



FACILITY CONDITION ASSESSMENT

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

DLR GROUP
1050 20th Street, Suite 250
Sacramento, California 95842



JOHN D. SLOAT ELEMENTARY SCHOOL
7525 Candlewood Way
Sacramento, California 95822

PREPARED BY:

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EMG PROJECT #:

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August 23, 2019



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1. Executive Summary

Portfolio Overview and Assessment Details

General Information	
Property Type/s	Elementary School
Main Address	7525 Candlewood Way, Sacramento, California 95822
Building Construction Dates	001 Cafeteria/Kitchen: 1961 002 Admin Classrooms 1-2: 1961 003 Classrooms 3-7: 1961 004 Classrooms 8-12: 1961 P01–P004 Portable Classrooms 14-17: 2000's P05 Portable Classrooms 18-20: 2002 P06 Portable Childcare : 1998
Number of Buildings	Seven
Current Occupants	John D. Sloat Elementary School
Date(s) of Visit	August 23, 2019
Management Point of Contact	DLR Group, Mr. Mark Covington 916.446.0206 phone mcovington@dlrgroup.com email
On-site Point of Contact (POC)	Greg Turner
Assessment and Report Prepared By	Allen Manning
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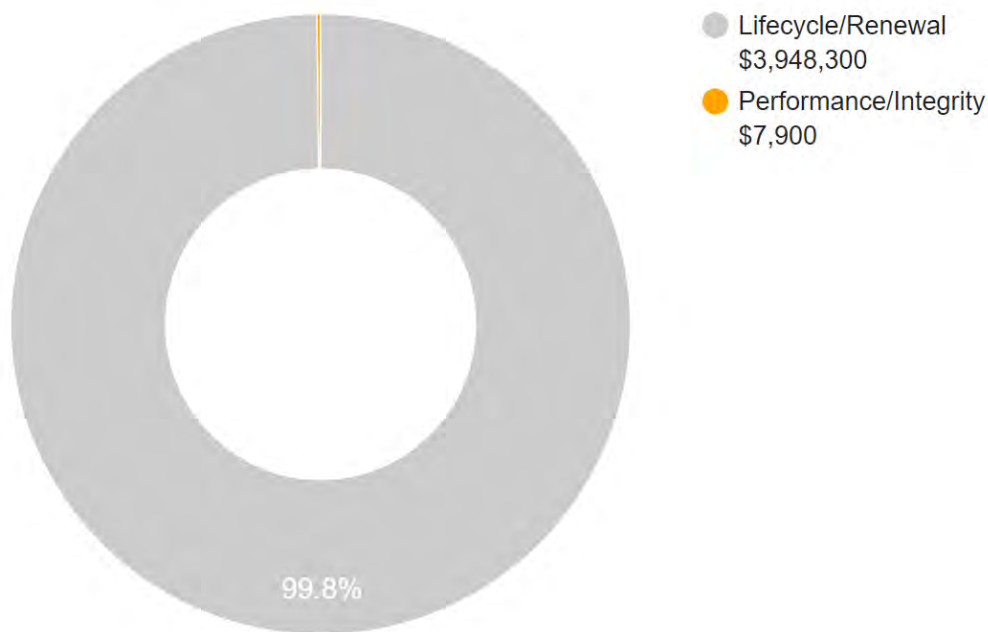
Plan Types

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: \$3,956,200

Portfolio-Level Findings and Deficiencies

Historical Summary

The elementary school campus was originally constructed in 1951. The portable buildings were added in the years between 1998 and the mid to late 2000's.

Architectural

The original buildings consist of wood framed construction on concrete slabs. The portable buildings are of wood framed construction with raised foundations. Roofs primarily consists of flat or low slope modified bitumen assemblies, as well as flat standing seam metal roofs. Standing water and deteriorated plywood siding were observed at the upper mechanical well roof of the Fitness Center. The majority of the interior finishes and fixtures are anticipated for lifecycle replacement.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components vary in age, are replaced when necessary, and have been well-maintained. Some HVAC and plumbing components have required isolated replacements and are nearing the end of their anticipated lifecycles. The MEPF infrastructure itself is generally in good working condition with no major expenditures anticipated in the short term.

Site

The parking lots and sidewalks have been periodically repaved and sectionally replaced as-needed over the years. The playgrounds and sport courts are generally in good 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
John D. Sloat Elementary School / 001 Cafeteria/Kitchen	\$750	5,072	\$3,804,000	0.0%	0.5%	5.4%	19.1%
John D. Sloat Elementary School / 002 Admin Classrooms 1 - 2	\$750	5,690	\$4,267,500	0.0%	1.5%	3.2%	14.0%
John D. Sloat Elementary School / 003 Classrooms 3 - 7	\$750	6,180	\$4,635,000	0.0%	1.6%	3.6%	14.2%
John D. Sloat Elementary School / 004 Classrooms 8 - 12	\$750	6,180	\$4,635,000	0.0%	1.1%	3.4%	12.9%
John D. Sloat Elementary School / P01 - P04 Portable Classrooms 14 - 17	\$450	3,863	\$1,738,350	0.0%	0.0%	4.4%	17.3%
John D. Sloat Elementary School / P05 Portable Classrooms 18 - 20	\$450	1,920	\$864,000	0.0%	2.2%	3.3%	10.2%
John D. Sloat Elementary School / P06 Portable Childcare	\$450	1,920	\$864,000	0.0%	0.9%	4.6%	19.3%

Immediate Needs

Facility/Building	Total Items	Total Cost
John D. Sloat Elementary School	4	\$7,912
Total	4	\$7,912

John D. Sloat Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1373812	John D. Sloat Elementary School / Site	Site	G2022	Parking Lots, Asphalt Pavement, Cut & Patch	Poor	Performance/Integrity	\$3,771
1373800	John D. Sloat Elementary School / Site	Site	G2022	Parking Lots, Asphalt Pavement, Cut & Patch	Failed	Performance/Integrity	\$3,771
1373794	John D. Sloat Elementary School / P06 Portable Childcare	West side of the building	B2011	Exterior Wall, Textured Plywood (T1-11), Repair	Failed	Performance/Integrity	\$171
1404937	John D. Sloat Elementary School / P01 - P04 Portable Classrooms 14 - 17	Building exterior	B2011	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Repair	Failed	Performance/Integrity	\$199
Total (4 items)							\$7,912

Key Findings



Exterior Wall in Failed condition.

Wood Clapboard Siding, 1-2 Stories
P01 - P04 Portable Classrooms 14 - 17
Building exterior

Uniformat Code: B2011
Recommendation: **Repair in 2019**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$200

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Wood trim at SE roof line is deteriorated, repair. - AssetCALC ID: 1404937



Exterior Wall in Failed condition.

Textured Plywood (T1-11)
P06 Portable Childcare West side of the building

Uniformat Code: B2011
Recommendation: **Repair in 2019**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$200

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Southwest corner of building, deteriorated siding. - AssetCALC ID: 1373794



Parking Lots in Failed condition.

Asphalt Pavement
Site

Uniformat Code: G2022
Recommendation: **Cut & Patch in 2019**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,800

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south and east side of parking lot - AssetCALC ID: 1373800



Parking Lots in Poor condition.

Asphalt Pavement
Site

Uniformat Code: G2022
Recommendation: **Cut & Patch in 2019**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,800

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Cut out and patch cracked areas in paved play area. - AssetCALC ID: 1373812

2. 001 Cafeteria/Kitchen



001 Cafeteria/Kitchen: Systems Summary

Address	7525 Candlewood Way, Sacramento, California 95822	
Constructed/ Renovated	1951	
Building Size	5,072 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab and wood-framed roofs	Good
Façade	Stucco with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT, ceramic tile, quarry tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	Wheelchair lift at stage	Fair
Plumbing	Copper supply and cast-iron waste & venting Gas water heaters Toilets and sinks in all restrooms	Fair

001 Cafeteria/Kitchen: Systems Summary

HVAC	Individual package units	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None noted	

001 Cafeteria/Kitchen: Systems Expenditure Forecast

System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$19,600	-	\$109,000	\$128,600
Roofing	-	-	\$101,700	-	-	\$101,700
Interiors	-	\$4,700	\$38,900	\$46,600	\$181,600	\$271,700
Elevators	-	-	-	\$33,900	-	\$33,900
Plumbing	-	-	-	\$40,000	\$159,100	\$199,100
Fire Suppression	-	-	\$1,000	-	\$1,300	\$2,200
HVAC	-	\$16,500	\$2,200	\$86,200	\$43,300	\$148,200
Electrical	-	-	\$1,400	\$160,400	\$44,000	\$205,800
Fire Alarm & Comm	-	-	-	\$76,000	-	\$76,000
Equipment/Special	-	-	\$25,100	\$94,900	\$35,900	\$156,000
TOTALS	-	\$21,200	\$189,900	\$538,000	\$574,200	\$1,323,200

3. 002 Admin Classrooms 1-2



002 Admin Classrooms 1-2: Systems Summary

Address	7525 Candlewood Way, Sacramento, California 95822	
Constructed/ Renovated	1951	
Building Size	5,690 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab and wood-framed roofs	Good
Façade	Stucco with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	Fair
Plumbing	Copper supply and cast-iron waste & venting Gas water heaters Toilets and sinks in all restrooms	Fair

002 Admin Classrooms 1-2: Systems Summary

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

002 Admin Classrooms 1-2: 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	-	-	\$4,800	-	\$183,100	\$187,800
Roofing	-	-	-	\$167,700	-	\$167,700
Interiors	-	-	\$59,600	\$83,700	\$131,500	\$274,900
Plumbing	-	-	\$7,800	-	\$225,200	\$233,000
Fire Suppression	-	-	\$2,400	-	\$3,200	\$5,600
HVAC	-	\$67,200	-	\$29,100	\$91,200	\$187,600
Electrical	-	-	-	\$86,600	\$39,400	\$126,000
Fire Alarm & Comm	-	-	-	\$67,900	-	\$67,900
Site	-	-	-	\$38,700	\$8,500	\$47,200
TOTALS	-	\$67,200	\$74,600	\$473,700	\$682,100	\$1,297,700

4. 003 Classrooms 3-7



003 Classrooms 3-7: Systems Summary

Address	7525 Candlewood Way, Sacramento, California 95822	
Constructed/ Renovated	1951	
Building Size	6,180 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab and wood-framed roofs	Good
Façade	Stucco with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	Fair
Plumbing	Copper supply and cast-iron waste & venting No hot water Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual split system units	Fair

003 Classrooms 3-7: Systems Summary

Fire Suppression	hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Fire alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None noted	

003 Classrooms 3-7: 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	-	-	\$6,200	-	\$224,800	\$231,000
Roofing	-	-	-	\$193,500	-	\$193,500
Interiors	-	-	\$77,900	\$21,500	\$210,100	\$309,400
Plumbing	-	-	-	\$12,500	\$248,300	\$260,800
Fire Suppression	-	-	\$2,900	-	\$3,800	\$6,700
HVAC	-	\$74,000	\$11,000	\$37,300	\$136,200	\$258,500
Electrical	-	-	\$1,700	\$93,000	\$40,600	\$135,400
Fire Alarm & Comm	-	-	-	\$80,500	-	\$80,500
Equipment/Special	-	-	-	\$66,300	-	\$66,300
TOTALS	-	\$74,000	\$99,700	\$504,600	\$863,800	\$1,542,100

5. 004 Classrooms 8-12



004 Classrooms 8-12: Systems Summary

Address	7525 Candlewood Way, Sacramento, California 95822	
Constructed/ Renovated	1951	
Building Size	6,180 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab and wood-framed roofs	Good
Façade	Stucco with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	Fair
Plumbing	Copper supply and cast-iron waste & venting No hot water Toilets, urinals, and sinks in all restrooms	Fair

004 Classrooms 8-12: Systems Summary

HVAC	Individual split system units Supplemental components: ductless split system	Fair
Fire Suppression	hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None noted	

004 Classrooms 8-12: 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	-	-	\$6,200	-	\$179,200	\$185,400
Roofing	-	-	-	\$191,700	-	\$191,700
Interiors	-	-	\$64,400	\$26,400	\$204,700	\$295,500
Plumbing	-	-	-	\$6,300	\$233,700	\$240,000
Fire Suppression	-	-	\$1,900	-	\$2,600	\$4,500
HVAC	-	\$52,700	\$32,900	\$31,300	\$137,200	\$254,000
Electrical	-	-	\$2,800	\$93,800	\$42,000	\$138,600
Fire Alarm & Comm	-	-	-	\$73,800	-	\$73,800
Equipment/Special	-	-	-	\$33,200	-	\$33,200
TOTALS	-	\$52,700	\$108,200	\$456,500	\$799,400	\$1,416,700

