



FACILITY CONDITION ASSESSMENT

DLR Group
1050 20th Street, Suite 250
Sacramento, California 95839

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



JAMES W. MARSHALL ELEMENTARY SCHOOL
9525 Goethe Road
Sacramento, California 95827

PREPARED BY:

EMG | A Bureau Veritas Company
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.emgcorp.com

EMG CONTACT:

Matthew Anderson
Program Manager
800.733.0660 x7613
mfanderson@emgcorp.com

EMG PROJECT #:

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1. Executive Summary

Portfolio Overview and Assessment Details

General Information	
Property Type/s	Educational K-12
Main Address	9525 Goethe Road, Sacramento, California 95827
Building Construction Dates	Building 001: 1978 / Renovated 2003 Building P01: 2003 Building P02: 2003 Building P03: 2003 Building P04: 2003 Building P05: 2003 Building P06: 2003
Number of Buildings	Seven
Current Occupants	Buildings B001, P01-P05: James W. Elementary School Building P06: Head Start and Maintenance Office
Date(s) of Visit	August 7, 2019
Management Point of Contact	Ben Ramos, DLR Group 916.446.0206 phone bramos@dlrgroup.com email
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Deborah Whitham
Reviewed By	Daniel White, Technical Report Reviewer for Matthew Anderson, Program Manager mfaanderson@emgcorp.com 800.733.0660 x7613

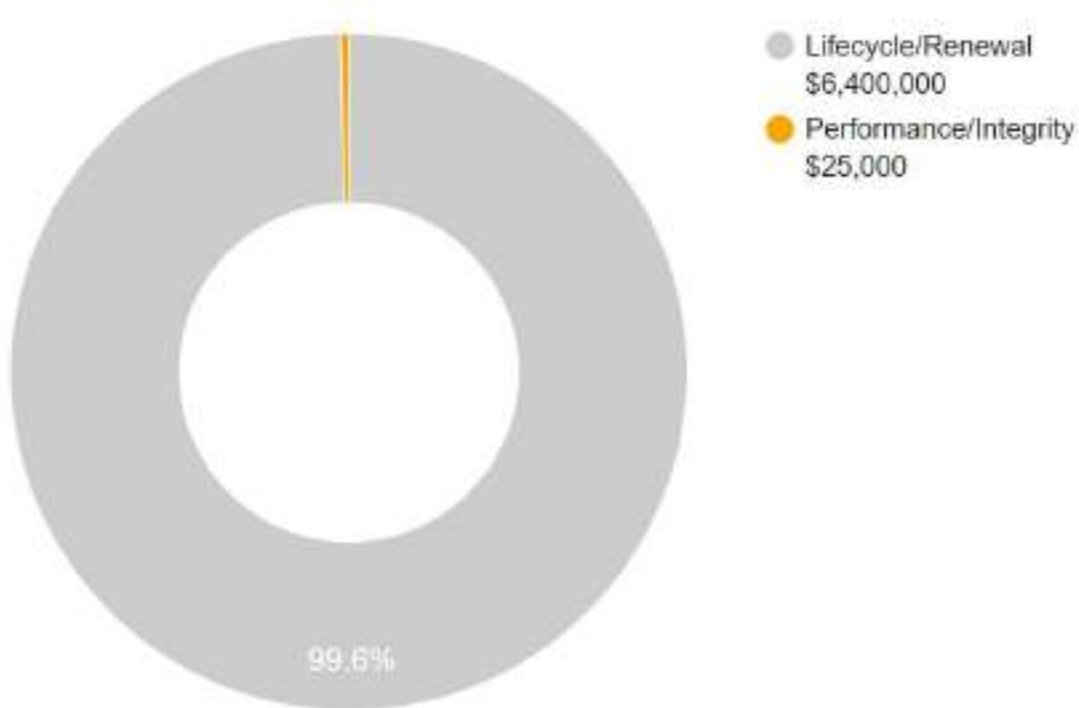
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$6,425,000

Portfolio-Level Findings and Deficiencies

Historical Summary

The elementary school campus was originally constructed in 1978. All, but the main admin/cafeteria building-B001, were demolished in 2003. Six buildings were constructed in 2003 consisting of portable classroom and restrooms.

Architectural

The portable classroom buildings consist of wood framed construction with raised floors, metal roofs, and T1-11 wood siding. The admin/cafeteria buildings consists of wood framed construction on concrete slab. The majority of the interior and exterior building components are original to the 2003 construction. The admin/cafeteria building was completely renovated at the time the portables were constructed, including the exterior and interior finishes, as well as replacement of the mansard shingle roof. For all the buildings, only typical lifecycle interior finishes, exterior finishes, and roof replacements are budgeted and anticipated. The exterior enclosures consist of painted wood siding, aluminum windows and main entry doors, and steel service doors. Roofs primarily consists of hip asphalt shingle assemblies and flat with modified bitumen finish. The age of the modified bitumen roof at the admin/cafeteria building is unknown, however the roofing appears to be more than 20 years of age. Replacement of the modified bitumen roof is recommended in the near term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the MEPF systems and components for the portable classroom building are original to the 2003 renovation and construction. Heating and cooling are provided by wall-mount packaged units. The heating and cooling for the admin/cafeteria building-B001, is provided by a packaged rooftop unit, an air handler and a single split system, which are of varying ages. Domestic hot water is provided only for the cafeteria kitchen by a single local domestic water heater. A main switchboard located within the admin/cafeteria building-B001 distributes power to local main distribution panels located in each building. Buildings are protected by fire alarm systems. Lifecycle replacement of the majority of the MEPF is anticipated.

Site

The site consists of asphalt paved parking areas with concrete loading/off-loading areas. The asphalt paved parking lots and driveways have limited areas of surface cracking and weathering throughout. The concrete sidewalks are in fair condition. The majority of the site lighting consists of energy efficient LED fixtures and lamps.

Recommended Additional Studies

According to the maintenance personnel onsite, ventilation is inadequate in Admin/Cafeteria building. An engineering study is recommended to determine how to improve or augment the current systems in place. A cost is included for the study. Due to the ambiguity of the required upgrade scope, the cost for any possible subsequent improvement is not included.

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
James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	\$710	5,691	\$4,040,610	0.4%	4.5%	13.1%	18.9%
James W. Marshall Elementary School / Portables 001-003, J001 and Toilets (P06)	\$450	3,840	\$1,728,000	0.0%	1.3%	15.0%	18.1%
James W. Marshall Elementary School / Portables 004-007 and Toilets (P05)	\$450	4,320	\$1,944,000	0.3%	0.9%	15.0%	16.9%
James W. Marshall Elementary School / Portables 008-016 (P04)	\$450	8,640	\$3,888,000	0.0%	2.2%	16.6%	18.7%
James W. Marshall Elementary School / Portables 017-025 (P01)	\$450	8,640	\$3,888,000	0.0%	2.2%	16.9%	19.0%
James W. Marshall Elementary School / Portables 026-030 and Toilets (P02)	\$450	5,280	\$2,376,000	0.0%	2.0%	16.0%	18.6%
James W. Marshall Elementary School / Portables Staff Lounge, Library, 033-035 (P03)	\$450	6,240	\$2,808,000	0.0%	2.1%	15.1%	17.4%

Immediate Needs

Facility/Building	Total Items	Total Cost
James W. Marshall Elementary School	4	\$25,012
Total	4	\$25,012

James W. Marshall Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1343192	James W. Marshall Elementary School / Site	Site southeast of cafeteria	G2052	Concrete Flatwork, Drainage Swale, Concrete, Replace	Poor	Performance/Integrity	\$2,743
1348086	James W. Marshall Elementary School / Portables 004-007 and Toilets (P05)	Classrooms	C3024	Interior Floor Finish, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	\$5,266
1347800	James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (BLD 001)	Kitchen	C3024	Interior Floor Finish, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	\$7,405
1374952	James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (BLD 001)	Kitchen	P000X	Engineer, Mechanical/HVAC, General, Study	Poor	Performance/Integrity	\$9,599
Total (4 Items)							\$25,012

Key Findings



Interior Floor Finish in Poor condition.

