tank, 2200 GAL, Replace	30	28	2	1	EA	\$15,084.19	\$15,084						\$15,084							\$15,084	
D2023	1411312	Domestic Circulation/Booster Pump, 10 HP, Replace	25	20	5	1	EA	\$9,324.77	\$9,325						\$9,325								\$9,325
G2022	1472810	Parking Lots, Asphalt Pavement, Seal & Stripe	5	3	2	30000	SF	\$0.62	\$18,512						\$18,512								\$37,025
G2022	1472734	Parking Lots, Asphalt Pavement, Mill & Overlay	25	20	5	30000	SF	\$4.80	\$143,985						\$143,985								\$143,985
G2041	1411293	Fences & Gates, Chain Link, 6' High, Replace	40	30	10	2290	LF	\$28.80	\$65,945												\$65,945		\$65,945
G2047	1472835	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	3	2	61000	SF	\$0.62	\$37,558						\$37,558								\$75,117
G2047	1411303	Play Structure, Small, Replace	20	14	6	1	EA	\$13,712.90	\$13,713						\$13,713								\$13,713
G2047	1411349	Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	14	6	1104	SF	\$1.23	\$1,355						\$1,355								\$1,355
G2047	1411353	Play Structure, Medium, Replace	20	14	6	1	EA	\$27,425.80	\$27,426						\$27,426								\$27,426
G2047	1411334	Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	14	6	1680	SF	\$1.23	\$2,062						\$2,062								\$2,062
G2057	1472993	Irrigation System, , Replace	25	15	10	269000	SF	\$4.80	\$1,291,070												\$1,291,070		\$1,291,070
G3011	1836469	Water Line, Copper, 2", Replace	40	30	10	114	LF	\$250.53	\$28,561												\$28,561		\$28,561
G3021	1836468	Sewer Line, PVC, 6", Replace	40	31	9	114	LF	\$261.09	\$29,765												\$29,765		\$29,765
Totals, Unescalated										\$0	\$0	\$71,155	\$0	\$0	\$153,310	\$44,556	\$56,071	\$0	\$29,765	\$1,385,576	\$1,740,432		
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$75,488	\$0	\$0	\$177,729	\$53,202	\$68,960	\$0	\$38,836	\$1,862,098	\$2,276,312		

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

Appendix F: Equipment Inventory List