6. P01-P04 Portable Classrooms 14-17



P01-P04 Portable Classrooms 14-17: Systems Summary

Address	7525 Candlewood Way, Sacramento, California 95822	
Constructed/ Renovated	2000's	
Building Size	3,863 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on raised foundation and wood-framed roofs	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	Fair
Plumbing	Copper supply and cast-iron waste & venting No hot water	Fair

P01-P04 Portable Classrooms 14-17: Systems Summary

HVAC	Individual wall mounted heat pump units	Fair
Fire Suppression	hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Damaged roof trim at south west corner	

P01-P04 Portable Classrooms 14-17: 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	\$200	-	\$19,100	\$14,400	\$61,300	\$94,900
Roofing	-	-	-	\$22,100	\$124,400	\$146,500
Interiors	-	-	\$40,500	\$18,200	\$67,200	\$125,900
Plumbing	-	-	-	-	\$115,500	\$115,500
Fire Suppression	-	-	\$1,900	-	\$2,600	\$4,500
HVAC	-	-	\$17,600	\$37,000	\$28,500	\$83,200
Electrical	-	-	-	\$60,000	\$172,200	\$232,300
Fire Alarm & Comm	-	-	-	\$46,100	-	\$46,100
Equipment/Special	-	-	-	\$33,200	-	\$33,200
TOTALS	\$200	-	\$79,100	\$231,000	\$571,700	\$882,100

7. P05 Portable Classrooms 18-20



P05 Portable Classrooms 18-20: Systems Summary

Address	7525 Candlewood Way, Sacramento, California 95822	
Constructed/ Renovated	2002	
Building Size	1,920 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on raised foundation and wood-framed roofs	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	Fair
Plumbing	Copper supply and cast-iron waste & venting No hot water	Fair

P05 Portable Classrooms 18-20: Systems Summary

HVAC	Individual wall mounted heat pump units Supplemental components: none	Fair
Fire Suppression	hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None noted	

P05 Portable Classrooms 18-20: 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	-	-	\$8,600	-	\$26,200	\$34,800
Roofing	-	-	-	-	\$61,800	\$61,800
Interiors	-	-	-	-	\$2,600	\$2,600
Plumbing	-	-	-	-	\$60,000	\$60,000
Fire Suppression	-	-	\$1,400	-	\$1,900	\$3,400
HVAC	-	\$19,800	-	\$8,300	\$8,200	\$36,300
Electrical	-	-	-	\$29,500	\$11,900	\$41,400
Fire Alarm & Comm	-	-	-	\$22,900	-	\$22,900
TOTALS	-	\$19,800	\$10,000	\$60,700	\$172,600	\$263,200

8. P06 Portable Child Care



P06 Portable Childcare: Systems Summary

Address	7525 Candlewood Way, Sacramento, California 95822	
Constructed/ Renovated	2002	
Building Size	1,920 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on raised foundation and wood-framed roofs	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	Fair
Plumbing	Copper supply and cast-iron waste & venting No hot water Toilets and sinks in all restrooms	Fair

P06 Portable Childcare: Systems Summary

HVAC	Individual wall mounted heat pump units Supplemental components: Thru wall AC unit	Fair
Fire Suppression	hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None noted	

P06 Portable Childcare: 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	\$200	-	\$9,100	-	\$25,000	\$34,200
Roofing	-	-	\$1,300	-	\$75,800	\$77,000
Interiors	-	-	\$10,100	\$16,600	\$35,000	\$61,800
Plumbing	-	-	-	-	\$75,800	\$75,800
Fire Suppression	-	-	\$500	-	\$600	\$1,100
HVAC	-	\$8,200	\$11,600	\$8,300	\$14,400	\$42,600
Electrical	-	-	-	\$58,500	\$85,600	\$144,100
Fire Alarm & Comm	-	-	-	\$22,900	-	\$22,900
Equipment/Special	-	-	-	\$4,400	-	\$4,400
Site	-	-	-	\$19,700	\$8,500	\$28,300
TOTALS	\$200	\$8,200	\$32,600	\$130,400	\$320,700	\$492,200

9. Site Summary



Site Information

Lot Size	10.73 acres (estimated)	
Parking Spaces	40 total spaces all in open lots; One 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, trash receptacles	Fair
Landscaping and Topography	Moderate landscaping features Irrigation is present No retaining walls Flat	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED, HPS, and metal halide Pole mounted light fixture	Fair
Ancillary Structures	Pre-fabricated storage sheds	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Deteriorated areas in asphalt parking lot	

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	-	-	-	-	\$25,200	\$25,200
HVAC	-	-	-	-	-	-
Electrical	-	-	-	-	\$577,100	\$577,100
Site Development	-	\$24,900	-	\$88,600	\$545,800	\$659,300
Pavement	\$7,500	\$21,600	\$183,600	\$25,000	\$62,700	\$300,500
Site Lighting	-	-	-	\$7,400	-	\$7,400
Utilities	-	-	-	\$142,200	-	\$142,200
Landscaping	-	-	-	-	\$1,903,000	\$1,903,000
TOTALS	\$7,500	\$46,500	\$183,600	\$263,200	\$3,113,800	\$3,614,700

10. Property Space Use and Observed Areas

Unit Allocation

All 40,630 square feet of the property are occupied by John D Sloat Elementary School. The spaces are a combination of offices, classrooms, cafeteria, and kitchen with supporting restrooms, administrative offices, and mechanical and other utility spaces.

Areas Observed

A representative sample 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 1951. The facility was not subsequently renovated. It is unknown if complaints about accessibility issues have been received by the property management. It is unknown if the property has associated prior litigation related to existing barriers or previously removed barriers.

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

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

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 for an architectural master plan of John D. Sloat Elementary School, 7525 Candlewood Way, Sacramento, California 95822, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

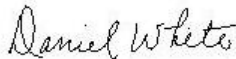
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

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15. Appendices

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

Appendix A: Photographic Record



#1

JOHN D. SLOAT ELEMENTARY
SCHOOL



#2

FRONT ELEVATION



#3

RIGHT ELEVATION



#4

LEFT ELEVATION



#5

REAR ELEVATION



#6

PLAYFIELDS



#7

PLAY STRUCTURE



#8

PAVED PLAY AREAS



#9

PARKING LOTS, ASPHALT
PAVEMENT



#10

METAL ROOFING



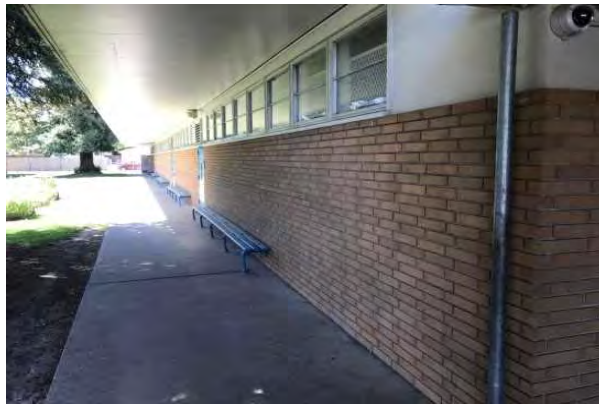
#11

MODIFIED BITUMINOUS
ROOFING



#12

WOOD SIDING



#13

BRICK AND STUCCO EXTERIOR FINISHES



#14

EXTERIOR DOOR, WOOD SOLID-CORE



#15

STEEL WINDOWS



#16

ALUMINUM WINDOWS



#17

BACKFLOW PREVENTER, DOMESTIC



#18

WATER HEATER, GAS, COMMERCIAL



#19

FIRE ALARM CONTROL PANEL,
BASIC/ZONED



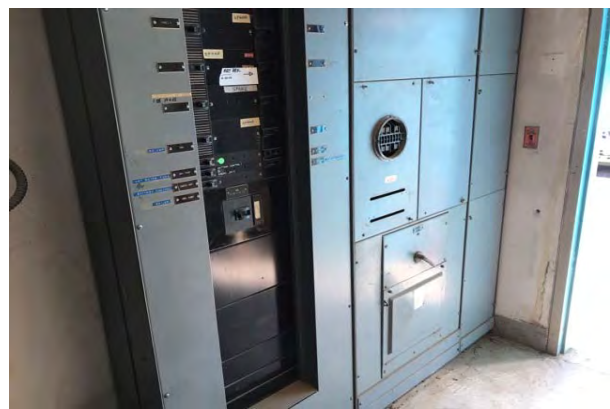
#20

FIRE ALARM SYSTEM



#21

FIRE EXTINGUISHER



#22

BUILDING/MAIN SWITCHBOARD



#23

MAIN DISTRIBUTION PANEL



#24

PACKAGED UNIT (RTU)



#25 HEAT PUMP, WALL-MOUNTED



#26 CONDENSING UNIT/HEAT PUMP, SPLIT SYSTEM



#27 DUCTLESS SPLIT SYSTEM



#28 FURNACE, GAS



#29 AIR CONDITIONER, WINDOW/THRU-WALL



#30 WHEELCHAIR LIFT



#31

CLASSROOM, TYPICAL



#32

CLASSROOM, TYPICAL



#33

CAFETERIA



#34

LIBRARY



#35

EXTERIOR WALL, WOOD
CLAPBOARD SIDING, REPAIR



#36

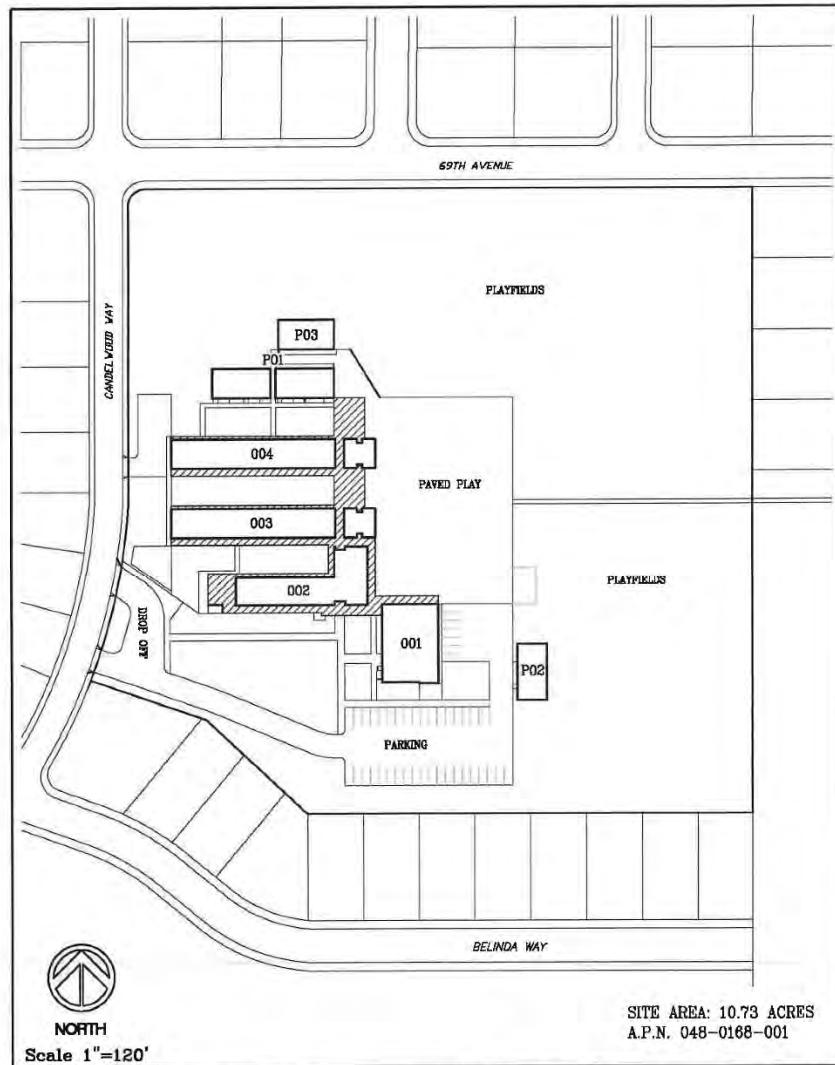
PARKING LOTS, ASPHALT
PAVEMENT, CUT AND PATCH
DAMAGED AREAS

Appendix B: Site Plan

FACILITY CONDITION ASSESSMENT
SITE PLAN

JOHN D. SLOAT ELEMENTARY SCHOOL

EMG PROJECT NO: 136988.19R000.032.322



John D. Sloat Elementary School (168)
7525 Candlewood Way
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

AHERA Management Plan

SOURCE:
Client



ON-SITE DATE:
August 23, 2019

Appendix C: Supporting Documents

ADA CHECKLIST

Date Completed: August 23, 2019

Property Name: John D. Sloat Elementary School

EMG Project Number: 136988.19R000-032.322

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

ADA CHECKLIST

	Ramps	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			X	
4	Is there a level landing for approximately every 30 FT horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	Entrances/Exits	Yes	No	NA	Comments
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			X	
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	X			
	Paths of Travel	Yes	No	NA	Comments
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	X			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	X			
3	Is there a path of travel that does not require the use of stairs?	X			
	Elevators	Yes	No	NA	Comments
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	