Vinyl Tile (VCT)
 Portables 004-007 and Toilets (P05)
 Classrooms

Uniformat Code: C3024
 Recommendation: **Replace in 2019**

Priority Score: **84.0**

Plan Type:
 Performance/Integrity

Cost Estimate: \$5,300

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VCT is cracked and worn. - AssetCALC ID: 1348086



Interior Floor Finish in Poor condition.

Vinyl Tile (VCT)
Administration, Cafeteria, Kitchen (BLD 001)
Kitchen

Uniformat Code: C3024
Recommendation: **Replace in 2019**

Priority Score: **84.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,400

\$\$\$\$

VCT is mismatched, with gaps and cracks that prevent sanitary cleaning. - AssetCALC ID: 1347800



Concrete Flatwork in Poor condition.

Drainage Swale, Concrete
Site southeast of cafeteria

Uniformat Code: G2052
Recommendation: **Replace in 2019**

Priority Score: **84.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,700

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Concrete slopes trap water at matt wash area. Slope to drain to adjacent landscape area should be corrected. - AssetCALC ID: 1343192

Photo not available

Recommended Follow-up Study: Mechanical/HVAC, General

Mechanical/HVAC, General
Administration, Cafeteria, Kitchen (001) Kitchen

Uniformat Code: P000X
Recommendation: **Study in 2019**

Priority Score: **82.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,600

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The existing ventilation of the kitchen is reportedly inadequate to keep the kitchen cool when in use. - AssetCALC ID: 1374952

2. 001 Administration, Cafeteria, Kitchen



001 Administration, Cafeteria, Kitchen: Systems Summary

Address	9525 Goethe Road, Sacramento, California 95827	
Constructed/ Renovated	1978 Renovated 2003	
Building Size	5,961 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with aluminum and steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Mansard construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT, quarry tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Gas domestic water heater Toilets, urinals, and sinks in all restrooms	Fair

001 Administration, Cafeteria, Kitchen: Systems Summary		
HVAC	Individual package and split-system units Supplemental components: air handler/make-up air unit	Fair
Fire Suppression	Kitchen hood system, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	VCT is mismatched, with gaps and cracks that prevent sanitary cleaning in the kitchen, inadequate ventilation at kitchen	

001 Administration, Cafeteria, Kitchen: Systems Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$5,700	\$82,500	\$82,700	\$37,200	\$208,000
Roofing	-	\$61,200	\$5,000	-	\$41,300	\$107,500
Interiors	\$7,400	-	\$62,400	\$41,900	\$104,100	\$215,800
Plumbing	-	\$24,000	\$3,000	-	\$46,100	\$73,100
Fire Suppression	-	-	-	\$7,400	-	\$7,400
HVAC	-	\$12,400	-	\$65,300	\$197,200	\$274,900
Electrical	-	-	\$73,600	\$18,400	\$15,000	\$107,000
Fire Alarm & Comm	-	-	\$60,600	-	\$74,200	\$134,900
Equipment/Special	-	\$65,100	\$72,700	\$25,800	\$201,100	\$364,600
Follow-up Studies	\$9,600	-	-	-	-	\$9,600
TOTALS	\$17,000	\$168,400	\$359,800	\$241,500	\$716,200	\$1,502,800

3. P01 Portables 017-025



P01 Portables 017-025: Systems Summary

Address	9525 Goethe Road, Sacramento, California 95827	
Constructed/ Renovated	2003	
Building Size	8,640 SF	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structures with raised floor	Fair
Façade	Painted wood with aluminum windows	Fair
Roof	Primary: Shed construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	No plumbing	--

P01 Portables 017-025: Systems Summary		
HVAC	Individual wall mount package units Supplemental components: none	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Fed from main switchgear located south of building P01 and P02 with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

P01 Portables 017-025: 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	-	-	\$275,600	\$31,400	\$107,200	\$414,100
Roofing	-	-	\$2,900	-	-	\$2,900
Interiors	-	-	\$136,600	\$54,100	\$198,900	\$389,700
Plumbing	-	-	\$11,400	-	\$17,800	\$29,300
HVAC	-	\$92,700	-	-	\$107,500	\$200,200
Electrical	-	-	\$106,700	-	-	\$106,700
Fire Alarm & Comm	-	-	\$53,300	-	\$53,800	\$107,100
TOTALS	-	\$92,700	\$586,500	\$85,500	\$485,200	\$1,250,000

4. P02 Portables 026-030 and Toilets



P02 Portables 026-030 and Toilets: Systems Summary

Address	9525 Goethe Road, Sacramento, California 95827	
Constructed/ Renovated	2003	
Building Size	5,280 SF	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structures with raised floor	Fair
Façade	Painted wood with aluminum windows	Fair
Roof	Primary: Shed construction with metal finish	Fair
Interiors	Walls: Vinyl , FRP Floors: Carpet, linoleum Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting No hot water Toilets, urinals, and sinks in restrooms	Fair

P02 Portables 026-030 and Toilets: Systems Summary		
HVAC	Individual wall mount package units Supplemental components: none	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Fed from main switchgear located south of building P01 and P02 with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

P02 Portables 026-030 and Toilets: 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	-	-	\$168,400	\$17,400	\$63,500	\$249,400
Roofing	-	-	\$1,800	-	-	\$1,800
Interiors	-	-	\$83,800	\$30,100	\$155,600	\$269,500
Plumbing	-	-	\$5,700	-	\$39,400	\$45,100
HVAC	-	\$51,500	-	-	\$65,700	\$117,200
Electrical	-	-	\$65,200	-	-	\$65,200
Fire Alarm & Comm	-	-	\$32,600	-	\$32,900	\$65,400
TOTALS	-	\$51,500	\$357,500	\$47,500	\$357,100	\$813,600

5. P03 Portables Staff Lounge, Library, 033-035



P03 Portables Staff Lounge, Library, 033-035: Systems Summary

Address	9525 Goethe Road, Sacramento, California 95827	
Constructed/ Renovated	2003	
Building Size	6,240 SF	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structures with raised floor	Fair
Façade	Painted wood with aluminum windows	Fair
Roof	Primary: Shed construction with metal finish	Fair
Interiors	Walls: Vinyl , FRP Floors: Carpet, VCT, linoleum Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting No hot water Toilets, urinals, and sinks in restrooms	Fair

P03 Portables Staff Lounge, Library, 033-035: Systems Summary

HVAC	Individual wall mount package units Supplemental components: none	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Fed from main switchgear located south of building P01 and P02 with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

P03 Portables Staff Lounge, Library, 033-035: 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	-	-	\$159,200	\$20,900	\$63,100	\$243,200
Roofing	-	-	\$2,200	-	-	\$2,200
Interiors	-	-	\$95,500	\$43,400	\$173,400	\$312,300
Plumbing	-	-	\$5,700	-	\$39,400	\$45,100
HVAC	-	\$61,800	-	-	\$77,700	\$139,500
Electrical	-	-	\$77,000	-	-	\$77,000
Fire Alarm & Comm	-	-	\$38,500	-	\$38,800	\$77,400
TOTALS	-	\$61,800	\$378,100	\$64,300	\$392,400	\$896,700

6. P04 Portables 008-016



P04 Portables 008-016: Systems Summary

Address	9525 Goethe Road, Sacramento, California 95827	
Constructed/ Renovated	2003	
Building Size	8,640 SF	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structures with raised floor	Fair
Façade	Painted wood with aluminum windows	Fair
Roof	Primary: Shed construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	No plumbing	--

P04 Portables 008-016: Systems Summary		
HVAC	Individual wall mount package units Supplemental components: none	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Fed from main switchgear located south of building P01 and P02 with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

P04 Portables 008-016: 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	-	-	\$275,600	\$31,400	\$142,600	\$449,600
Roofing	-	-	\$2,900	-	-	\$2,900
Interiors	-	-	\$136,600	\$54,100	\$198,900	\$389,700
HVAC	-	\$92,700	-	-	\$107,500	\$200,200
Electrical	-	-	\$106,700	-	-	\$106,700
Fire Alarm & Comm	-	-	\$53,300	-	\$53,800	\$107,100
TOTALS	-	\$92,700	\$575,100	\$85,500	\$502,800	\$1,256,200

7. P05 Portables 004-007 and Toilets



P05 Portables 004-007 and Toilets: Systems Summary

Address	9525 Goethe Road, Sacramento, California 95827	
Constructed/ Renovated	2003	
Building Size	4,320 SF	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structures with raised floor	Fair
Façade	Painted wood with aluminum windows	Fair
Roof	Primary: Shed construction with metal finish	Fair
Interiors	Walls: Vinyl , FRP Floors: Carpet, VCT, linoleum Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting No hot water Toilets, urinals, and sinks in restrooms	Fair

P05 Portables 004-007 and Toilets: Systems Summary		
HVAC	Individual wall mount package units Supplemental components: none	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Fed from main switchgear located south of building P01 and P02 with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	VCT is cracked and worn in P05 building.	