ADA CHECKLIST

	Elevators	Yes	No	NA	Comments
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	
	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 | John D. Sloat Elementary School

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5038	All buildings	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	40,630 SF	7	1829380

Component Condition Report | John D. Sloat Elementary School / 001 Cafeteria/Kitchen

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	3,600 SF	5	1373857
B2021	Building Exterior	Fair	Window Screen, Aluminum 12 SF	10	5	1373821
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	10	15	1373865
B2021	Building Exterior	Fair	Window, Steel 12 SF, 1-2 Stories	10	15	1373843
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	10	15	1403073
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	18	13	1373846
B2034	Building Exterior	Fair	Overhead Door, Residential Garage 56 SF	3	15	1373831
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	6,400 SF	5	1403087
Interiors						
C1021		Fair	Interior Door, Wood Solid-Core	10	20	1404328
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	25	15	1373840
C1031		Fair	Toilet Partitions, Metal	2	10	1373859
C3012	Cafeteria	Fair	Interior Wall Finish, Vinyl	1,000 SF	8	1373855
C3012	Kitchen	Fair	Interior Wall Finish, any surface, Prep & Paint	12,500 SF	5	1373824
C3012	Restroom	Fair	Interior Wall Finish, Ceramic Tile	600 SF	20	1404413
C3012	Kitchen	Fair	Interior Wall Finish, Quarry Tile	500 SF	20	1373836
C3024	Cafeteria	Fair	Interior Floor Finish, Vinyl Tile (VCT)	4,500 SF	8	1373845
C3024	Restroom	Fair	Interior Floor Finish, Ceramic Tile	300 SF	20	1404414
C3024	Stage	Fair	Interior Floor Finish, Wood Strip, Refinish	800 SF	2	1373854
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	500 SF	5	1403036
C3031	Cafeteria	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,000 SF	5	1373826
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,700 SF	13	1403099
Elevators						
D1013	Cafeteria	Fair	Wheelchair Lift, 5' Rise, Renovate	1	10	1373838
Plumbing						
D2011	Restroom	Fair	Toilet, Commercial Water Closet	3	15	1373830
D2014	Utility closet	Fair	Service Sink, Wall-Hung	1	15	1373822
D2014	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	15	1373827

Component Condition Report | John D. Sloat Elementary School / 001 Cafeteria/Kitchen

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2018		Fair	Drinking Fountain, Outside/Site Style	1	7	1373861
D2018	Cafeteria	Fair	Drinking Fountain, Interior	1	8	1373853
D2023	Utility closet	Fair	Water Heater, 100 GAL	1	10	1403048
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,072 SF	20	1404438
Fire Suppression						
D4031	Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	2	5	1373862
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	5,072 SF	15	1403081
D3042	Roof	Fair	Exhaust Fan, 500 CFM	1	10	1403093
D3042	Roof	Fair	Exhaust Fan, 250 CFM	1	10	1403110
D3042	Roof	Fair	Exhaust Fan, 1000 CFM	1	5	1403070
D3042	Roof	Fair	Exhaust Fan, 250 CFM	1	10	1403079
D3042	Roof	Fair	Exhaust Fan, 250 CFM	1	10	1403047
D3052	Roof	Fair	Packaged Unit (RTU), 15 TON	1	10	1403076
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	3	1403085
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,072 SF	8	1403105
Electrical						
D5012	Utility closet	Fair	Building/Main Switchboard, 600 AMP	1	10	1403052
D5012	Utility closet	Fair	Main Distribution Panel, 400 AMP	1	12	1403084
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	5,072 SF	20	1403034
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	7	10	1373851
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,072 SF	10	1403092
D5092	Throughout	Fair	Exit Sign Light Fixture, LED	4	5	1373829
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	5,072 SF	10	1373844
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	5,072 SF	10	1403104
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Install	5,072 SF	10	1373850
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	5,072 SF	8	1373823
Equipment/Special						
E1023	Site	Fair	Stage Curtain, Medium Weight Velour, Flameproof (per SF)	800 SF	7	1373832
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	8	1373856
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Double	1	5	1373866
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	8	1373841
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser	1	5	1373867
E1093	Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells	1	8	1373837
E1093	Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells	1	8	1373858

Component Condition Report | John D. Sloat Elementary School / 001 Cafeteria/Kitchen

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	8	1373828
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	8	1373835
E1093	Kitchen	Fair	Commercial Kitchen, LF	1	7	1373848
E1093	Kitchen	Fair	Commercial Kitchen, Range/Oven, 6-Burner w/ Griddle	1	8	1373852
E2012	Specify Location	Fair	Kitchen Cabinetry, Stock Hardwood	15 LF	10	1403060

Component Condition Report | John D. Sloat Elementary School / 002 Admin Classrooms 1 - 2

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,000 SF	5	1373878
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	56	15	1373893
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	12	15	1373887
B2023	Building Exterior	Fair	Storefront, Metal-Framed 3' x 7' Swinging Door Only	4	15	1373883
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	25	13	1373877
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	9,100 SF	10	1403126
Interiors						
C1017		Fair	Interior Window, 24 SF	2	20	1373869
C1021	Throughout	Fair	Interior Door, Wood Solid-Core	10	20	1404439
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	37	15	1373902
C1031		Fair	Toilet Partitions, Metal	3	10	1373900
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	12,500 SF	5	1403159
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	12,000 SF	8	1403158
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,400 SF	8	1403162
C3024	Restrooms	Fair	Interior Floor Finish, Vinyl Sheeting	500 SF	8	1403129
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	2,500 SF	5	1403186
C3032	Office	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,690 SF	25	1373882
Plumbing						
D2011	Restroom	Fair	Toilet, Commercial Water Closet	5	15	1373872
D2011	Restrooms	Fair	Toilet, Child-Sized	2	15	1403121
D2014		Fair	Sink/Lavatory, Vanity Top, Stainless Steel	12	15	1373894
D2014	Utility closet	Fair	Service Sink, Wall-Hung	1	17	1373874
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	1403116
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	5	1373886
D2023	Boiler Room #1	Fair	Water Heater, Gas, Residential, 30 to 50 GAL	1	5	1373895
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,690 SF	20	1403193

Component Condition Report | John D. Sloat Elementary School / 002 Admin Classrooms 1 - 2

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Suppression						
D4031	Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	5	5	1373870
HVAC						
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1403188
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1403137
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	5,690 SF	15	1403156
D3042	Roof	Fair	Exhaust Fan, 1000 CFM	1	20	1403128
D3042	Roof	Fair	Exhaust Fan, 500 CFM	1	20	1403151
D3042	Roof	Fair	Exhaust Fan, 500 CFM	1	20	1403195
D3042	Roof	Fair	Exhaust Fan, 500 CFM	1	10	1403180
D3042	Roof	Fair	Exhaust Fan, 500 CFM	1	10	1403184
D3051	Classrooms	Fair	Furnace, 100 MBH	1	3	1403172
D3051	Classrooms	Fair	Furnace, 100 MBH	1	3	1403149
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON	1	2	1403142
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON	1	3	1403155
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON	1	3	1403135
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,690 SF	8	1403185
Electrical						
D5012	Boiler Room #1	Fair	Main Distribution Panel, 120/208 V, 200 Amp	1	14	1373901
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	5,690 SF	20	1403191
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	7	10	1373868
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,690 SF	10	1403124
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	5,690 SF	10	1403170
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Install	5,690 SF	10	1373873
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	5,690 SF	8	1403143
Site Development						
G2047	Site	Fair	Play Structure, Medium	1	10	1373892
G2047	Site	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	1,100 SF	10	1373889
G2049	Site	Fair	Shed, Wooden Framed, Asphalt Shingles	100 SF	15	1373876

Component Condition Report | John D. Sloat Elementary School / 003 Classrooms 3 - 7

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,000 SF	5	1373976
B2021	Building Exterior	Fair	Window Screen, Aluminum 12 SF	6	5	1373980

Component Condition Report | John D. Sloat Elementary School / 003 Classrooms 3 - 7

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2021	Building Exterior	Fair	Window, Steel 12 SF, 1-2 Stories	43	15	1373984
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	43	15	1373983
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	20	13	1373978
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	10,500 SF	10	1403284
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	5	20	1403276
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	25	30	1403221
C1031		Fair	Toilet Partitions, Metal	4	10	1373968
C3012	Office	Fair	Interior Wall Finish, Vinyl	500 SF	8	1403250
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	12,000 SF	5	1403245
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	800 SF	20	1403265
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,500 SF	8	1403254
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	500 SF	20	1403212
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	4,000 SF	5	1403255
C3031	Restrooms	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	500 SF	5	1403278
C3032	Specify Location	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,500 SF	13	1403280
Plumbing						
D2011	Restroom	Fair	Toilet, Commercial Water Closet	6	15	1373970
D2012	Restroom	Fair	Urinal, Standard	4	15	1373974
D2014		Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	15	1403247
D2014	Restrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	15	1403234
D2014	Classroom	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	11	15	1373989
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	2	8	1373985
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	6,180 SF	20	1403244
Fire Suppression						
D4031	Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	6	5	1373972
HVAC						
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1403253
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1403275
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1403251
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON	1	4	1403218
D3032	Roof	Fair	Ductless Split System, 1 TON	1	8	1403231
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1403270
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	6,180 SF	15	1403224
D3042	Roof	Fair	Exhaust Fan, 500 CFM	1	10	1403290

Component Condition Report | John D. Sloat Elementary School / 003 Classrooms 3 - 7

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3042	Roof	Fair	Exhaust Fan, 500 CFM	1	10	1403230
D3051	Classrooms	Fair	Furnace, 100 MBH	1	3	1403214
D3051	Classrooms	Fair	Furnace, 100 MBH	1	3	1403259
D3051	Classrooms	Fair	Furnace, 100 MBH	1	3	1403233
D3051	Classrooms	Fair	Furnace, 100 MBH	1	3	1403241
D3051	Classrooms	Fair	Furnace, 100 MBH	1	3	1403235
D3068	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	6,180 SF	8	1407632
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	6,180 SF	20	1403273
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	5	10	1373988
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	6,180 SF	10	1403264
D5092	Classroom	Fair	Exit Sign Light Fixture, LED	5	5	1373986
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	6,180 SF	10	1403217
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Install	6,180 SF	10	1373966
D5037	Specify Location [i]	Fair	Fire Alarm Control Panel, Addressable	1	7	1403208
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	6,180 SF	8	1373982
Equipment/Special						
E2012	Specify Location	Fair	Kitchen Cabinetry, Stock Hardwood	60 LF	10	1403289
E2012	Classrooms	Fair	Kitchen Cabinetry, Stock Hardwood	60 LF	10	1403242

Component Condition Report | John D. Sloat Elementary School / 004 Classrooms 8 - 12

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,000 SF	5	1373952
B2021	Building Exterior	Fair	Window, Steel 12 SF, 1-2 Stories	6	15	1373949
B2021	Building Exterior	Fair	Window Screen, Aluminum 12 SF	6	5	1373953
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	45	15	1373939
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	37	15	1373941
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	10	13	1373958
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	10,400 SF	10	1403365
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	5	20	1403344
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	15	15	1403329
C1031		Fair	Toilet Partitions, Metal	3	10	1373944

Component Condition Report | John D. Sloat Elementary School / 004 Classrooms 8 - 12

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	12,000 SF	5	1403317
C3012	Restroom	Fair	Interior Wall Finish, Ceramic Tile	800 SF	20	1404802
C3024		Fair	Interior Floor Finish, Ceramic Tile	500 SF	20	1404800
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,500 SF	8	1403367
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	3,000 SF	5	1403346
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,500 SF	13	1403348
Plumbing						
D2011	Restroom	Fair	Toilet, Commercial Water Closet	4	15	1373963
D2012		Fair	Urinal, Standard	4	15	1373951
D2014	Utility closet	Fair	Service Sink, Wall-Hung	1	22	1373955
D2014	Restrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	15	1403318
D2014	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	10	15	1373943
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	8	1373950
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	6,180 SF	20	1403337
Fire Suppression						
D4031	Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	4	5	1373957
HVAC						
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON	1	4	1403308
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1403380
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON [CU 2]	1	3	1403307
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON	1	4	1403330
D3032	Roof	Fair	Condensing Unit/Heat Pump, 5 TON	1	4	1403347
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	6,180 SF	15	1403332
D3042	Roof	Fair	Exhaust Fan, 500 CFM	1	10	1403375
D3042	Roof	Fair	Exhaust Fan, 500 CFM	1	10	1403351
D3051	Classrooms	Fair	Furnace, 100 MBH	1	3	1403360
D3051	Classrooms	Fair	Furnace, 100 MBH	1	3	1403315
D3051	Classrooms	Fair	Furnace, 100 MBH	1	3	1403296
D3051	Classrooms	Fair	Furnace, 100 MBH	1	3	1403355
D3051	Classrooms	Fair	Furnace, 100 MBH	1	3	1403313
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	6,180 SF	8	1403295
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	6,180 SF	20	1403361
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	7	10	1373940
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	6,180 SF	10	1403321
D5092	Exit door	Fair	Exit Sign Light Fixture, LED	8	5	1373962

Component Condition Report | John D. Sloat Elementary School / 004 Classrooms 8 - 12

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	6,180 SF	10	1403374
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Install	6,180 SF	10	1373954
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	6,180 SF	8	1373942
Equipment/Special						
E2012	Specify Location	Fair	Kitchen Cabinetry, Stock Hardwood	60 LF	10	1403359

Component Condition Report | John D. Sloat Elementary School / P01 - P04 Portable Classrooms 14 - 17

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Failed	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Repair	5 SF	0	1404937
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,000 SF	5	1373924
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	12	15	1373923
B2021	Building Exterior	Fair	Window Security Shutter, Rolling, Motor Operated, Up To 12 SF	12	10	1373934
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	8	13	1373930
Roofing						
B3011	Roof	Fair	Roof, Metal	3,863 SF	20	1403422
B3011	Roof	Fair	Roof, Modified Bituminous	1,200 SF	10	1403436
Interiors						
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	8	30	1403403
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	3,800 SF	8	1403429
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	200 SF	8	1403393
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	3,400 SF	5	1403439
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,800 SF	13	1403454
Plumbing						
D2014		Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	15	1373921
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	3,863 SF	20	1403430
Fire Suppression						
D4031	Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	4	5	1373928
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	3,863 SF	15	1403425
D3051	Building exterior	Fair	Air Conditioner, 2.5 TON	1	5	1403388
D3052	Building exterior	Fair	Heat Pump, 3.5 TON	1	10	1403450
D3052	Building exterior	Fair	Heat Pump, 3.5 TON	1	10	1403411
D3052	Building exterior	Fair	Heat Pump, 3.5 TON	1	5	1403390
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	3,863 SF	8	1403442

Component Condition Report | John D. Sloat Elementary School / P01 - P04 Portable Classrooms 14 - 17

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	3,863 SF	20	1407630
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	8	10	1373922
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,863 SF	10	1403407
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	3,863 SF	10	1373935
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Install	3,863 SF	10	1373937
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	3,863 SF	8	1373920
Equipment/Special						
E2012	Specify Location	Fair	Kitchen Cabinetry, Stock Hardwood	60 LF	10	1403449

Component Condition Report | John D. Sloat Elementary School / P05 Portable Classrooms 18 - 20

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,800 SF	5	1373912
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	3	15	1373915
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	3	15	1373911
B2032	Building Exterior	Fair	Exterior Door, Steel	3	20	1373908
Roofing						
B3011	Roof	Fair	Roof, Metal	1,920 SF	20	1403555
Interiors						
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	3	15	1373906
Plumbing						
D2014	Classroom	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	1373916
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	1,920 SF	20	1403579
Fire Suppression						
D4031	Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	3	5	1373907
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	1,920 SF	15	1403612
D3052	Building exterior	Fair	Heat Pump, 3 TON	1	3	1403548
D3052	Building exterior	Fair	Heat Pump, 3 TON	1	3	1403590
D3052	Building exterior	Fair	Heat Pump, 3 TON	1	3	1403556
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	1,920 SF	8	1403538
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	1,920 SF	20	1403546
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	3	10	1373913

Component Condition Report | John D. Sloat Elementary School / P05 Portable Classrooms 18 - 20

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	1,920 SF	10	1403609
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	1,920 SF	10	1403564
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Install	1,920 SF	10	1373914
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	1,920 SF	8	1373919

Component Condition Report | John D. Sloat Elementary School / P06 Portable Childcare

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	West side of the building	Failed	Exterior Wall, Textured Plywood (T1-11), Repair	10 SF	0	1373794
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,900 SF	5	1373798
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	4	15	1373796
B2031	Throughout	Fair	Exterior Door, Aluminum-Framed Residential Fully-Glazed Slider	1	13	1373791
B2032	Building Exterior	Fair	Exterior Door, Steel	2	20	1373787
Roofing						
B3011	Roof	Fair	Roof, Metal	2,300 SF	20	1403511
B3019	Site	Fair	Awning, Fabric per SF	100 SF	5	1373783
Interiors						
C1021	Throughout	Fair	Interior Door, Steel	3	20	1373786
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	5	15	1403530
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	1,800 SF	8	1403489
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	800 SF	8	1403477
C3024	Restrooms	Fair	Interior Floor Finish, Vinyl Sheeting	150 SF	8	1403463
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	850 SF	5	1403509
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,800 SF	13	1403533
Plumbing						
D2011	Restroom	Fair	Toilet, Commercial Water Closet	2	15	1373793
D2014	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	1373778
D2014	Restrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	1403507
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	1,920 SF	20	1403525
Fire Suppression						
D4031	Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	1373785
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	1,920 SF	15	1403505
D3051	Building exterior	Fair	Air Conditioner, 2 TON	1	5	1403460
D3052	Building exterior	Fair	Heat Pump, 4 TON	1	3	1403510

Component Condition Report | John D. Sloat Elementary School / P06 Portable Childcare

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Building exterior	Fair	Heat Pump, 3 TON	1	5	1403494
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	1,920 SF	8	1403473
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	1,920 SF	20	1407628
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	5	10	1373792
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	1,920 SF	10	1403501
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	1,920 SF	10	1407629
Fire Alarm & Comm						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	1,920 SF	10	1373795
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Install	1,918 SF	10	1373782
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	1,920 SF	8	1373788
Equipment/Special						
E2012	Classroom	Fair	Kitchen Cabinetry, Stock Hardwood	8 LF	10	1403466
Site Development						
G2047	Site	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	800 SF	10	1373797
G2047	Site	Fair	Play Structure, Small	1	10	1373789
G2049	Site	Fair	Shed, Wooden Framed, Asphalt Shingles	100 SF	15	1373779

Component Condition Report | John D. Sloat Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2021	Site	Fair	Backflow Preventer, 4 INCH	1	15	1403617
D2021	Site	Fair	Backflow Preventer, 4 INCH	1	15	1403613
D2021	Site	Fair	Backflow Preventer, 4 INCH	1	30	1403615
HVAC						
D3044	Site	Fair	Distribution Pump, 4 HP	1	25	1403618
Electrical						
D5012	Site	Fair	Building/Main Switchboard, 2000 AMP	1	19	1403614
D5012	Site	Fair	Building/Main Switchboard, 2000 AMP	1	19	1403616
Pavement						
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	33,000 SF	2	1373802
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	33,000 SF	5	1373801
G2022	Site	Failed	Parking Lots, Asphalt Pavement, Cut & Patch	500 SF	0	1373800
G2022	Site	Poor	Parking Lots, Asphalt Pavement, Cut & Patch	500 SF	0	1373812
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	13,000 SF	25	1373817
Site Development						

Component Condition Report | John D. Sloat Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	2,300 LF	20	1373820
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	10	1373818
G2045	Site	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	3	10	1373805
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	4	13	1373808
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	37,000 SF	3	1373814
G2047	Site	Fair	Sports Apparatus, Basketball Backstop	4	13	1373811
G2047	Site	Fair	Play Structure, Medium	1	10	1373807
G2047	Site	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	1,600 SF	10	1373809
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	37,000 SF	13	1373815
G2048	Site	Fair	Flagpole, Metal	1	15	1373816
Landscaping						
G2057	Site	Fair	Irrigation System, Replace/Install	270,000 SF	13	1373819
Utilities						
G3011	Site	Fair	Water Line, Copper, 2"	210 LF	10	1836750
G3021	Site	Fair	Sewer Line, PVC, 6"	210 LF	9	1836751
Site Lighting						
G4021	Site	Fair	Site Pole Light, 20' High, 400 W (LED Lamp Replacement)	1	10	1373803

Appendix E: Replacement Reserves

Replacement Reserves Report

6/16/2020

Building	Subfolder	Unifomat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
John D. Sloat Elementary School		D5038	1829380	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	15	8	7	40630	SF	\$4.46	\$181,075							\$181,075					\$181,075
John D. Sloat Elementary School	001 Cafeteria/Kitchen	B2011	1373857	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	3600	SF	\$4.11	\$14,810						\$14,810						\$14,810
John D. Sloat Elementary School	001 Cafeteria/Kitchen	B2021	1373821	Window Screen, Aluminum 12 SF, Replace	10	5	5	10	EA	\$205.69	\$2,057						\$2,057						\$2,057
John D. Sloat Elementary School	001 Cafeteria/Kitchen	B3011	1403087	Roof, Modified Bituminous, Replace	20	15	5	6400	SF	\$13.71	\$87,763						\$87,763						\$87,763
John D. Sloat Elementary School	001 Cafeteria/Kitchen	C1031	1373859	Toilet Partitions, Metal, Replace	20	10	10	2	EA	\$1,165.60	\$2,331										\$2,331		\$2,331
John D. Sloat Elementary School	001 Cafeteria/Kitchen	C3012	1373824	Interior Wall Finish, any surface, Prep & Paint	10	5	5	12500	SF	\$2.06	\$25,712						\$25,712						\$25,712
John D. Sloat Elementary School	001 Cafeteria/Kitchen	C3012	1373855	Interior Wall Finish, Vinyl, Replace	15	7	8	1000	SF	\$3.43	\$3,428									\$3,428			\$3,428
John D. Sloat Elementary School	001 Cafeteria/Kitchen	C3024	1373854	Interior Floor Finish, Wood Strip, Refinish	10	8	2	800	SF	\$5.49	\$4,388			\$4,388									\$4,388
John D. Sloat Elementary School	001 Cafeteria/Kitchen	C3024	1373845	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	4500	SF	\$6.86	\$30,854									\$30,854			\$30,854
John D. Sloat Elementary School	001 Cafeteria/Kitchen	C3025	1403036	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	500	SF	\$10.28	\$5,142						\$5,142						\$5,142
John D. Sloat Elementary School	001 Cafeteria/Kitchen	C3031	1373826	Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	1000	SF	\$2.74	\$2,743						\$2,743						\$2,743
John D. Sloat Elementary School	001 Cafeteria/Kitchen	D1013	1373838	Wheelchair Lift, 5' Rise, Renovate	25	15	10	1	EA	\$25,231.74	\$25,232										\$25,232		\$25,232
John D. Sloat Elementary School	001 Cafeteria/Kitchen	D2018	1373861	Drinking Fountain, Outside/Site Style, Replace	15	8	7	1	EA	\$4,936.64	\$4,937							\$4,937					\$4,937
John D. Sloat Elementary School	001 Cafeteria/Kitchen	D2018	1373853	Drinking Fountain, Interior, Replace	15	7	8	1	EA	\$2,605.45	\$2,605									\$2,605			\$2,605
John D. Sloat Elementary School	001 Cafeteria/Kitchen	D2023	1403048	Water Heater, 100 GAL, Replace	20	10	10	1	EA	\$22,763.41	\$22,763										\$22,763		\$22,763
John D. Sloat Elementary School	001 Cafeteria/Kitchen	D3042	1403070	Exhaust Fan, 1000 CFM, Replace	20	15	5	1	EA	\$1,919.81	\$1,920						\$1,920						\$1,920
John D. Sloat Elementary School	001 Cafeteria/Kitchen	D3042	1403093	Exhaust Fan, 500 CFM, Replace	20	10	10	1	EA	\$1,645.55	\$1,646										\$1,646		\$1,646
John D. Sloat Elementary School	001 Cafeteria/Kitchen	D3042	1403110	Exhaust Fan, 250 CFM, Replace	20	10	10	1	EA	\$1,645.55	\$1,646										\$1,646		\$1,646
John D. Sloat Elementary School	001 Cafeteria/Kitchen	D3042	1403079	Exhaust Fan, 250 CFM, Replace	20	10	10	1	EA	\$1,645.55	\$1,646										\$1,646		\$1,646
John D. Sloat Elementary School	001 Cafeteria/Kitchen	D3042	1403047	Exhaust Fan, 250 CFM, Replace	20	10	10	1	EA	\$1,645.55	\$1,646										\$1,646		\$1,646
John D. Sloat Elementary School	001 Cafeteria/Kitchen	D3052	1403085	Packaged Unit (RTU), 5 TON, Replace	20	17	3	1	EA	\$15,084.19	\$15,084				\$15,084								\$15,084
John D. Sloat Elementary School	001 Cafeteria/Kitchen	D3052	1403076	Packaged Unit (RTU), 15 TON, Replace	20	10	10	1	EA	\$41,138.70	\$41,139										\$41,139		\$41,139
John D. Sloat Elementary School	001 Cafeteria/Kitchen	D3068	1403105	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	7	8	5072	SF	\$3.43	\$17,388									\$17,388			\$17,388
John D. Sloat Elementary School	001 Cafeteria/Kitchen	D4031	1373862	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	2	EA	\$411.39	\$823						\$823						\$823
John D. Sloat Elementary School	001 Cafeteria/Kitchen	D5012	1403052	Building/Main Switchboard, 600 AMP, Replace	40	30	10	1	EA	\$61,708.05	\$61,708										\$61,708		\$61,708
John D. Sloat Elementary School	001 Cafeteria/Kitchen	D5022	1373851	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	7	EA	\$287.97	\$2,016										\$2,016		\$2,016
John D. Sloat Elementary School	001 Cafeteria/Kitchen	D5029	1403092	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	5072	SF	\$10.97	\$55,641										\$55,641		\$55,641
John D. Sloat Elementary School	001 Cafeteria/Kitchen	D5031	1373844	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	5072	SF	\$2.26	\$11,476										\$11,476		\$11,476
John D. Sloat Elementary School	001 Cafeteria/Kitchen	D5031	1403104	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	5072	SF	\$2.26	\$11,476										\$11,476		\$11,476
John D. Sloat Elementary School	001 Cafeteria/Kitchen	D5037	1373850	Fire Alarm System, Addressable, Install	20	10	10	5072	SF	\$2.74	\$13,910										\$13,910		\$13,910
John D. Sloat Elementary School	001 Cafeteria/Kitchen	D5038	1373823	Security/Surveillance System, Cameras and CCTV, Replace	15	7	8	5072	SF	\$4.11	\$20,866									\$20,866			\$20,866
John D. Sloat Elementary School	001 Cafeteria/Kitchen	D5092	1373829	Exit Sign Light Fixture, LED, Replace	10	5	5	4	EA	\$301.68	\$1,207						\$1,207						\$1,207
John D. Sloat Elementary School	001 Cafeteria/Kitchen	E1023	1373832	Stage Curtain, Medium Weight Velour, Flameproof (per SF), Replace	15	8	7	800	SF	\$19.64	\$15,709							\$15,709					\$15,709
John D. Sloat Elementary School	001 Cafeteria/Kitchen	E1093	1373866	Commercial Kitchen, Convection Oven, Double, Replace	10	5	5	1	EA	\$13,027.26	\$13,027						\$13,027						\$13,027
John D. Sloat Elementary School	001 Cafeteria/Kitchen	E1093	1373867	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser, Replace	15	10	5	1	EA	\$8,639.13	\$8,639						\$8,639						\$8,639
John D. Sloat Elementary School	001 Cafeteria/Kitchen	E1093	1373848	Commercial Kitchen, LF, Replace	15	8	7	1	EA	\$6,170.81	\$6,171								\$6,171				\$6,171
John D. Sloat Elementary School	001 Cafeteria/Kitchen	E1093	1373856	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	7	8	1	EA	\$6,993.58	\$6,994									\$6,994			\$6,994
John D. Sloat Elementary School	001 Cafeteria/Kitchen	E1093	1373841	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	7	8	1	EA	\$6,993.58	\$6,994									\$6,994			\$6,994
John D. Sloat Elementary School	001 Cafeteria/Kitchen	E1093	1373837	Commercial Kitchen, Dairy Cooler/Wells, Replace	15	7	8	1	EA	\$4,936.64	\$4,937									\$4,937			\$4,937
John D. Sloat Elementary School	001 Cafeteria/Kitchen	E1093	1373858	Commercial Kitchen, Dairy Cooler/Wells, Replace	15	7	8	1	EA	\$4,936.64	\$4,937									\$4,937			\$4,937
John D. Sloat Elementary School	001 Cafeteria/Kitchen	E1093	1373828	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	7	8	1	EA	\$6,993.58	\$6,994									\$6,994			\$6,994
John D. Sloat Elementary School	001 Cafeteria/Kitchen	E1093	1373835	Commercial Kitchen, Food Warmer, Replace	15	7	8	1	EA	\$2,331.19	\$2,331									\$2,331			\$2,331
John D. Sloat Elementary School	001 Cafeteria/Kitchen	E1093	1373852	Commercial Kitchen, Range/Oven, 6-Burner w/ Griddle, Replace	15	7	8	1	EA	\$13,987.16	\$13,987									\$13,987			\$13,987
John D. Sloat Elementary School	001 Cafeteria/Kitchen	E2012	1403060	Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	15	LF	\$411.39	\$6,171										\$6,171		\$6,171
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	B2011	1373878	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1000	SF	\$4.11	\$4,114						\$4,114						\$4,114
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	B3011	1403126	Roof, Modified Bituminous, Replace	20	10	10	9100	SF	\$13.71	\$124,787										\$124,787		\$124,787
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	C1031	1373900	Toilet Partitions, Metal, Replace	20	10	10	3	EA	\$1,165.60	\$3,497										\$3,497		\$3,497