P05 Portables 004-007 and Toilets: 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	-	-	\$110,200	\$14,000	\$44,400	\$168,600
Roofing	-	-	\$2,900	-	-	\$2,900
Interiors	\$5,300	\$2,500	\$59,100	\$24,000	\$140,700	\$231,700
Plumbing	-	-	-	-	\$19,500	\$19,500
HVAC	-	\$10,300	\$31,800	-	\$53,800	\$95,900
Electrical	-	-	\$53,300	-	-	\$53,300
Fire Alarm & Comm	-	-	\$26,700	-	\$26,900	\$53,500
TOTALS	\$5,300	\$12,800	\$284,000	\$38,000	\$285,300	\$625,400

8. P06 Portables 001-003, J001 and Toilets



P06 Portables 001-003, J001 and Toilets: Systems Summary

Address	9525 Goethe Road, Sacramento, California 95827	
Constructed/ Renovated	2003	
Building Size	3,840 SF	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structures with raised floor	Fair
Façade	Painted wood with aluminum windows	Fair
Roof	Primary: Shed construction with metal finish	Fair
Interiors	Walls: Vinyl , FRP Floors: Carpet, VCT, linoleum Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting No hot water Toilets, urinals, and sinks in restrooms	Fair

P06 Portables 001-003, J001 and Toilets: Systems Summary		
HVAC	Individual wall mount package units Supplemental components: none	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Fed from main switchgear located south of building P01 and P02 with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

P06 Portables 001-003, J001 and Toilets: 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	-	-	\$122,500	\$12,200	\$47,600	\$182,300
Roofing	-	-	\$1,300	-	-	\$1,300
Interiors	-	\$2,500	\$44,100	\$31,900	\$110,200	\$188,700
Plumbing	-	-	\$5,700	-	\$30,100	\$35,800
HVAC	-	\$20,600	\$10,600	-	\$47,800	\$79,000
Electrical	-	-	\$47,400	-	-	\$47,400
Fire Alarm & Comm	-	-	\$23,700	-	\$23,900	\$47,600
TOTALS	-	\$23,100	\$255,300	\$44,100	\$259,600	\$582,100

9. Site Summary



Site Information		
Lot Size	8.91 acres (estimated)	
Parking Spaces	91 total spaces all in open lots; 4 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 and curbs	Fair
Site Development	Property entrance signage, wrought iron fencing with gates, Playgrounds and sports courts, chain link fencing, and site lights	Fair
Landscaping and Topography	Moderate landscaping features Irrigation is present No retaining walls Relatively flat site throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED Pole mounted light fixture (at parking lot)	Fair
Ancillary Structures	No ancillary structures	Fair
Key Issues and Findings	Slope/drainage issue at southeast corner of B001	

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
Facade	-	-	-	\$5,700	-	\$5,700
Roofing	-	-	\$21,900	-	-	\$21,900
Plumbing	-	-	-	\$34,700	\$28,400	\$63,100
Electrical	-	-	-	-	\$260,000	\$260,000
Landscaping	\$2,700	-	-	\$939,300	-	\$942,100
Site Development	-	-	\$100,500	\$696,300	\$123,800	\$920,600
Pavement	-	-	\$44,200	\$250,700	\$128,400	\$423,400
Site Lighting	-	-	\$37,000	-	-	\$37,000
TOTALS	\$2,700	-	\$203,600	\$1,926,700	\$540,600	\$2,673,800

10. Property Space Use and Observed Areas

Unit Allocation

All 42,921 square feet of the property are occupied by James W. Marshall Elementary School. The spaces are mostly classrooms with supporting restrooms, cafeteria, kitchen, administrative offices, and mechanical and other utility spaces.

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

11. ADA Accessibility

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

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

However, this does not:

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

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

The facility was originally constructed in 1978. The facility was significantly renovated in 2003. It is unknown if there are complaints about accessibility issues that have been received by the school district or staff. It is also unknown if the property has any associated prior or pending litigation related to existing barriers or previously removed barriers.

A full ADA Compliance Survey was most likely performed at the time of the site and building renovation in 2003.

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

12. Purpose and Scope

Purpose

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

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

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

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

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.

- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

13. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

14. Certification

DLR Group (the Client) retained EMG to perform this Facility Condition Assessment in connection with the preparation of an architectural master plan of James W. Marshall Elementary School, 9525 Goethe Road, Sacramento, California 95827, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

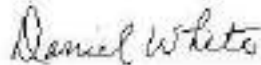
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

Prepared by: Deborah Whitham, Rashad Alnial, Ron Morgan
Project Team

Reviewed by:



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

15. Appendices

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

Appendix A: Photographic Record



#1	FRONT ELEVATION-B001
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#2	END ELEVATION-B001
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#3	END ELEVATION-B001
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#4	REAR ELEVATION-B001
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#5	FRONT ELEVATION-P BUILDINGS
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#6	END ELEVATION-P BUILDINGS
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#7	REAR ELEVATION-P BUILDINGS
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#8	SHADE CANOPY
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#9	SITE IDENTIFICATION SIGN
----	--------------------------



#10	ASPHALT PAVED PARKING
-----	-----------------------



#11	CONCRETE WALKWAYS
-----	-------------------



#12	SITE FENCING
-----	--------------



#13	TRASH ENCLOSURE
-----	-----------------



#14	SITE LIGHTING
-----	---------------



#15	ROOF-B001
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#16	ROOF-B001
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#17	ATTIC-B001
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#18	SOFFIT AND DOWNSPOUTS
-----	-----------------------



#19	ROOF-PORTABLES
-----	----------------



#20	WALKWAY CANOPY
-----	----------------



#21	ROLL UP DOOR
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#22	ENTRY DOORS
-----	-------------



#23	CLASSROOM DOORS
-----	-----------------



#24	WINDOWS
-----	---------



#25	AIR HANDLER- B001
-----	-------------------



#26	RTU-B001
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#27	PACKAGED HEAT PUMPS- PORTABLES
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#28	FURNACE-B001
-----	--------------



#29	ALARM PANEL
-----	-------------



#30	WATER HEATER B-001
-----	--------------------



#31	ADMIN LOBBY
-----	-------------



#32	LIBRARY
-----	---------



#33	CAFETERIA
-----	-----------



#34	KITCHEN
-----	---------



#35	STAFF LOUNGE
-----	--------------



#36	CLASSROOM
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Appendix B: Site and Floor Plans

PHYSICAL NEEDS ASSESSMENT
SITE PLAN

JAMES W. MARSHALL ELEMENTARY SCHOOL

EMG PROJECT NO: 136988.19R000.029.322



James W. Marshall Elementary School (305)
9525 Goethe Road
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