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	C3012	1403159	Interior Wall Finish, any surface, Prep & Paint	10	5	5	12500	SF	\$2.06	\$25,712						\$25,712						\$25,712
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	C3012	1403158	Interior Wall Finish, Vinyl, Replace	15	7	8	12000	SF	\$3.43	\$41,139									\$41,139			\$41,139
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	C3024	1403162	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	2400	SF	\$6.86	\$16,455									\$16,455			\$16,455
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	C3024	1403129	Interior Floor Finish, Vinyl Sheeting, Replace	15	7	8	500	SF	\$9.60	\$4,800									\$4,800			\$4,800
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	C3025	1403186	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	2500	SF	\$10.28	\$25,712						\$25,712						\$25,712
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	D2018	1373886	Drinking Fountain, Outside/Site Style, Replace	15	10	5	1	EA	\$4,936.64	\$4,937						\$4,937						\$4,937
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	D2023	1373895	Water Heater, Gas, Residential, 30 to 50 GAL., Replace	15	10	5	1	EA	\$1,782.68	\$1,783						\$1,783						\$1,783
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	D3032	1403188	Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	\$9,736.16	\$9,736				\$9,736								\$9,736
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	D3032	1403137	Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	\$9,736.16	\$9,736				\$9,736								\$9,736
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	D3042	1403180	Exhaust Fan, 500 CFM, Replace	20	10	10	1	EA	\$1,645.55	\$1,646											\$1,646	\$1,646
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	D3042	1403184	Exhaust Fan, 500 CFM, Replace	20	10	10	1	EA	\$1,645.55	\$1,646											\$1,646	\$1,646
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	D3051	1403172	Furnace, 100 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759				\$5,759								\$5,759
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	D3051	1403149	Furnace, 100 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759				\$5,759								\$5,759
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	D3052	1403142	Packaged Unit (RTU), 3 TON, Replace	20	18	2	1	EA	\$10,284.68	\$10,285			\$10,285									\$10,285
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	D3052	1403155	Packaged Unit (RTU), 3 TON, Replace	20	17	3	1	EA	\$10,284.68	\$10,285				\$10,285								\$10,285
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	D3052	1403135	Packaged Unit (RTU), 3 TON, Replace	20	17	3	1	EA	\$10,284.68	\$10,285				\$10,285								\$10,285
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	D3068	1403185	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	7	8	5690	SF	\$3.43	\$19,507									\$19,507			\$19,507
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	D4031	1373870	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	5	EA	\$411.39	\$2,057						\$2,057						\$2,057
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	D5022	1373868	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	7	EA	\$287.97	\$2,016										\$2,016		\$2,016
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	D5029	1403124	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	5690	SF	\$10.97	\$62,421										\$62,421		\$62,421
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	D5031	1403170	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	5690	SF	\$2.26	\$12,874										\$12,874		\$12,874
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	D5037	1373873	Fire Alarm System, Addressable, Install	20	10	10	5690	SF	\$2.74	\$15,605										\$15,605		\$15,605
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	D5038	1403143	Security/Surveillance System, Cameras and CCTV, Replace	15	7	8	5690	SF	\$4.11	\$23,408									\$23,408			\$23,408
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	G2047	1373892	Play Structure, Medium, Replace	20	10	10	1	EA	\$27,425.80	\$27,426										\$27,426		\$27,426
John D. Sloat Elementary School	002 Admin Classrooms 1 - 2	G2047	1373889	Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	10	10	1100	SF	\$1.23	\$1,350										\$1,350		\$1,350
John D. Sloat Elementary School	003 Classrooms 3 - 7	B2011	1373976	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1000	SF	\$4.11	\$4,114						\$4,114						\$4,114
John D. Sloat Elementary School	003 Classrooms 3 - 7	B2021	1373980	Window Screen, Aluminum 12 SF, Replace	10	5	5	6	EA	\$205.69	\$1,234						\$1,234						\$1,234
John D. Sloat Elementary School	003 Classrooms 3 - 7	B3011	1403284	Roof, Modified Bituminous, Replace	20	10	10	10500	SF	\$13.71	\$143,985										\$143,985		\$143,985
John D. Sloat Elementary School	003 Classrooms 3 - 7	C1031	1373968	Toilet Partitions, Metal, Replace	20	10	10	4	EA	\$1,165.60	\$4,662										\$4,662		\$4,662
John D. Sloat Elementary School	003 Classrooms 3 - 7	C3012	1403245	Interior Wall Finish, any surface, Prep & Paint	10	5	5	12000	SF	\$2.06	\$24,683						\$24,683						\$24,683
John D. Sloat Elementary School	003 Classrooms 3 - 7	C3012	1403250	Interior Wall Finish, Vinyl, Replace	15	7	8	500	SF	\$3.43	\$1,714									\$1,714			\$1,714
John D. Sloat Elementary School	003 Classrooms 3 - 7	C3024	1403254	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	1500	SF	\$6.86	\$10,285									\$10,285			\$10,285
John D. Sloat Elementary School	003 Classrooms 3 - 7	C3025	1403255	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	4000	SF	\$10.28	\$41,139						\$41,139						\$41,139
John D. Sloat Elementary School	003 Classrooms 3 - 7	C3031	1403278	Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	500	SF	\$2.74	\$1,371						\$1,371						\$1,371
John D. Sloat Elementary School	003 Classrooms 3 - 7	D2018	1373985	Drinking Fountain, Outside/Site Style, Replace	15	7	8	2	EA	\$4,936.64	\$9,873									\$9,873			\$9,873
John D. Sloat Elementary School	003 Classrooms 3 - 7	D3032	1403253	Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	\$9,736.16	\$9,736				\$9,736								\$9,736
John D. Sloat Elementary School	003 Classrooms 3 - 7	D3032	1403275	Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	\$9,736.16	\$9,736				\$9,736								\$9,736
John D. Sloat Elementary School	003 Classrooms 3 - 7	D3032	1403251	Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	\$9,736.16	\$9,736				\$9,736								\$9,736
John D. Sloat Elementary School	003 Classrooms 3 - 7	D3032	1403270	Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	\$9,736.16	\$9,736				\$9,736								\$9,736
John D. Sloat Elementary School	003 Classrooms 3 - 7	D3032	1403218	Condensing Unit/Heat Pump, 5 TON, Replace	15	11	4	1	EA	\$9,736.16	\$9,736					\$9,736							\$9,736
John D. Sloat Elementary School	003 Classrooms 3 - 7	D3032	1403231	Ductless Split System, 1 TON, Replace	15	7	8	1	EA	\$4,799.52	\$4,800									\$4,800			\$4,800
John D. Sloat Elementary School	003 Classrooms 3 - 7	D3042	1403290	Exhaust Fan, 500 CFM, Replace	20	10	10	1	EA	\$1,645.55	\$1,646										\$1,646		\$1,646
John D. Sloat Elementary School	003 Classrooms 3 - 7	D3042	1403230	Exhaust Fan, 500 CFM, Replace	20	10	10	1	EA	\$1,645.55	\$1,646										\$1,646		\$1,646
John D. Sloat Elementary School	003 Classrooms 3 - 7	D3051	1403214	Furnace, 100 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759				\$5,759								\$5,759
John D. Sloat Elementary School	003 Classrooms 3 - 7	D3051	1403259	Furnace, 100 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759				\$5,759								\$5,759
John D. Sloat Elementary School	003 Classrooms 3 - 7	D3051	1403233	Furnace, 100 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759				\$5,759								\$5,759
John D. Sloat Elementary School	003 Classrooms 3 - 7	D3051	1403241	Furnace, 100 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759				\$5,759								\$5,759
John D. Sloat Elementary School	003 Classrooms 3 - 7	D3051	1403235	Furnace, 100 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759				\$5,759								\$5,759
John D. Sloat Elementary School	003 Classrooms 3 - 7	D3068	1407632	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	7	8	6180	SF	\$3.43	\$21,186									\$21,186			\$21,186
John D. Sloat Elementary School	003 Classrooms 3 - 7	D4031	1373972	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	6	EA	\$411.39	\$2,468						\$2,468						\$2,468
John D. Sloat Elementary School	003 Classrooms 3 - 7	D5022	1373988	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	5	EA	\$287.97	\$1,440										\$1,440		\$1,440
John D. Sloat Elementary School	003 Classrooms 3 - 7	D5029	1403264	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	6180	SF	\$10.97	\$67,797										\$67,797		\$67,797

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
John D. Sloat Elementary School	003 Classrooms 3 - 7	D5031	1403217	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	6180	SF	\$2.26	\$13,983												\$13,983	\$13,983
John D. Sloat Elementary School	003 Classrooms 3 - 7	D5037	1403208	Fire Alarm Control Panel, Addressable, Replace	15	8	7	1	EA	\$5,485.16	\$5,485								\$5,485					\$5,485
John D. Sloat Elementary School	003 Classrooms 3 - 7	D5037	1373966	Fire Alarm System, Addressable, Install	20	10	10	6180	SF	\$2.74	\$16,949												\$16,949	\$16,949
John D. Sloat Elementary School	003 Classrooms 3 - 7	D5038	1373982	Security/Surveillance System, Cameras and CCTV, Replace	15	7	8	6180	SF	\$4.11	\$25,424									\$25,424				\$25,424
John D. Sloat Elementary School	003 Classrooms 3 - 7	D5092	1373986	Exit Sign Light Fixture, LED, Replace	10	5	5	5	EA	\$301.68	\$1,508						\$1,508							\$1,508
John D. Sloat Elementary School	003 Classrooms 3 - 7	E2012	1403289	Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	60	LF	\$411.39	\$24,683												\$24,683	\$24,683
John D. Sloat Elementary School	003 Classrooms 3 - 7	E2012	1403242	Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	60	LF	\$411.39	\$24,683												\$24,683	\$24,683
John D. Sloat Elementary School	004 Classrooms 8 - 12	B2011	1373952	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1000	SF	\$4.11	\$4,114						\$4,114							\$4,114
John D. Sloat Elementary School	004 Classrooms 8 - 12	B2021	1373953	Window Screen, Aluminum 12 SF, Replace	10	5	5	6	EA	\$205.69	\$1,234						\$1,234							\$1,234
John D. Sloat Elementary School	004 Classrooms 8 - 12	B3011	1403365	Roof, Modified Bituminous, Replace	20	10	10	10400	SF	\$13.71	\$142,614												\$142,614	\$142,614
John D. Sloat Elementary School	004 Classrooms 8 - 12	C1031	1373944	Toilet Partitions, Metal, Replace	20	10	10	3	EA	\$1,165.60	\$3,497												\$3,497	\$3,497
John D. Sloat Elementary School	004 Classrooms 8 - 12	C3012	1403317	Interior Wall Finish, any surface, Prep & Paint	10	5	5	12000	SF	\$2.06	\$24,683						\$24,683							\$24,683
John D. Sloat Elementary School	004 Classrooms 8 - 12	C3024	1403367	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	2500	SF	\$6.86	\$17,141									\$17,141				\$17,141
John D. Sloat Elementary School	004 Classrooms 8 - 12	C3025	1403346	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	3000	SF	\$10.28	\$30,854						\$30,854							\$30,854
John D. Sloat Elementary School	004 Classrooms 8 - 12	D2018	1373950	Drinking Fountain, Outside/Site Style, Replace	15	7	8	1	EA	\$4,936.64	\$4,937									\$4,937				\$4,937
John D. Sloat Elementary School	004 Classrooms 8 - 12	D3032	1403380	Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	\$9,736.16	\$9,736					\$9,736								\$9,736
John D. Sloat Elementary School	004 Classrooms 8 - 12	D3032	1403307	Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	\$9,736.16	\$9,736					\$9,736								\$9,736
John D. Sloat Elementary School	004 Classrooms 8 - 12	D3032	1403308	Condensing Unit/Heat Pump, 5 TON, Replace	15	11	4	1	EA	\$9,736.16	\$9,736						\$9,736							\$9,736
John D. Sloat Elementary School	004 Classrooms 8 - 12	D3032	1403330	Condensing Unit/Heat Pump, 5 TON, Replace	15	11	4	1	EA	\$9,736.16	\$9,736						\$9,736							\$9,736
John D. Sloat Elementary School	004 Classrooms 8 - 12	D3032	1403347	Condensing Unit/Heat Pump, 5 TON, Replace	15	11	4	1	EA	\$9,736.16	\$9,736						\$9,736							\$9,736
John D. Sloat Elementary School	004 Classrooms 8 - 12	D3042	1403375	Exhaust Fan, 500 CFM, Replace	20	10	10	1	EA	\$1,645.55	\$1,646												\$1,646	\$1,646
John D. Sloat Elementary School	004 Classrooms 8 - 12	D3042	1403351	Exhaust Fan, 500 CFM, Replace	20	10	10	1	EA	\$1,645.55	\$1,646												\$1,646	\$1,646
John D. Sloat Elementary School	004 Classrooms 8 - 12	D3051	1403360	Furnace, 100 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759					\$5,759								\$5,759
John D. Sloat Elementary School	004 Classrooms 8 - 12	D3051	1403315	Furnace, 100 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759					\$5,759								\$5,759
John D. Sloat Elementary School	004 Classrooms 8 - 12	D3051	1403296	Furnace, 100 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759					\$5,759								\$5,759
John D. Sloat Elementary School	004 Classrooms 8 - 12	D3051	1403355	Furnace, 100 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759					\$5,759								\$5,759
John D. Sloat Elementary School	004 Classrooms 8 - 12	D3051	1403313	Furnace, 100 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759					\$5,759								\$5,759
John D. Sloat Elementary School	004 Classrooms 8 - 12	D3068	1403295	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	7	8	6180	SF	\$3.43	\$21,186									\$21,186				\$21,186
John D. Sloat Elementary School	004 Classrooms 8 - 12	D4031	1373957	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	4	EA	\$411.39	\$1,646						\$1,646							\$1,646
John D. Sloat Elementary School	004 Classrooms 8 - 12	D5022	1373940	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	7	EA	\$287.97	\$2,016												\$2,016	\$2,016
John D. Sloat Elementary School	004 Classrooms 8 - 12	D5029	1403321	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	6180	SF	\$10.97	\$67,797												\$67,797	\$67,797
John D. Sloat Elementary School	004 Classrooms 8 - 12	D5031	1403374	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	6180	SF	\$2.26	\$13,983												\$13,983	\$13,983
John D. Sloat Elementary School	004 Classrooms 8 - 12	D5037	1373954	Fire Alarm System, Addressable, Install	20	10	10	6180	SF	\$2.74	\$16,949												\$16,949	\$16,949
John D. Sloat Elementary School	004 Classrooms 8 - 12	D5038	1373942	Security/Surveillance System, Cameras and CCTV, Replace	15	7	8	6180	SF	\$4.11	\$25,424									\$25,424				\$25,424
John D. Sloat Elementary School	004 Classrooms 8 - 12	D5092	1373962	Exit Sign Light Fixture, LED, Replace	10	5	5	8	EA	\$301.68	\$2,413						\$2,413							\$2,413
John D. Sloat Elementary School	004 Classrooms 8 - 12	E2012	1403359	Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	60	LF	\$411.39	\$24,683												\$24,683	\$24,683
John D. Sloat Elementary School	P01 - P04 Portable Classrooms 14 - 17	B2011	1404937	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Repair	0	20	0	5	SF	\$39.77	\$199	\$199												\$199
John D. Sloat Elementary School	P01 - P04 Portable Classrooms 14 - 17	B2011	1373924	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	4000	SF	\$4.11	\$16,455						\$16,455							\$16,455
John D. Sloat Elementary School	P01 - P04 Portable Classrooms 14 - 17	B2021	1373934	Window Security Shutter, Rolling, Motor Operated, Up To 12 SF, Replace	20	10	10	12	EA	\$892.02	\$10,704												\$10,704	\$10,704
John D. Sloat Elementary School	P01 - P04 Portable Classrooms 14 - 17	B3011	1403436	Roof, Modified Bituminous, Replace	20	10	10	1200	SF	\$13.71	\$16,455												\$16,455	\$16,455
John D. Sloat Elementary School	P01 - P04 Portable Classrooms 14 - 17	C3012	1403429	Interior Wall Finish, Vinyl, Replace	15	7	8	3800	SF	\$3.43	\$13,027									\$13,027				\$13,027
John D. Sloat Elementary School	P01 - P04 Portable Classrooms 14 - 17	C3024	1403393	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	200	SF	\$6.86	\$1,371									\$1,371				\$1,371
John D. Sloat Elementary School	P01 - P04 Portable Classrooms 14 - 17	C3025	1403439	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	3400	SF	\$10.28	\$34,968						\$34,968							\$34,968
John D. Sloat Elementary School	P01 - P04 Portable Classrooms 14 - 17	D3051	1403388	Air Conditioner, 2.5 TON, Replace	10	5	5	1	EA	\$7,679.22	\$7,679						\$7,679							\$7,679
John D. Sloat Elementary School	P01 - P04 Portable Classrooms 14 - 17	D3052	1403390	Heat Pump, 3.5 TON, Replace	20	15	5	1	EA	\$7,542.10	\$7,542						\$7,542							\$7,542
John D. Sloat Elementary School	P01 - P04 Portable Classrooms 14 - 17	D3052	1403450	Heat Pump, 3.5 TON, Replace	20	10	10	1	EA	\$7,542.10	\$7,542												\$7,542	\$7,542
John D. Sloat Elementary School	P01 - P04 Portable Classrooms 14 - 17	D3052	1403411	Heat Pump, 3.5 TON, Replace	20	10	10	1	EA	\$7,542.10	\$7,542												\$7,542	\$7,542
John D. Sloat Elementary School	P01 - P04 Portable Classrooms 14 - 17	D3068	1403442	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	7	8	3863	SF	\$3.43	\$13,243									\$13,243				\$13,243
John D. Sloat Elementary School	P01 - P04 Portable Classrooms 14 - 17	D4031	1373928	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	4	EA	\$411.39	\$1,646						\$1,646							\$1,646
John D. Sloat Elementary School	P01 - P04 Portable Classrooms 14 - 17	D5022	1373922	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	8	EA	\$287.97	\$2,304												\$2,304	\$2,304
John D. Sloat Elementary School	P01 - P04 Portable Classrooms 14 - 17	D5029	1403407	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	3863	SF	\$10.97	\$42,378												\$42,378	\$42,378
John D. Sloat Elementary School	P01 - P04 Portable Classrooms 14 - 17	D5031	1373935	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	3863	SF	\$2.26	\$8,741												\$8,741	\$8,741