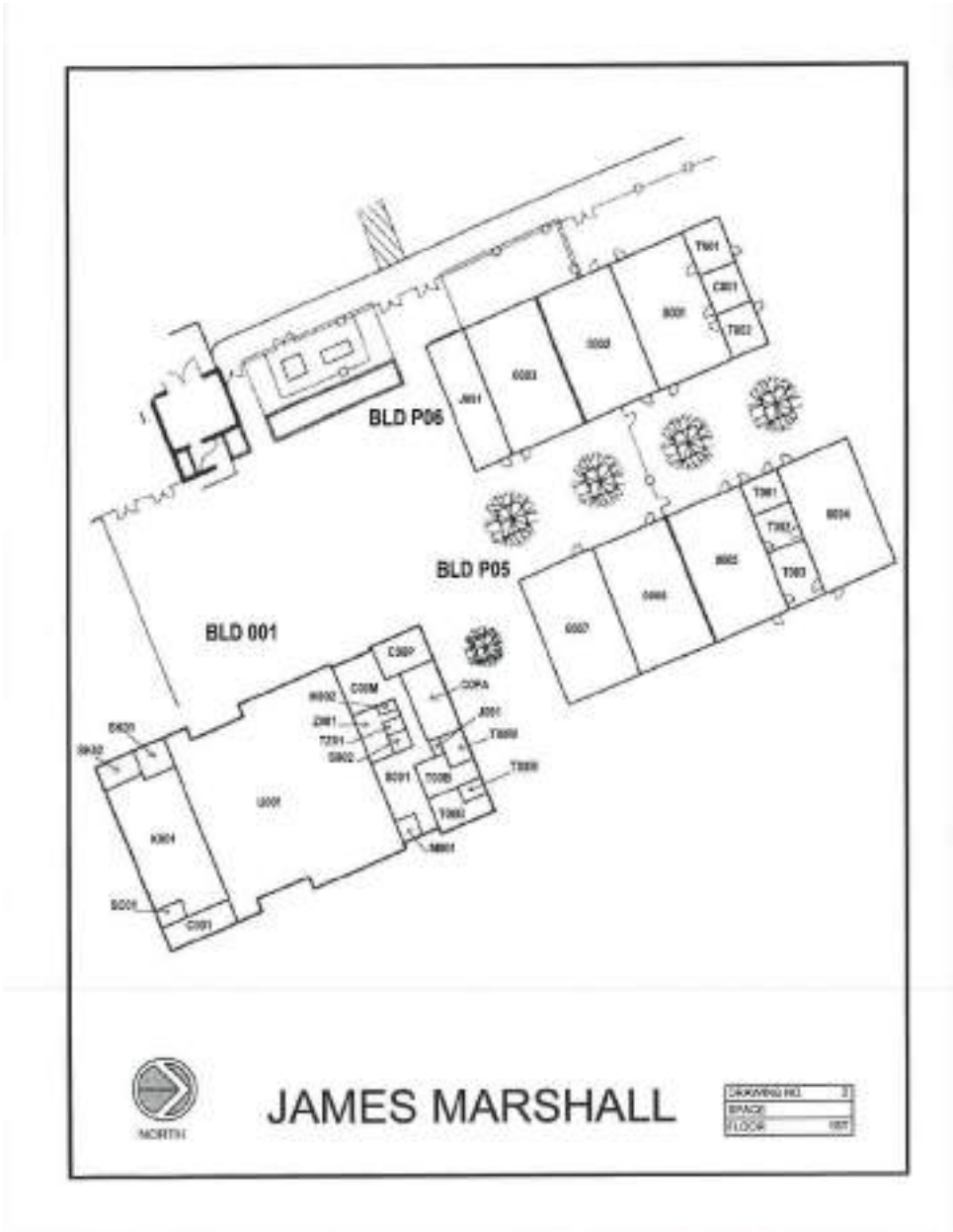
ASHERA Management Plan

SOURCE:
Client



ON-SITE DATE:
August 7, 2019

Floor Plan



SOURCE:

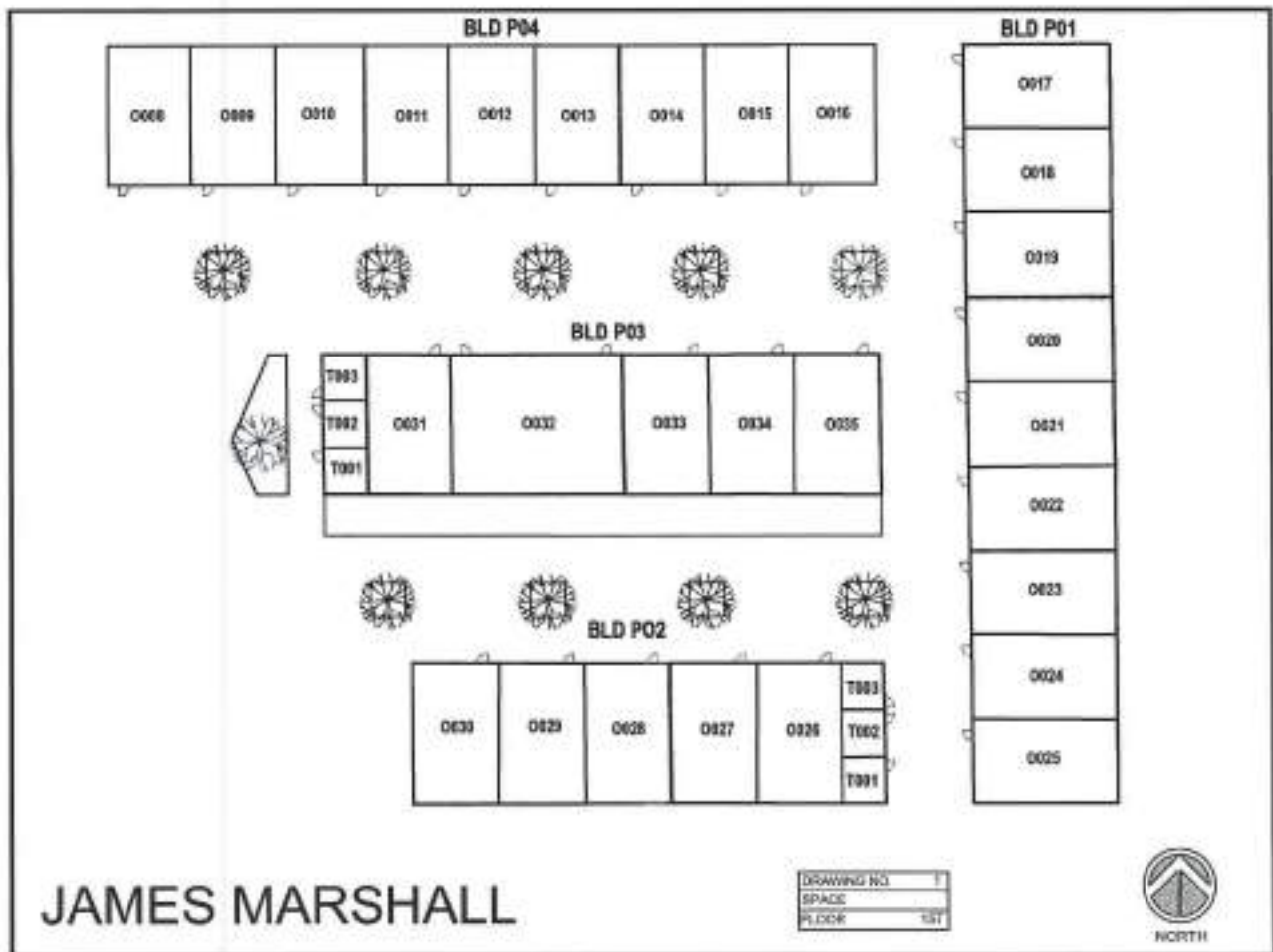
CSM



ON-SITE DATE:

August 7, 2019





Appendix C: Supporting Documents

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Appendix D: Component Condition Report

Component Condition Report | James W. Marshall 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	42,651 SF	10	1829358
D5038	All buildings	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	42,651 SF	7	1829400

Component Condition Report | James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,350 SF	4	1347670
B2011	Building exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	3,350 SF	4	1347669
B2016	Soffits	Fair	Soffit, Wood	1,832 SF	10	1347835
B2021	Building exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	4	3	1347679
B2021	Building exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace steel sidelites	5	10	1374815
B2032	Entries	Fair	Exterior Door, Steel, Refinish	15	4	1347674
B2032	Entries	Fair	Exterior Door, Steel	15	24	1347675
B2032	Throughout	Fair	Exterior Door, Wood Solid-Core	10	9	1347836
B2034	Cafeteria	Fair	Overhead Counter Door, Stainless Steel, up to 144 SF	2	14	1348768
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	4,085 SF	3	1343198
B3011	Roof	Fair	Roof, Asphalt Shingle 30-Year	3,729 SF	13	1347102
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	357 LF	4	1347782
Interiors						
C1023	Exterior and interior doors	Fair	Door Hardware System, School (per Door)	20	14	1347839
C1031	Restrooms	Fair	Toilet Partitions, Solid Surface	4	4	1347793
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	480 SF	24	1347797
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	6,545 SF	4	1347780
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	180 SF	24	1347798
C3024	Kitchen	Fair	Interior Floor Finish, Quarry Tile	120 SF	5	1347840
C3024	Kitchen	Poor	Interior Floor Finish, Vinyl Tile (VCT)	1,080 SF	0	1347800
C3024	Cafeteria U001, C00M and S001	Fair	Interior Floor Finish, Vinyl Tile (VCT)	3,400 SF	5	1347801
C3025	Offices	Fair	Interior Floor Finish, Carpet Commercial Standard	600 SF	4	1347802
C3031	Offices	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	995 SF	4	1347777
C3032	Cafeteria U001	Fair	Interior Ceiling Finish, Suspended Acoustical Tile Fiberglass (ACT)	2,500 SF	9	1347774
C3032	Kitchen K001	Fair	Interior Ceiling Finish, Wipeable, Hard Tile Ceiling w/ ACT	1,200 SF	9	1347775
C3032	Offices	Fair	Interior Ceiling Finish, Suspended Acoustical Tile Fiberglass (ACT)	995 SF	9	1347776

Plumbing

Component Condition Report | James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	5	14	1347794
D2012	Restrooms	Fair	Urinal, Standard	2	14	1347796
D2014	Nurse office-Z001	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	14	1347837
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	14	1347798
D2018	Building exterior	Fair	Drinking Fountain, Interior	1	5	1348237
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	3	1347986
D2023	SC01	Fair	Water Heater, Gas, Commercial, 75 GAL (125 MBH)	1	3	1343194
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,961 SF	24	1347866
Fire Suppression						
D4091	K001	Fair	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	10 LF	10	1343157
HVAC						
D3032	BLD 001	Fair	Condensing Unit/Heat Pump, Split System, 5 Ton	1	3	1343181
D3041	Roof	Good	Make-Up Air Unit, 5625 CFM	1	18	1343178
D3041	Attic	Fair	HVAC System Ductwork, Low Density	5,961 SF	14	1347838
D3042	Roof	Fair	Exhaust Fan, Roof or Wall Mounted, 50 to 500 CFM	1	3	1343139
D3051	M001	Fair	Furnace, Gas, 151 to 200 MBH	1	7	1343190
D3052	Roof	Fair	Packaged Unit (RTU), 12.5 Ton	1	8	1343199
D3068	Throughout	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	5,961 SF	14	1358598
Electrical						
D5012	C001	Fair	Main Distribution Panel, 120/208 V, 600 Amp [Panel M]	1	15	1343156
D5012	BLD 001	Fair	Secondary Transformer, Dry, 75 kVA	1	10	1343180
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,961 SF	24	1358599
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,961 SF	4	1358688
Fire Alarm & Comm						
D5037	Admin	Fair	Fire Alarm Control Panel, Addressable, Room S001	1	5	1375122
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable	5,961 SF	4	1358660
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	5,961 SF	14	1358597
Equipment/Special						
E1093	Kitchen	Fair	Commercial Kitchen, Garbage Disposal, 1 to 3 HP	1	5	1343131
E1093	Kitchen	Fair	Commercial Kitchen, Range/Oven, 4-Burner w/ Griddle	1	3	1343186
E1093	Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells	1	5	1343193
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	5	1343184
E1093	Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells	1	5	1343198
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Double	1	4	1343161
E1093	Kitchen	Fair	Commercial Kitchen, Mixer, Freestanding	1	10	1343197
E1093	Kitchen	Fair	Commercial Kitchen, Dishwasher	1	3	1343151

Component Condition Report | James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator	1	3	1343153
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser	1	2	1343150
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	5	1343165
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	2	5	1343172
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	5	1343141
E1093	Kitchen	Fair	Commercial Kitchen, Exhaust Hood, 8 to 10 LF	1	3	1343148
E1093	Kitchen	Fair	Commercial Kitchen, Steamer, Freestanding	1	4	1343191

Follow-up Studies

P000X	Kitchen	Poor	Engineer, Mechanical/HVAC, General, Study	1	0	1374952
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Component Condition Report | James W. Marshall Elementary School / Portables 001-003, J001 and Toilets (P06)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Throughout	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	5,120 SF	4	1347894
B2011	Throughout	Fair	Exterior Wall, Textured Plywood (T1-11)	5,120 SF	4	1347891
B2021	Building exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	7	14	1347893
B2021	Building exterior	Fair	Window Security Shutter, Rolling, Motor Operated, Up to 24 SF	7	10	1348240
B2032	Building exterior	Fair	Exterior Door, Steel	8	24	1347895
B2034	Building exterior	Fair	Overhead Door, Aluminum, 56 SF	1	14	1347892
Roofing						
B3011	Roof	Fair	Roof, Metal	4,600 SF	24	1343167
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	95 LF	4	1347888
Interiors						
C1023	Exterior doors	Fair	Door Hardware System, School (per Door)	8	14	1347902
C1031	Restrooms	Fair	Toilet Partitions, Solid Surface	4	4	1348232
C3012	Restrooms	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,216 SF	14	1348229
C3012	Throughout	Fair	Interior Wall Finish, Vinyl	3,072 SF	5	1347889
C3024	Restrooms	Fair	Interior Floor Finish, Linoleum	480 SF	3	1348235
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile Residential (VCT)	2,016 SF	9	1347896
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	2,304 SF	4	1348238
C3031	Restrooms	Fair	Interior Ceiling Finish, Plastic Fiberglass-Reinforced	480 SF	14	1348228
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,360 SF	9	1347890
Plumbing						
D2011	Restrooms	Fair	Toilet, Residential Water Closet	6	14	1348231
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	14	1348230
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	5	1347968

Component Condition Report | James W. Marshall Elementary School / Portables 001-003, J001 and Toilets (P06)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	3,840 SF	24	1356651
HVAC						
D3052	P06	Fair	Packaged Unit, Wall-Mounted, 4 Ton	1	3	1343138
D3052	P06	Fair	Packaged Unit, Wall-Mounted, 4 Ton	1	3	1343174
D3052	P06	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	4	1343188
D3068	Throughout	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	3,840 SF	14	1356652
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	3,840 SF	24	1356654
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,840 SF	4	1356689
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	3,840 SF	4	1356653
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	3,840 SF	14	1356656