Building	Subfolder	Unifomat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate
John D. Sloat Elementary School	P01 - P04 Portable Classrooms 14 - 17	D5037	1373937	Fire Alarm System, Addressable, Install	20	10	10	3863	SF	\$2.74	\$10,595											\$10,595	\$10,595
John D. Sloat Elementary School	P01 - P04 Portable Classrooms 14 - 17	D5038	1373920	Security/Surveillance System, Cameras and CCTV, Replace	15	7	8	3863	SF	\$4.11	\$15,892									\$15,892			\$15,892
John D. Sloat Elementary School	P01 - P04 Portable Classrooms 14 - 17	E2012	1403449	Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	60	LF	\$411.39	\$24,683											\$24,683	\$24,683
John D. Sloat Elementary School	P05 Portable Classrooms 18 - 20	B2011	1373912	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1800	SF	\$4.11	\$7,405						\$7,405						\$7,405
John D. Sloat Elementary School	P05 Portable Classrooms 18 - 20	D3052	1403548	Heat Pump, 3 TON, Replace	20	17	3	1	EA	\$6,033.68	\$6,034				\$6,034								\$6,034
John D. Sloat Elementary School	P05 Portable Classrooms 18 - 20	D3052	1403590	Heat Pump, 3 TON, Replace	20	17	3	1	EA	\$6,033.68	\$6,034				\$6,034								\$6,034
John D. Sloat Elementary School	P05 Portable Classrooms 18 - 20	D3052	1403556	Heat Pump, 3 TON, Replace	20	17	3	1	EA	\$6,033.68	\$6,034				\$6,034								\$6,034
John D. Sloat Elementary School	P05 Portable Classrooms 18 - 20	D3068	1403538	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	7	8	1920	SF	\$3.43	\$6,582									\$6,582			\$6,582
John D. Sloat Elementary School	P05 Portable Classrooms 18 - 20	D4031	1373907	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	3	EA	\$411.39	\$1,234						\$1,234						\$1,234
John D. Sloat Elementary School	P05 Portable Classrooms 18 - 20	D5022	1373913	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	3	EA	\$287.97	\$864											\$864	\$864
John D. Sloat Elementary School	P05 Portable Classrooms 18 - 20	D5029	1403609	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	1920	SF	\$10.97	\$21,063											\$21,063	\$21,063
John D. Sloat Elementary School	P05 Portable Classrooms 18 - 20	D5031	1403564	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	1920	SF	\$2.26	\$4,344											\$4,344	\$4,344
John D. Sloat Elementary School	P05 Portable Classrooms 18 - 20	D5037	1373914	Fire Alarm System, Addressable, Install	20	10	10	1920	SF	\$2.74	\$5,266											\$5,266	\$5,266
John D. Sloat Elementary School	P05 Portable Classrooms 18 - 20	D5038	1373919	Security/Surveillance System, Cameras and CCTV, Replace	15	7	8	1920	SF	\$4.11	\$7,899									\$7,899			\$7,899
John D. Sloat Elementary School	P06 Portable Childcare	B2011	1373794	Exterior Wall, Textured Plywood (T1-11), Repair	0	20	0	10	SF	\$17.14	\$171	\$171											\$171
John D. Sloat Elementary School	P06 Portable Childcare	B2011	1373798	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1900	SF	\$4.11	\$7,816						\$7,816						\$7,816
John D. Sloat Elementary School	P06 Portable Childcare	B3019	1373783	Awning, Fabric per SF, Replace	10	5	5	100	SF	\$10.97	\$1,097						\$1,097						\$1,097
John D. Sloat Elementary School	P06 Portable Childcare	C3012	1403489	Interior Wall Finish, Vinyl, Replace	15	7	8	1800	SF	\$3.43	\$6,171									\$6,171			\$6,171
John D. Sloat Elementary School	P06 Portable Childcare	C3024	1403477	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	800	SF	\$6.86	\$5,485									\$5,485			\$5,485
John D. Sloat Elementary School	P06 Portable Childcare	C3024	1403463	Interior Floor Finish, Vinyl Sheeting, Replace	15	7	8	150	SF	\$9.60	\$1,440									\$1,440			\$1,440
John D. Sloat Elementary School	P06 Portable Childcare	C3025	1403509	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	850	SF	\$10.28	\$8,742						\$8,742						\$8,742
John D. Sloat Elementary School	P06 Portable Childcare	D3051	1403460	Air Conditioner, 2 TON, Replace	10	5	5	1	EA	\$3,976.74	\$3,977						\$3,977						\$3,977
John D. Sloat Elementary School	P06 Portable Childcare	D3052	1403510	Heat Pump, 4 TON, Replace	20	17	3	1	EA	\$7,542.10	\$7,542				\$7,542								\$7,542
John D. Sloat Elementary School	P06 Portable Childcare	D3052	1403494	Heat Pump, 3 TON, Replace	20	15	5	1	EA	\$6,033.68	\$6,034						\$6,034						\$6,034
John D. Sloat Elementary School	P06 Portable Childcare	D3068	1403473	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	7	8	1920	SF	\$3.43	\$6,582									\$6,582			\$6,582
John D. Sloat Elementary School	P06 Portable Childcare	D4031	1373785	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	\$411.39	\$411						\$411						\$411
John D. Sloat Elementary School	P06 Portable Childcare	D5022	1373792	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	5	EA	\$287.97	\$1,440											\$1,440	\$1,440
John D. Sloat Elementary School	P06 Portable Childcare	D5029	1403501	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	1920	SF	\$10.97	\$21,063											\$21,063	\$21,063
John D. Sloat Elementary School	P06 Portable Childcare	D5029	1407629	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	1920	SF	\$10.97	\$21,063											\$21,063	\$21,063
John D. Sloat Elementary School	P06 Portable Childcare	D5031	1373795	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	1920	SF	\$2.26	\$4,344											\$4,344	\$4,344
John D. Sloat Elementary School	P06 Portable Childcare	D5037	1373782	Fire Alarm System, Addressable, Install	20	10	10	1918	SF	\$2.74	\$5,260											\$5,260	\$5,260
John D. Sloat Elementary School	P06 Portable Childcare	D5038	1373788	Security/Surveillance System, Cameras and CCTV, Replace	15	7	8	1920	SF	\$4.11	\$7,899									\$7,899			\$7,899
John D. Sloat Elementary School	P06 Portable Childcare	E2012	1403466	Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	8	LF	\$411.39	\$3,291											\$3,291	\$3,291
John D. Sloat Elementary School	P06 Portable Childcare	G2047	1373797	Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	10	10	800	SF	\$1.23	\$982											\$982	\$982
John D. Sloat Elementary School	P06 Portable Childcare	G2047	1373789	Play Structure, Small, Replace	20	10	10	1	EA	\$13,712.90	\$13,713											\$13,713	\$13,713
John D. Sloat Elementary School	Site	G2022	1373800	Parking Lots, Asphalt Pavement, Cut & Patch	0	0	0	500	SF	\$7.54	\$3,771	\$3,771											\$3,771
John D. Sloat Elementary School	Site	G2022	1373812	Parking Lots, Asphalt Pavement, Cut & Patch	0	0	0	500	SF	\$7.54	\$3,771	\$3,771											\$3,771
John D. Sloat Elementary School	Site	G2022	1373802	Parking Lots, Asphalt Pavement, Seal & Stripe	5	3	2	33000	SF	\$0.62	\$20,364			\$20,364					\$20,364				\$40,727
John D. Sloat Elementary School	Site	G2022	1373801	Parking Lots, Asphalt Pavement, Mill & Overlay	25	20	5	33000	SF	\$4.80	\$158,384						\$158,384						\$158,384
John D. Sloat Elementary School	Site	G2044	1373818	Signage, Property, Monument/Pylon, Replace/Install	20	10	10	1	EA	\$13,027.26	\$13,027											\$13,027	\$13,027
John D. Sloat Elementary School	Site	G2045	1373805	Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	10	10	3	EA	\$685.65	\$2,057											\$2,057	\$2,057
John D. Sloat Elementary School	Site	G2047	1373814	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	2	3	37000	SF	\$0.62	\$22,781				\$22,781					\$22,781			\$45,562
John D. Sloat Elementary School	Site	G2047	1373807	Play Structure, Medium, Replace	20	10	10	1	EA	\$27,425.80	\$27,426											\$27,426	\$27,426
John D. Sloat Elementary School	Site	G2047	1373809	Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	10	10	1600	SF	\$1.23	\$1,964											\$1,964	\$1,964
John D. Sloat Elementary School	Site	G3011	1836750	Water Line, Copper, 2", Replace	40	30	10	210	LF	\$250.53	\$52,612											\$52,612	\$52,612
John D. Sloat Elementary School	Site	G3021	1836751	Sewer Line, PVC, 6", Replace	40	31	9	210	LF	\$261.09	\$54,830										\$54,830		\$54,830
John D. Sloat Elementary School	Site	G4021	1373803	Site Pole Light, 20' High, 400 W (LED Lamp Replacement), Replace	20	10	10	1	EA	\$5,485.16	\$5,485											\$5,485	\$5,485
Totals, Unescalated												\$7,912	\$0	\$35,036	\$231,080	\$38,945	\$633,008	\$0	\$233,741	\$477,964	\$54,830	\$1,426,226	\$3,138,742
Totals, Escalated (3.0% inflation, compounded annually)												\$7,912	\$0	\$37,170	\$252,508	\$43,833	\$733,830	\$0	\$287,472	\$605,470	\$71,540	\$1,916,728	\$3,956,464

Appendix F: Equipment Inventory List

D10 CONVEYING												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1373838	D1013	Wheelchair Lift		John D. Sloat Elementary School / 001 Cafeteria/Kitchen	Cafeteria	National Wheel-O-Vator	No tag/plate found	136626		00258826	
D20 PLUMBING												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1403617	D2021	Backflow Preventer	4 INCH	John D. Sloat Elementary School / Site	Site	Inaccessible	Inaccessible	Inaccessible		00168913	
2	1403613	D2021	Backflow Preventer	4 INCH	John D. Sloat Elementary School / Site	Site	Inaccessible	Inaccessible	Inaccessible		00168914	
3	1403615	D2021	Backflow Preventer	4 INCH	John D. Sloat Elementary School / Site	Site	Kennedy	3-125	No tag/plate found		00168915	
4	1403048	D2023	Water Heater	100 GAL	John D. Sloat Elementary School / 001 Cafeteria/Kitchen	Utility closet	A. O. Smith	BT 100 230	MD97-0643402-230		00168797	
5	1373895	D2023	Water Heater	40 GAL	John D. Sloat Elementary School / 002 Admin Classrooms 1 - 2	Boiler Room #1	State	PR640NOCT52	A03133632		00258837	
D30 HVAC												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1403188	D3032	Condensing Unit/Heat Pump	5 TON	John D. Sloat Elementary School / 002 Admin Classrooms 1 - 2	Roof	Carrier	38TXA060-321	2501E14003	2001	00031376	
2	1403253	D3032	Condensing Unit/Heat Pump	5 TON	John D. Sloat Elementary School / 003 Classrooms 3 - 7	Roof	Carrier	38TXA060320	2901E13987	2001	00168754	
3	1403308	D3032	Condensing Unit/Heat Pump	5 TON	John D. Sloat Elementary School / 004 Classrooms 8 - 12	Roof	Carrier	38TXA060-321	3008E04889	2008	00168768	
4	1403275	D3032	Condensing Unit/Heat Pump	5 TON	John D. Sloat Elementary School / 003 Classrooms 3 - 7	Roof	Carrier	38TXA060320	2501E1832	2001	00168755	
5	1403380	D3032	Condensing Unit/Heat Pump	5 TON	John D. Sloat Elementary School / 004 Classrooms 8 - 12	Roof	Carrier	38TXA060-321	2501E18336	2001	00168769	
6	1403251	D3032	Condensing Unit/Heat Pump	5 TON	John D. Sloat Elementary School / 003 Classrooms 3 - 7	Roof	Carrier	Illegible	1307E41965	2007	00168773	
7	1403218	D3032	Condensing Unit/Heat Pump	5 TON	John D. Sloat Elementary School / 003 Classrooms 3 - 7	Roof	Carrier	24ACB360A0030010	3008E04888	2008	00168757	
8	1403270	D3032	Condensing Unit/Heat Pump	5 TON	John D. Sloat Elementary School / 003 Classrooms 3 - 7	Roof	Carrier	38TXA060320	2901E13987**	2001	00168756	
9	1403330	D3032	Condensing Unit/Heat Pump	5 TON	John D. Sloat Elementary School / 004 Classrooms 8 - 12	Roof	Carrier	Illegible	Illegible	2008	00168767	
10	1403137	D3032	Condensing Unit/Heat Pump	5 TON	John D. Sloat Elementary School / 002 Admin Classrooms 1 - 2	Roof	Carrier	38TXA060-321	Illegible	2001	00031375	
11	1403347	D3032	Condensing Unit/Heat Pump	5 TON	John D. Sloat Elementary School / 004 Classrooms 8 - 12	Roof	Carrier	24ACB360A0030010	3008E04880	2008	00168766	
12	1403307	D3032	Condensing Unit/Heat Pump [CU 2]	5 TON	John D. Sloat Elementary School / 004 Classrooms 8 - 12	Roof	Carrier	38TXA060-321	2501E13993	2001	00168770	
13	1403231	D3032	Ductless Split System	1 TON	John D. Sloat Elementary School / 003 Classrooms 3 - 7	Roof	Mitsubishi Electric	MUY-GL12NA	63C02911		00168753	
14	1403070	D3042	Exhaust Fan	1000 CFM	John D. Sloat Elementary School / 001 Cafeteria/Kitchen	Roof	JennAir	241 CK G	Illegible		00031363	
15	1403128	D3042	Exhaust Fan	1000 CFM	John D. Sloat Elementary School / 002 Admin Classrooms 1 - 2	Roof	No tag/plate found	No tag/plate found	No tag/plate found		00031379	
16	1403110	D3042	Exhaust Fan	250 CFM	John D. Sloat Elementary School / 001 Cafeteria/Kitchen	Roof	Penn Ventilator Company	Illegible	Illegible		00031359	
17	1403079	D3042	Exhaust Fan	250 CFM	John D. Sloat Elementary School / 001 Cafeteria/Kitchen	Roof	Penn Ventilator Company	DX08SR	Illegible		00031361	
18	1403047	D3042	Exhaust Fan	250 CFM	John D. Sloat Elementary School / 001 Cafeteria/Kitchen	Roof	Penn Ventilator Company	DX08SR	Illegible*		00031360	
19	1403375	D3042	Exhaust Fan	500 CFM	John D. Sloat Elementary School / 004 Classrooms 8 - 12	Roof	Greenheck	GB-080-4X-QD-R2	03E17640		00168772	
20	1403093	D3042	Exhaust Fan	500 CFM	John D. Sloat Elementary School / 001 Cafeteria/Kitchen	Roof	JennAir	91 CR A CC	Illegible		00031362	
21	1403151	D3042	Exhaust Fan	500 CFM	John D. Sloat Elementary School / 002 Admin Classrooms 1 - 2	Roof	No tag/plate found	No tag/plate found	No tag/plate found		00031377	
22	1403351	D3042	Exhaust Fan	500 CFM	John D. Sloat Elementary School / 004 Classrooms 8 - 12	Roof	Greenheck	GB-080-4X-QD-R2	03E17632		00168771	
23	1403195	D3042	Exhaust Fan	500 CFM	John D. Sloat Elementary School / 002 Admin Classrooms 1 - 2	Roof	JennAir	91 CR A CJ	No tag/plate found		00031378	
24	1403180	D3042	Exhaust Fan	500 CFM	John D. Sloat Elementary School / 002 Admin Classrooms 1 - 2	Roof	JennAir	70 CR A C1	No tag/plate found*		00168758	
25	1403184	D3042	Exhaust Fan	500 CFM	John D. Sloat Elementary School / 002 Admin Classrooms 1 - 2	Roof	JennAir	70 CR A C1	No tag/plate found		00031380	
26	1403290	D3042	Exhaust Fan	500 CFM	John D. Sloat Elementary School / 003 Classrooms 3 - 7	Roof	Greenheck	GB-060-4X-QD-R2	03E17636		00168751	
27	1403230	D3042	Exhaust Fan	500 CFM	John D. Sloat Elementary School / 003 Classrooms 3 - 7	Roof	Greenheck	GB-060-4X-QD-R2	03E17634		00168752	
28	1403618	D3044	Distribution Pump	4 HP	John D. Sloat Elementary School / Site	Site	Illegible	Illegible	Illegible		00168811	
29	1403460	D3051	Air Conditioner	2 TON	John D. Sloat Elementary School / P06 Portable Childcare	Building exterior	Fedders	No tag/plate found	No tag/plate found		00168786	
30	1403388	D3051	Air Conditioner	2.5 TON	John D. Sloat Elementary School / P01 - P04 Portable Classrooms 14 - 17	Building exterior	Comfort Aire	No tag/plate found	No tag/plate found		00168802	
31	1403214	D3051	Furnace	100 MBH	John D. Sloat Elementary School / 003 Classrooms 3 - 7	Classrooms	Carrier	58MXA100-F-1-20	2401A14432	2001	00168843	
32	1403360	D3051	Furnace	100 MBH	John D. Sloat Elementary School / 004 Classrooms 8 - 12	Classrooms	Carrier	58MXA100-F-1	2401A14445	2001	00168844	
33	1403172	D3051	Furnace	100 MBH	John D. Sloat Elementary School / 002 Admin Classrooms 1 - 2	Classrooms	Carrier	5MXA100-F-1-20	2401A14435	2001	00168911	
34	1403259	D3051	Furnace	100 MBH	John D. Sloat Elementary School / 003 Classrooms 3 - 7	Classrooms	Carrier	58MXA100-F-1-20	2401A14430	2001	00168909	
35	1403315	D3051	Furnace	100 MBH	John D. Sloat Elementary School / 004 Classrooms 8 - 12	Classrooms	Carrier	58MXA100-F-1	2401A12462***	2001	00168845	
36	1403296	D3051	Furnace	100 MBH	John D. Sloat Elementary School / 004 Classrooms 8 - 12	Classrooms	Carrier	58MXA100-F-1	2401A12462	2001	00168848	
37	1403233	D3051	Furnace	100 MBH	John D. Sloat Elementary School / 003 Classrooms 3 - 7	Classrooms	Carrier	58MXA100-F-1-20		2001		
38	1403355	D3051	Furnace	100 MBH	John D. Sloat Elementary School / 004 Classrooms 8 - 12	Classrooms	Carrier	58MXA100-F-1	2401A12462**	2001	00168846	
39	1403149	D3051	Furnace	100 MBH	John D. Sloat Elementary School / 002 Admin Classrooms 1 - 2	Classrooms	Carrier	5MXA100-F-1-20	2401A14438	2001	00168912	
40	1403241	D3051	Furnace	100 MBH	John D. Sloat Elementary School / 003 Classrooms 3 - 7	Classrooms	Carrier	58MXA100-F-1-20	2401A14432*	2001	00168842	
41	1403235	D3051	Furnace	100 MBH	John D. Sloat Elementary School / 003 Classrooms 3 - 7	Classrooms	Carrier	58MXA100-F-1-20	2401A14432**	2001	00168841	
42	1403313	D3051	Furnace	100 MBH	John D. Sloat Elementary School / 004 Classrooms 8 - 12	Classrooms	Carrier	58MXA100-F-1	2401A12462*	2001	00168847	
43	1403548	D3052	Heat Pump	3 TON	John D. Sloat Elementary School / P05 Portable Classrooms 18 - 20	Building exterior	Bard	WH361-A05XX4XXX	125C981212986-02	1998	00168783	
44	1403494	D3052	Heat Pump	3 TON	John D. Sloat Elementary School / P06 Portable Childcare	Building exterior	Bard	Illegible	Illegible		00168787	
45	1403590	D3052	Heat Pump	3 TON	John D. Sloat Elementary School / P05 Portable Classrooms 18 - 20	Building exterior	Bard	WH361-A05XX4XXX	125H981244523-02	1998	00168784	
46	1403556	D3052	Heat Pump	3 TON	John D. Sloat Elementary School / P05 Portable Classrooms 18 - 20	Building exterior	Bard	WH361-A05XX4XXX	125B981201261-02	1998	00168785	
47	1403450	D3052	Heat Pump	3.5 TON	John D. Sloat Elementary School / P01 - P04 Portable Classrooms 14 - 17	Building exterior	Marvair	Illegible	Illegible		00168781	
48	1403411	D3052	Heat Pump	3.5 TON	John D. Sloat Elementary School / P01 - P04 Portable Classrooms 14 - 17	Building exterior	INTERTHERM	Illegible	A000934783	2009	00168803	
49	1403390	D3052	Heat Pump	3.5 TON	John D. Sloat Elementary School / P01 - P04 Portable Classrooms 14 - 17	Building exterior	Marvair	Illegible	Illegible		00168782	
50	1403510	D3052	Heat Pump	4 TON	John D. Sloat Elementary School / P06 Portable Childcare	Building exterior	Bard	WH483-A04VP4XXX	236C021715655-02	2002	00168788	
51	1403076	D3052	Packaged Unit (RTU)	15 TON	John D. Sloat Elementary School / 001 Cafeteria/Kitchen	Roof	Carrier	48HGD016A	Illegible		00031358	
52	1403142	D3052	Packaged Unit (RTU)	3 TON	John D. Sloat Elementary School / 002 Admin Classrooms 1 - 2	Roof	Carrier	48HJE004G-531	2501G23639	2001	00031365	
53	1403155	D3052	Packaged Unit (RTU)	3 TON	John D. Sloat Elementary School / 002 Admin Classrooms 1 - 2	Roof	Carrier	48HJE004---541--	2501G23652	2001	00031374	
54	1403135	D3052	Packaged Unit (RTU)	3 TON	John D. Sloat Elementary School / 002 Admin Classrooms 1 - 2	Roof	Carrier	48HJE004---541--	2908G30426	2001	00031373	
55	1403085	D3052	Packaged Unit (RTU)	5 TON	John D. Sloat Elementary School / 001 Cafeteria/Kitchen	Roof	Carrier	48HJD006G-531	2501G23495	2001	00031364	
D40 FIRE PROTECTION												

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1373928	D4031	Fire Extinguisher		John D. Sloat Elementary School / P01 - P04 Portable Classrooms 14 - 17	Classrooms						4
2	1373957	D4031	Fire Extinguisher		John D. Sloat Elementary School / 004 Classrooms 8 - 12	Classrooms						4
3	1373862	D4031	Fire Extinguisher		John D. Sloat Elementary School / 001 Cafeteria/Kitchen	Classrooms						2
4	1373785	D4031	Fire Extinguisher		John D. Sloat Elementary School / P06 Portable Childcare	Classrooms						
5	1373870	D4031	Fire Extinguisher		John D. Sloat Elementary School / 002 Admin Classrooms 1 - 2	Classrooms						5
6	1373972	D4031	Fire Extinguisher		John D. Sloat Elementary School / 003 Classrooms 3 - 7	Classrooms						6
7	1373907	D4031	Fire Extinguisher		John D. Sloat Elementary School / P05 Portable Classrooms 18 - 20	Classrooms						3

D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1403614	D5012	Building/Main Switchboard	2000 AMP	John D. Sloat Elementary School / Site	Site	Cutler-Hammer	HSF67958	442596	1998	00168801	
2	1403616	D5012	Building/Main Switchboard	2000 AMP	John D. Sloat Elementary School / Site	Site	Cutler-Hammer	SC911644K	No tag/plate found	1998	00168799	
3	1403052	D5012	Building/Main Switchboard	600 AMP	John D. Sloat Elementary School / 001 Cafeteria/Kitchen	Utility closet	General Electric	BRA-QM-386F13	122276		00168798	
4	1373901	D5012	Main Distribution Panel	400 AMP	John D. Sloat Elementary School / 002 Admin Classrooms 1 - 2	Boiler Room #1	Eaton			2003	00258838	
5	1403084	D5012	Main Distribution Panel		John D. Sloat Elementary School / 001 Cafeteria/Kitchen	Utility closet	Cutler-Hammer	PRL3a	No tag/plate found	2001	00168796	
6	1373913	D5022	Light Fixture		John D. Sloat Elementary School / P05 Portable Classrooms 18 - 20	Building exterior						3
7	1373851	D5022	Light Fixture		John D. Sloat Elementary School / 001 Cafeteria/Kitchen	Building exterior						7
8	1373988	D5022	Light Fixture		John D. Sloat Elementary School / 003 Classrooms 3 - 7	Building exterior						5
9	1373922	D5022	Light Fixture		John D. Sloat Elementary School / P01 - P04 Portable Classrooms 14 - 17	Building exterior						8
10	1373940	D5022	Light Fixture		John D. Sloat Elementary School / 004 Classrooms 8 - 12	Building exterior						7
11	1373792	D5022	Light Fixture		John D. Sloat Elementary School / P06 Portable Childcare	Building exterior						5
12	1373868	D5022	Light Fixture		John D. Sloat Elementary School / 002 Admin Classrooms 1 - 2	Building exterior						7
13	1403208	D5037	Fire Alarm Control Panel		John D. Sloat Elementary School / 003 Classrooms 3 - 7	Specify Location [i]	Fire-Lite Alarms, Inc.	MS-9600			00168910	
14	1373962	D5092	Exit Sign Light Fixture		John D. Sloat Elementary School / 004 Classrooms 8 - 12	Exit door						8
15	1373829	D5092	Exit Sign Light Fixture		John D. Sloat Elementary School / 001 Cafeteria/Kitchen	Throughout						4
16	1373986	D5092	Exit Sign Light Fixture		John D. Sloat Elementary School / 003 Classrooms 3 - 7	Classroom						5

E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1373866	E1093	Commercial Convection Oven, Double		John D. Sloat Elementary School / 001 Cafeteria/Kitchen	Kitchen	Southbend	SLGS/22SC	15L28411		00258830	
2	1373837	E1093	Commercial Dairy Cooler/Wells		John D. Sloat Elementary School / 001 Cafeteria/Kitchen	Kitchen	True	TMC-49-S	1-484-9900		00258827	
3	1373858	E1093	Commercial Dairy Cooler/Wells		John D. Sloat Elementary School / 001 Cafeteria/Kitchen	Kitchen	Beverage-Air	SM58N-W	12302296		00258828	
4	1373835	E1093	Commercial Food Warmer		John D. Sloat Elementary School / 001 Cafeteria/Kitchen	Kitchen	CresCor	H-137-SUA-12D			00258832	
5	1373856	E1093	Commercial Freezer, 2-Door Reach-In		John D. Sloat Elementary School / 001 Cafeteria/Kitchen	Kitchen	True	T-49F	1-4202157		00258836	
6	1373841	E1093	Commercial Freezer, 2-Door Reach-In		John D. Sloat Elementary School / 001 Cafeteria/Kitchen	Kitchen	True	TS-49F	5128894		00258835	
7	1373828	E1093	Commercial Freezer, 2-Door Reach-In		John D. Sloat Elementary School / 001 Cafeteria/Kitchen	Kitchen	True	T-49	1-4748651		00258833	
8	1373848	E1093	Commercial LF	LF	John D. Sloat Elementary School / 001 Cafeteria/Kitchen	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		00258829	
9	1373852	E1093	Commercial Range/Oven, 6-Burner w/ Griddle		John D. Sloat Elementary School / 001 Cafeteria/Kitchen	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		00258831	
10	1373867	E1093	Commercial Walk-In Refrigerator/Freezer, Condenser		John D. Sloat Elementary School / 001 Cafeteria/Kitchen	Kitchen	Witt	MA 090	W119357C88		00258834	

G40 OTHER

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1373803	G4021	Site Pole Light		John D. Sloat Elementary School / Site	Site						