Component Condition Report | James W. Marshall Elementary School / Portables 004-007 and Toilets (P05)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Throughout	Fair	Exterior Wall, Textured Plywood (T1-11)	4,608 SF	4	1347882
B2011	Throughout	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,608 SF	4	1347885
B2021	Building exterior	Fair	Window Security Shutter, Rolling, Motor Operated, Up to 24 SF	8	10	1347883
B2021	Building exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	8	14	1347884
B2032	Building exterior	Fair	Exterior Door, Steel	9	24	1347886
Roofing						
B3011	Roof	Fair	Roof, Metal	5,000 SF	24	1343184
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	212 LF	4	1347879
Interiors						
C1023	Exterior doors	Fair	Door Hardware System, School (per Door)	9	14	1347901
C1031	Restrooms	Fair	Toilet Partitions, Solid Surface	4	4	1348090
C3012	Restrooms	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,216 SF	14	1348087
C3012	Throughout	Fair	Interior Wall Finish, Vinyl	4,608 SF	5	1347880
C3024	Restrooms	Fair	Interior Floor Finish, Linoleum	480 SF	3	1348233
C3024	Classrooms	Poor	Interior Floor Finish, Vinyl Tile (VCT)	768 SF	0	1348086
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	3,072 SF	4	1347887
C3031	Restrooms	Fair	Interior Ceiling Finish, Plastic Fiberglass-Reinforced	480 SF	14	1348085
C3032	Throughout	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,840 SF	9	1347881
Plumbing						
D2011	Restrooms	Fair	Toilet, Residential Water Closet	7	14	1348089

Component Condition Report | James W. Marshall Elementary School / Portables 004-007 and Toilets (P05)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	14	1348088
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	4,320 SF	24	1356657
HVAC						
D3052	P05	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	4	1343189
D3052	P05	Fair	Packaged Unit, Wall-Mounted, 4 Ton	1	4	1343195
D3052	P05	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	4	1343144
D3052	P05	Fair	Packaged Unit, Wall-Mounted, 4 Ton	1	3	1343206
D3068	Throughout	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	4,320 SF	14	1356658
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	4,320 SF	24	1356690
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	4,320 SF	4	1356690
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	4,320 SF	4	1356659
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	4,320 SF	14	1356662

Component Condition Report | James W. Marshall Elementary School / Portables 008-016 (P04)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Throughout	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	11,520 SF	4	1347876
B2011	Throughout	Fair	Exterior Wall, Textured Plywood (T1-11)	11,520 SF	4	1347873
B2021	Building exterior	Fair	Window Security Shutter, Rolling, Motor Operated, Up to 24 SF	18	10	1347874
B2021	Building exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	18	14	1348072
B2021	Building exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	18	14	1347875
B2032	Building exterior	Fair	Exterior Door, Steel	9	24	1347877
Roofing						
B3011	Roof	Fair	Roof, Metal	10,000 SF	24	1343189
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	212 LF	4	1347870
Interiors						
C1023	Exterior doors	Fair	Door Hardware System, School (per Door)	9	14	1347900
C3012	Throughout	Fair	Interior Wall Finish, Vinyl	9,216 SF	5	1347871
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	8,640 SF	4	1347878
C3032	Throughout	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	8,640 SF	9	1347872
HVAC						
D3052	P04	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343128
D3052	P04	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343166
D3052	P04	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343177

Component Condition Report | James W. Marshall Elementary School / Portables 008-016 (P04)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	P04	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343201
D3052	P04	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343187
D3052	P04	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343125
D3052	P04	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343170
D3052	P04	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343140
D3052	P04	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343127
D3068	Throughout	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	8,640 SF	14	1356664
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	8,640 SF	24	1356666
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	8,640 SF	4	1356691
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	8,640 SF	4	1356665
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	8,640 SF	14	1356668

Component Condition Report | James W. Marshall Elementary School / Portables 017-025 (P01)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Throughout	Fair	Exterior Wall, Textured Plywood (T1-11)	11,520 SF	4	1347842
B2011	Throughout	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	11,520 SF	4	1347849
B2021	Building exterior	Fair	Window Security Shutter, Rolling, Motor Operated, Up to 24 SF	18	10	1347851
B2021	Building exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	18	14	1347848
B2032	Building exterior	Fair	Exterior Door, Steel	9	24	1347850
Roofing						
B3011	Roof	Fair	Roof, Metal	10,000 SF	24	1346568
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	212 LF	4	1347846
Interiors						
C1023	Exterior doors	Fair	Door Hardware System, School (per Door)	9	14	1347897
C3012	Throughout	Fair	Interior Wall Finish, Vinyl	9,216 SF	5	1347843
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	8,640 SF	4	1347841
C3032	Throughout	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	8,640 SF	9	1347845
Plumbing						
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	2	5	1348767
HVAC						
D3052	P01	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343183
D3052	P01	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343208
D3052	P01	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343142

Component Condition Report | James W. Marshall Elementary School / Portables 017-025 (P01)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	P01	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343129
D3052	P01	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343203
D3052	P01	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343175
D3052	P01	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343149
D3052	P01	Fair	Packaged Unit, Wall-Mounted, 3.5 to 4 Ton	1	3	1343146
D3052	P01	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343126
D3068	Throughout	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	8,640 SF	14	1356670
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	8,640 SF	24	1356672
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	8,640 SF	4	1356692
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	8,640 SF	4	1356671
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	8,640 SF	14	1356674

Component Condition Report | James W. Marshall Elementary School / Portables 026-030 and Toilets (P02)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Throughout	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	7,040 SF	4	1347858
B2011	Throughout	Fair	Exterior Wall, Textured Plywood (T1-11)	7,040 SF	4	1347855
B2021	Building exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	10	14	1347857
B2021	Building exterior	Fair	Window Security Shutter, Rolling, Motor Operated, Up to 24 SF	10	10	1347856
B2032	Building exterior	Fair	Exterior Door, Steel	8	24	1347859
Roofing						
B3011	Roof	Fair	Roof, Metal	6,000 SF	24	1343152
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	130 LF	4	1347852
Interiors						
C1023	Exterior doors	Fair	Door Hardware System, School (per Door)	8	14	1347898
C1031	Restrooms	Fair	Toilet Partitions, Solid Surface	4	4	1347933
C3012	Throughout	Fair	Interior Wall Finish, Vinyl	5,120 SF	5	1347853
C3012	Restrooms	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,024 SF	14	1347934
C3024	Restrooms	Fair	Interior Floor Finish, Linoleum	480 SF	5	1347932
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	4,800 SF	4	1347860
C3031	Restrooms	Fair	Interior Ceiling Finish, Plastic Fiberglass-Reinforced	480 SF	14	1347955
C3032	Throughout	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,800 SF	9	1347854
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	5	14	1347935

Component Condition Report | James W. Marshall Elementary School / Portables 026-030 and Toilets (P02)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2012	Restrooms	Fair	Urinal, Standard	2	14	1347931
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	14	1347936
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	5	1347966
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,280 SF	24	1356675
HVAC						
D3052	P02	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343163
D3052	P02	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343145
D3052	P02	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343132
D3052	P02	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343182
D3052	P02	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343205
D3068	Throughout	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	5,280 SF	14	1356676
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,280 SF	24	1356678
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,280 SF	4	1356693
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	5,280 SF	4	1356677
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	5,280 SF	14	1356680

Component Condition Report | James W. Marshall Elementary School / Portables Staff Lounge, Library, 033-035 (P03)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Throughout	Fair	Exterior Wall, Textured Plywood (T1-11)	6,656 SF	4	1347864
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	6,656 SF	4	1347867
B2021	Building exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	11	14	1347866
B2021	Building exterior	Fair	Window Security Shutter, Rolling, Motor Operated, Up to 24 SF	12	10	1347865
B2032	Building exterior	Fair	Exterior Door, Steel	9	24	1347868
Roofing						
B3011	Roof	Fair	Roof, Metal	7,200 SF	24	1343173
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	155 LF	4	1347861
Interiors						
C1023	Exterior doors	Fair	Door Hardware System, School (per Door)	9	14	1347899
C1031	Restrooms	Fair	Toilet Partitions, Solid Surface	4	4	1347956
C3012	Throughout	Fair	Interior Wall Finish, Vinyl	6,656 SF	5	1347862
C3012	Restrooms	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,024 SF	14	1347960
C3024	Library	Fair	Interior Floor Finish, Vinyl Tile (VCT)	480 SF	9	1347963
C3024	Restrooms	Fair	Interior Floor Finish, Linoleum	480 SF	5	1347957

Component Condition Report | James W. Marshall Elementary School / Portables Staff Lounge, Library, 033-035 (P03)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3025	Classrooms, library, staff lounge	Fair	Interior Floor Finish, Carpet Commercial Standard	5,280 SF	4	1347869
C3031	Restrooms	Fair	Interior Ceiling Finish, Plastic Fiberglass-Reinforced	480 SF	14	1347962
C3032	Throughout	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	6,240 SF	9	1347863
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	5	14	1347958
D2012	Restrooms	Fair	Urinal, Standard	2	14	1347959
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	14	1347961
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	5	1347964
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	6,240 SF	24	1356661
HVAC						
D3052	P03	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343130
D3052	P03	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343179
D3052	P03	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343133
D3052	P03	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343204
D3052	P03	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343137
D3052	P03	Fair	Packaged Unit, Wall-Mounted, 3.5 Ton	1	3	1343168
D3068	Throughout	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	6,240 SF	14	1356662
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	6,240 SF	24	1356664
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	6,240 SF	4	1356694
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	6,240 SF	4	1356663
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	6,240 SF	14	1356666

Component Condition Report | James W. Marshall Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2039	Site	Fair	Pedestrian Gate, Wrought Iron	4	9	1343200
Roofing						
B3011	Shade canopy	Fair	Roof, Metal	1,080 SF	32	1348661
B3011	Walkway canopy	Fair	Roof, Modified Bituminous	1,420 SF	4	1348662
Plumbing						
D2021	Site	Fair	Backflow Preventer, Domestic, 2"	1	14	1343162
D2021	Site	Fair	Backflow Preventer, Domestic, 6"	1	14	1343166
D2023	Site	Fair	Domestic Booster Pump Station, Duplex Mounted, 5 HP Motors	1	9	1343147
Electrical						

Component Condition Report | James W. Marshall Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Site	Fair	Secondary Transformer, Dry, 500 kVA	1	14	1343178
D5012	Site	Fair	Secondary Transformer, Dry, 500 kVA	1	14	1343159
D5012	Site	Fair	Secondary Transformer, Dry, 500 kVA	1	14	1343154
D5012	Adjacent to parking/main gate	Fair	Building/Main Switchgear, 120/208 V, 2,000 Amp	1	24	1347861
D5022	Classroom entry	Good	LED Lighting Fixture, Basic, 20 W	53	18	1347645
Pavement						
G2012	Parking area	Fair	Roadways, Asphalt Pavement, Mill & Overlay	31,850 SF	9	1347833
G2022	Parking area	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	31,850 SF	4	1347831
G2022	Parking area	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	31,850 SF	4	1347832
Site Development						
G2041	Entrys	Fair	Fences & Gates, any Painted Surface, Prep & Paint	1,800 SF	4	1347848
G2041	Property perimeter	Fair	Fences & Gates, Chain Link, 6' High	1,500 LF	24	1347860
G2041	Parking and street perimeter	Fair	Fences & Gates, Metal Tube, 6' High	867 LF	24	1347846
G2047	Playgrounds	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	3,200 SF	4	1347843
G2047	Playground	Fair	Play Structure, Small	1	4	1347840
G2047	Playground	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	56,000 SF	4	1347837
G2047	Playground	Fair	Play Structure, Medium	1	4	1347838
G2047	Playground	Fair	Play Surfaces & Sports Courts, Asphalt	56,000 SF	9	1347836
G2049	Site	Fair	Dumpster Accessories, Metal Gates	1	4	1343158
Landscaping						
G2052	Site southeast of cafeteria	Poor	Concrete Flatwork, Drainage Swale, Concrete	50 LF	0	1343182
G2057	Landscaping and playfields	Fair	Irrigation System	150,000 SF	9	1347642
Site Lighting						
G4021	Parking area	Fair	Site Pole Light, 15' High, 400 W (LED Lamp Replacement)	6	4	1347844

Appendix E: Replacement Reserves

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate		
James W. Marshall Elementary School	Site	G2049	1343158	Dumpster Accessories, Metal Gates, Replace	20	16	4	1	EA	\$2,331.19	\$2,331					\$2,331								\$2,331	
James W. Marshall Elementary School	Site	G2052	1343192	Concrete Flatwork, Drainage Swale, Concrete, Replace	30	30	0	50	LF	\$54.85	\$2,743	\$2,743													\$2,743
James W. Marshall Elementary School	Site	G2057	1347642	Irrigation System, , Replace	25	16	9	150000	SF	\$4.80	\$719,927											\$719,927		\$719,927	
James W. Marshall Elementary School	Site	G4021	1347644	Site Pole Light, 15' High, 400 W (LED Lamp Replacement), Replace	20	16	4	6	EA	\$5,485.16	\$32,911					\$32,911									\$32,911
Totals, Unescalated												\$25,012	\$0	\$8,639	\$441,726	\$2,411,264	\$246,009	\$0	\$200,778	\$41,139	\$1,700,502	\$281,837			\$5,356,906
Totals, Escalated (3.0% inflation, compounded annually)												\$25,012	\$0	\$9,165	\$482,686	\$2,713,899	\$285,192	\$0	\$246,932	\$52,113	\$2,218,769	\$378,765			\$6,412,534

Appendix F: Equipment Inventory List

D20 PLUMBING

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1343162	D2021	Backflow Preventer		James W. Marshall Elementary School / Site	Site				2003	00255811	
2	1343186	D2021	Backflow Preventer		James W. Marshall Elementary School / Site	Site				2003	00255813	
3	1343147	D2023	Domestic Booster Pump Station	No tag/plate found	James W. Marshall Elementary School / Site	Site	No tag/plate found			2003	00255812	
4	1343194	D2023	Water Heater	75 GAL	James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	SC01	Rheem	G75-75	RRNG 1101G01051	2001	00255858	

D30 HVAC

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1343181	D3032	Condensing Unit/Heat Pump	5 TON	James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	BLD 001	Amana	RCE60C2C	0502156768	2005	00255856	
2	1343176	D3041	Make-Up Air Unit	5625 CFM	James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	Roof	Reznor	RDH-300	BQC3060018694	2017	00255839	
3	1343139	D3042	Exhaust Fan	No tag/plate found	James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	Roof	Penn Ventilator	No tag/plate found	No tag/plate found		00255825	
4	1343190	D3051	Furnace	175 MBH	James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	M001	Amana	Inaccessible	Inaccessible	2006	00255837	
5	1343138	D3052	Packaged Unit	4 TON	James W. Marshall Elementary School / Portables 001-003, J001 and Toilets (P06)	P06	Bard	WG481-ANBUX4XXX	236F011629479-1	2001	00255862	
6	1343146	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 017-025 (P01)	P01	Bard	WG421-ANBUX4XXX	126K011664981-1	2001	00255843	
7	1343163	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 026-030 and Toilets (P02)	P02	Bard	WG421-ANBUX4XXX	126K011664972-1	2001	00255832	
8	1343145	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 026-030 and Toilets (P02)	P02	Bard	WG421-ANBUX4XXX	126K011664994-1	2001	00255831	
9	1343128	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 008-016 (P04)	P04	Bard	WG421-ANBUX4XXX	126C011598081-1	2001	00255866	
10	1343183	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 017-025 (P01)	P01	Bard	WG421-ANBUX4XXX	126J011651910-1	2001	00255842	
11	1343166	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 008-016 (P04)	P04	Bard	WG421-ANBUX4XXX	126A011577152-1	2001	00255844	
12	1343208	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 017-025 (P01)	P01	Bard	WO421-ANBUX4XXX	126L011674290-1	2001	00255852	
13	1343130	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables Staff Lounge, Library, 033-035 (P03)	P03	Bard	WG421-ANBUX4XXX	126A011577172-1	2001	00255826	
14	1343142	D3052	Packaged Unit	3.5 Ton	James W. Marshall Elementary School / Portables 017-025 (P01)	P01	Bard	WG421-ANBUX4XXX	126K011664976-1	2001	00255850	
15	1343177	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 008-016 (P04)	P04	Bard	WG421-ANBUX4XXX	126A011577126-1	2001	00255846	
16	1343129	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 017-025 (P01)	P01	Bard	WG421-ANBUX4XXX	126J011651905-1	2001	00255854	
17	1343189	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 004-007 and Toilets (P05)	P05	Bard	WG422-ANBUX4XXX	253H031918642-1	2003	00255870	
18	1343201	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 008-016 (P04)	P04	Bard	WG421-ANBUX4XXX	126C011598060-1	2001	00255845	
19	1343179	D3052	Packaged Unit	3.5	James W. Marshall Elementary School / Portables Staff Lounge, Library, 033-035 (P03)	P03	Bard	WG421-ANBUX4XXX	Inaccessible	2001	Inaccessible	
20	1343203	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 017-025 (P01)	P01	Bard	WG421-ANBUX4XXX	126K011664987-1	2001	00255841	
21	1343132	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 026-030 and Toilets (P02)	P02	Bard	WG421-ANBUX4XXX	126K011665002-1	2001	00255834	
22	1343133	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables Staff Lounge, Library, 033-035 (P03)	P03	Bard	WG421-ANBUX4XXX	126C011598085-1	2001	00255827	
23	1343175	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 017-025 (P01)	P01	Bard	WG421-ANBUX4XXX	126K011665003-1	2001	00255851	
24	1343182	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 026-030 and Toilets (P02)	P02	Bard	WG421-ANBUX4XXX	126K011664967-1	2001	00255840	
25	1343204	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables Staff Lounge, Library, 033-035 (P03)	P03	Bard	WG421-ANBUX4XXX	126J011651906-1	2001	00255828	
26	1343137	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables Staff Lounge, Library, 033-035 (P03)	P03	Bard	WG421-ANBUX4XXX	126K011664978-1	2001	00255829	
27	1343168	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables Staff Lounge, Library, 033-035 (P03)	P03	Bard	WG421-ANBUX4XXX	126C011598067-1	2001	00255830	
28	1343205	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 026-030 and Toilets (P02)	P02	Bard	WG421-ANBUX4XXX	126K011664990-1	2001	00255833	
29	1343187	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 008-016 (P04)	P04	Bard	WG421-ANBUX4XXX	126A011577130-1	2001	00255863	
30	1343149	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 017-025 (P01)	P01	Bard	WG421-ANBUX4XXX	126K011664998-1	2001	00255849	
31	1343125	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 008-016 (P04)	P04	Bard	WG421-ANBUX4XXX	126C011598087-1	2001	00255864	
32	1343144	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 004-007 and Toilets (P05)	P05	Bard	WG422-ANBUX4XXX	253H031818656-1	2003	00255867	
33	1343188	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 001-003, J001 and Toilets (P06)	P06	Bard	WD422-ANBUX4XXX	253H031818632-1	2003	00255861	
34	1343170	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 008-016 (P04)	P04	Bard	WG421-ANBUX4XXX	126C011598058-1	2001	00255847	
35	1343140	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 008-016 (P04)	P04	Bard	WG421-ANBUX4XXX	126C011598079-1	2001	00255855	
36	1343127	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 008-016 (P04)	P04	Bard	WG421-ANBUX4XXX	126M001531093-1	2001	00255865	
37	1343126	D3052	Packaged Unit	3.5 TON	James W. Marshall Elementary School / Portables 017-025 (P01)	P01	Bard	WG421-ANBUX4XXX	126K011665001-1	2001	00255848	
38	1343195	D3052	Packaged Unit	4 TON	James W. Marshall Elementary School / Portables 004-007 and Toilets (P05)	P05	Bard	WG481-ANBUX4XXX	236J031827482-1	2003	00255869	
39	1343174	D3052	Packaged Unit	4 TON	James W. Marshall Elementary School / Portables 001-003, J001 and Toilets (P06)	P06	Bard	WG481-ANBUX4XXX	236H021739115-01	2002	00255860	
40	1343206	D3052	Packaged Unit	4 TON	James W. Marshall Elementary School / Portables 004-007 and Toilets (P05)	P05	Bard	WG481-ANBUX4XXX	236H021739110-1	2002	00255868	
41	1343199	D3052	Packaged Unit (RTU)	12,5 TONS	James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	Roof	Carrier	48HJD014---561	1107G50782	2007	00255857	

D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1347661	D5012	Building/Main Switchgear	Inaccessible	James W. Marshall Elementary School / Site	Adjacent to parking/main gate	Inaccessible	Inaccessible	Inaccessible	2003		
2	1343155	D5012	Main Distribution Panel [Panel M]	600 amp	James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	C001	Cutler-Hammer				00255838	
3	1343180	D5012	Secondary Transformer	No tag/plate found	James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	BLD 001	No tag/plate found	No tag/plate found	No tag/plate found		00255859	
4	1343178	D5012	Secondary Transformer	500 kVA	James W. Marshall Elementary School / Site	Site	Federal Pacific	36 B	No tag/plate found	2003	00255835	
5	1343159	D5012	Secondary Transformer	500 kVA	James W. Marshall Elementary School / Site	Site	Federal Pacific			2003	00255821	
6	1343154	D5012	Secondary Transformer	500 kVA	James W. Marshall Elementary School / Site	Site	Federal Pacific	36 B		2003	00255836	
7	1347645	D5022	LED Lighting Fixture		James W. Marshall Elementary School / Site	Classroom entry				2017		53
8	1375122	D5037	Fire Alarm Control Panel		James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	Admin	Fire-Lite	MS-9600			00255391	

E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1343161	E1093	Commercial Convection Oven, Double		James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	Kitchen	Southbend	SLGS/22SC	15B11179		00255804	
2	1343193	E1093	Commercial Dairy Cooler/Wells		James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	Kitchen	Beverage-Air	SM58N-W	10007096		00255822	
3	1343198	E1093	Commercial Dairy Cooler/Wells		James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	Kitchen	Beverage-Air	SM58N-W	10407132		00255823	
4	1343151	E1093	Commercial Dishwasher		James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	Kitchen	Stero Dishwashing Machine Mfg. Co.	SD2RA	27887-11-78		00255806	

5	1343148	E1093	Commercial Exhaust Hood, 8 to 10 LF	10 LF	James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	Kitchen	No tag/plate found	Illegible	Illegible	2003	00255819
6	1343184	E1093	Commercial Food Warmer		James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	Kitchen	CresCor	H137SUA12D	JBF-J400081-1		00255810
7	1343172	E1093	Commercial Food Warmer		James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	Kitchen	CresCor	H137SUA12D	CBG-J412363-6		2
8	1343165	E1093	Commercial Freezer, 2-Door Reach-In		James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	Kitchen	True	T-49F	1-3955022		00255809
9	1343141	E1093	Commercial Freezer, 2-Door Reach-In		James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	Kitchen	True	TS-49F	8403348		
10	1343131	E1093	Commercial Garbage Disposal, 1 to 3 HP		James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	Kitchen	Salvajor	300	No tag/plate found		00255805
11	1343197	E1093	Commercial Mixer, Freestanding		James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	Kitchen	Hobart	D 300 T	11-220-740		00255803
12	1343185	E1093	Commercial Range/Oven, 4-Burner w/ Griddle		James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	Kitchen	No tag/plate found				00255802
13	1343191	E1093	Commercial Steamer, Freestanding		James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	Kitchen	No tag/plate found				00255801
14	1343150	E1093	Commercial Walk-In Refrigerator/Freezer, Condenser	Illegible	James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	Kitchen	Illegible			2003	00255800
15	1343153	E1093	Commercial Walk-In Refrigerator/Freezer, Evaporator		James W. Marshall Elementary School / Administration, Cafeteria, Kitchen (001)	Kitchen	Vollrath	KR500	23A6810		00255807

G40 OTHER

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1347644	G4021	Site Pole Light		James W. Marshall Elementary School / Site	Parking area				2003		6